

FOR LEASE: ±4,030 SF AUTOMOTIVE SPACE



1705 SUNSET BOULEVARD

WEST COLUMBIA, SC 29169

LEASE RATE:
CALL FOR LEASE RATE

CONTACT

Nick Stomski | 803.567.1447 | nstomski@trinity-partners.com

- **10 bay service center** on the highly travelled Sunset Boulevard corridor
- Building was constructed in 2020 and is in **excellent turn-key condition**
- Service bays **equipped with lifts** (installed late 2020)
- Clear height under beam: **11' 6"**
- **Brick and stucco facade** give the building a **first class** feel
- **21 parking spaces** with ample room to maneuver cars to service bays
- Zoning: **ID** (Intensive Development)
- Traffic Count: **±33,800 VPD**

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RIVERBANK ELEMENTARY AND
NORTHSIDE MIDDLE
SCHOOL

SALUDA RIVER
ACADEMY
FOR THE ARTS



TO I-26
±1.26 MILES

SUNSET BLVD 23,200 VPD

TO DOWNTOWN COLUMBIA
±2.28 MILES



MSI
CONSTRUCTION

**1705 SUNSET
BOULEVARD**
WEST COLUMBIA, SOUTH CAROLINA

CONCRETE
SUPPLY CO.

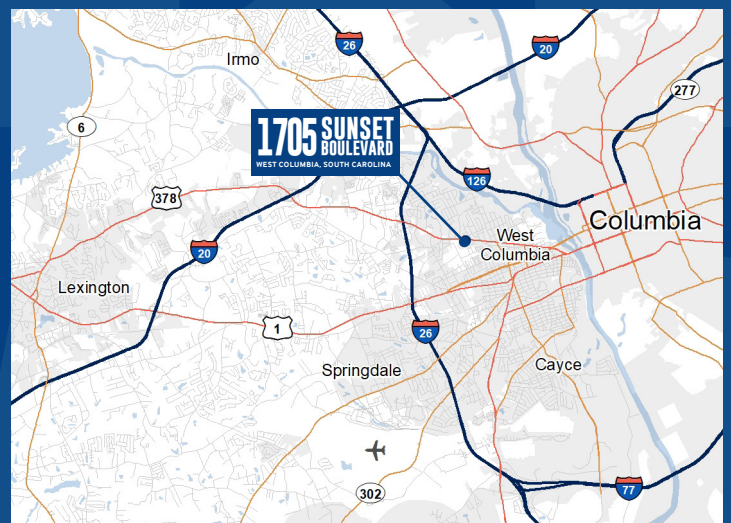
2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,873	56,199	153,306
Average Household Income	\$57,282	\$59,531	\$57,338
Total Businesses	395	3,888	10,816
Total Employees	3,332	46,591	131,205

2019 TRAFFIC COUNTS

Sunset Boulevard - 23,200 VPD

SOURCES: CoStar Realty Group and SC Department of Transportation



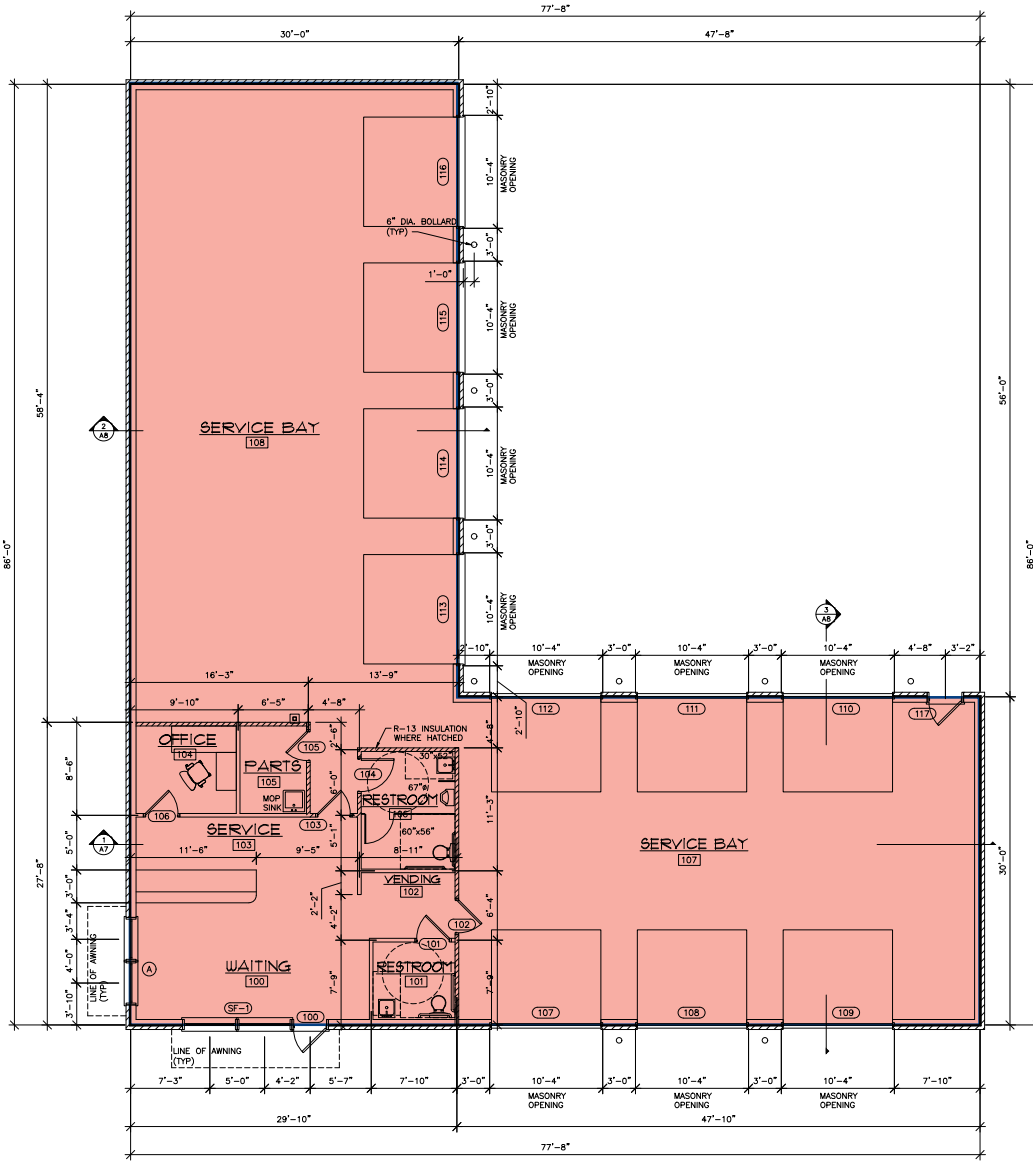
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FLOOR PLAN



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INTERIOR PHOTOS



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