

NAI Columbia

For Sale or Lease
±2,800 SF
Office Building



1063 Center Street
West Columbia, South Carolina

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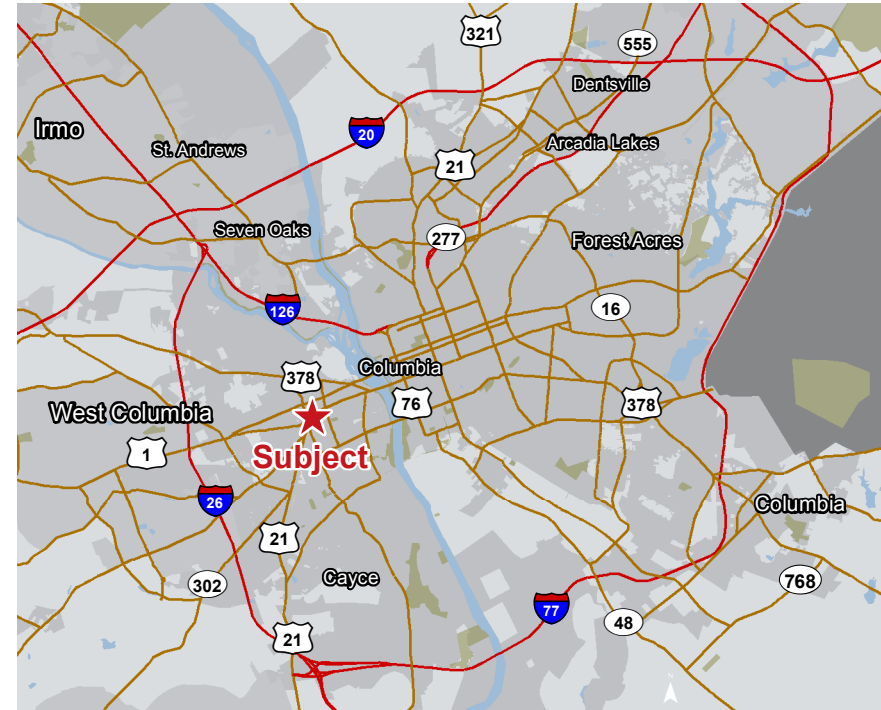
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Property Features

1063 Center Street - West Columbia, South Carolina

- ±2,800 SF office building renovated in 2019
- Ideal for any professional service firm, tech company, non-profit
- Current layout consists of four (4) offices, a kitchen, two (2) ADA compliant bathrooms, and two (2) large open rooms in rear of building that are perfect for storage, shipping, cubicle area or conference/training room
- Building is fully wired for networking and LED lighting throughout
- Zoned C-1: Intensive Commercial in West Columbia
- **Sales Price: \$335,000**



INTERIOR PHOTOS





Map Updated: Tuesday, May 4, 2021. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

NAI Columbia

Demographic Profile

Demographic Profile

Charleston Hwy & Center Street | West Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2020 Age Dist.				Median Household Income			
2010 Census	9,877	55,307	137,023	0 - 4	7.1%	4.6%	5.2%	2020 Estimate	\$37,181	\$42,419	\$40,362
2020 Estimate	11,075	63,172	149,703	5 - 9	6.3%	4.1%	4.6%	2025 Projection	\$39,417	\$44,924	\$42,643
2025 Projection	11,809	67,491	157,684	10 - 14	5.8%	3.9%	4.4%				
% Chg. 2020-2025	6.6%	6.8%	5.3%	15 - 19	4.8%	9.8%	8.5%	Average Household Income			
				20 - 24	8.9%	16.5%	15.1%	2020 Estimate	\$54,086	\$59,044	\$58,880
Households				25 - 34	17.4%	16.8%	16.1%	2025 Projection	\$57,556	\$62,963	\$63,457
2010 Census	4,258	22,984	58,182	35 - 44	14.0%	11.0%	10.9%				
2020 Estimate	4,680	26,698	63,596	45 - 54	10.7%	9.5%	9.9%	Per Capita Household Income			
2025 Projection	4,991	28,718	67,136	55 - 64	10.0%	9.9%	10.8%	2020 Estimate	\$23,198	\$25,611	\$25,584
				65 - 74	7.2%	7.2%	7.9%	2025 Projection	\$24,712	\$27,391	\$27,558
Families				75 - 84	4.2%	4.2%	4.2%				
2010 Census	2,060	10,301	27,471	85+	3.8%	2.6%	2.2%	2020 Household Income Dist.			
2020 Estimate	2,187	11,290	28,822					Less than \$15,000	14.7%	15.6%	17.9%
2025 Projection	2,316	11,923	30,033	Median Age				\$15,000 - \$24,999	14.7%	11.5%	12.0%
				2010 Census	32.7	29.3	30.1	\$25,000 - \$34,999	17.4%	13.8%	13.2%
2020 Housing Data				2020 Estimate	34.8	31.2	32.2	\$35,000 - \$49,999	16.3%	15.9%	15.6%
Owner Occ. Housing Units	1,693	11,095	26,727	2025 Projection	35.7	31.7	32.9	\$50,000 - \$74,999	15.0%	18.8%	17.4%
Renter Occ. Housing Units	2,986	15,602	36,869					\$75,000 - \$99,999	11.8%	11.5%	10.2%
				Average Household Size				\$100,000 - \$149,999	6.3%	7.6%	7.7%
2020 Business Data				2010 Census	2.28	2.10	2.16	\$150,000 - \$199,999	1.3%	2.8%	3.1%
Total Businesses:	6,049	69,861	128,409	2020 Estimate	2.33	2.11	2.18	\$200,000 and Up	2.5%	2.6%	2.9%
Total Employees:	11,075	63,172	149,703	2025 Projection	2.33	2.11	2.18				