



Lease Rate:

\$6.55 SF

FOR LEASE | 117 VETERANS ROAD, COLUMBIA | SC

Move-in Ready ±6,700 SF Building for Lease

This ±6,700-square-foot building is located near the high-traffic intersection of I-77 and Garners Ferry Road in a well-established retail corridor. The building has good visibility from both Garners Ferry Road and I-77 and sits adjacent to the Dorn VA Medical Center.

- Three service bays with roll up doors
- 12 parking spaces and paved area for service vehicles
- Features an entrance lobby, two offices, storage areas, a waiting room and two restrooms.
- 36 month lease term
- Close to many big chain retailers & Dorn VA Medical Center

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Demographics (2020)

	1 Mile	3 Miles	5 Miles
Population	6,987	53,892	128,045
Households	3,108	21,896	47,178
Avg Household Income	\$86,767	\$79,955	\$74,984
Median Age	36.5	32.9	29.3

Traffic Counts (2019)

 **49,700** VPD Garners Ferry Rd
 **71,000** VPD I-77

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