

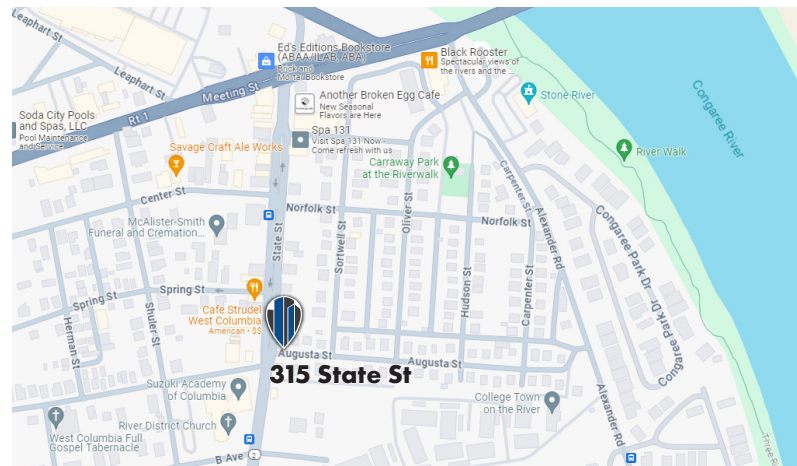


FOR SALE OR LEASE

- 1,350 SF freestanding building
- Fresh, modern, updated interior
- 4-6 parking spaces on site + street parking
- Open entry/reception, 3 private rooms, 2 bathrooms, & kitchen
- Desirable downtown West Columbia location within walking distance to many local shops and eateries
- Currently used as a short-term rental property but would be perfect for an office user
- Lexington County TMS: 004647-11-004
- West Columbia Zoning: C3 - Restricted Commercial

Lease Rate: \$2,250/month NNN

Sales Price: \$360,000



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	9,866	71,316	156,276
TOTAL HOUSEHOLDS:	4,843	31,023	68,687
AVERAGE HH INCOME:	\$64,889	\$62,197	\$63,810

Office Building For Sale or Lease

315 State Street, West Columbia, SC 29169

