



NAIColumbia

FOR SALE OR LEASE:

±1,596 SF OFFICE

3201 N. BELTLINE BOULEVARD
COLUMBIA, SOUTH CAROLINA

For more Information:

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For Sale or Lease
±1,596 SF
Office



PROPERTY OVERVIEW

- Single tenant building in excellent condition located in Forest Acres
- Superb location for an insurance company or law firm
- Less than ten minutes from downtown Columbia and Interstate 77
- Great visibility and frontage on the highly trafficked North Beltline Boulevard
- Spacious floor plan with ample private offices
- The building is ADA accessible via wheelchair ramp and has an ADA compliant bathroom
- Traffic Count: 17,600 VPD N. Beltline Blvd (Station 227)
- **Sales price:** \$150,000
- **Lease rate:** \$12.50 PSF, Modified Gross

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the purchase or lease.

Demographic Profile

Two Notch Rd & N Beltline Blvd - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	9,144	64,933	91,597	2019 Estimate	\$27,194	\$40,431	\$40,197
2019 Estimate	9,514	67,210	98,289	2024 Projection	\$30,836	\$49,334	\$47,496
2024 Projection	9,812	69,606	102,516	Average Household Income			
% Chg. 2019-2024	3.1%	3.6%	4.3%	2019 Estimate	\$44,781	\$74,471	\$63,485
Households				2024 Projection	\$53,153	\$85,560	\$72,797
2010 Census		26,584	34,356	Per Capita Household Income			
2019 Estimate	3,735	27,594	37,240	2019 Estimate	\$17,735	\$31,228	\$25,954
2024 Projection	3,847	28,687	39,116	2024 Projection	\$21,001	\$35,859	\$29,620
Families				2019 Household Income Dist.			
2010 Census	2,174	13,986	16,462	Less than \$15,000	32.1%	22.0%	19.8%
2019 Estimate	2,182	13,996	17,106	\$15,000 - \$24,999	13.9%	11.3%	11.5%
2024 Projection	2,228	14,356	17,690	\$25,000 - \$34,999	14.4%	12.2%	13.1%
2019 Age Dist.				\$35,000 - \$49,999	10.1%	10.4%	13.3%
0 - 4	9.3%	5.1%	4.9%	\$50,000 - \$74,999	11.5%	13.3%	17.1%
5 - 9	6.6%	4.8%	4.4%	\$75,000 - \$99,999	8.3%	9.4%	9.2%
10 - 14	6.0%	4.9%	4.2%	\$100,000 - \$149,999	6.5%	10.4%	8.7%
15 - 19	6.4%	10.1%	9.6%	\$150,000 - \$199,999	1.4%	3.4%	2.5%
20 - 24	9.3%	9.7%	18.5%	\$200,000 and Up	1.9%	7.6%	4.7%
25 - 34	13.0%	12.7%	18.9%	2019 Housing Data			
35 - 44	10.6%	10.5%	10.7%	Owner Occ. Housing Units	1,697	14,444	14,323
45 - 54	10.1%	10.9%	8.4%	Renter Occ. Housing Units	2,039	13,150	22,917
55 - 64	12.3%	13.2%	9.0%	2019 Business Data			
65 - 74	9.1%	10.2%	6.4%	Total Businesses:	270	4,509	3,470
75 - 84	4.8%	5.3%	3.2%	Total Employees:	2,733	67,591	52,134
85+	2.6%	2.7%	1.7%	Average Household Size			
Median Age				2010 Census	2.42	2.19	2.18
2010 Census	32.8	35.4	27.5	2019 Estimate	2.45	2.20	2.20
2019 Estimate	34.5	37.4	28.7	2024 Projection	2.45	2.20	2.20
2024 Projection	35.1	38.2	29.1				