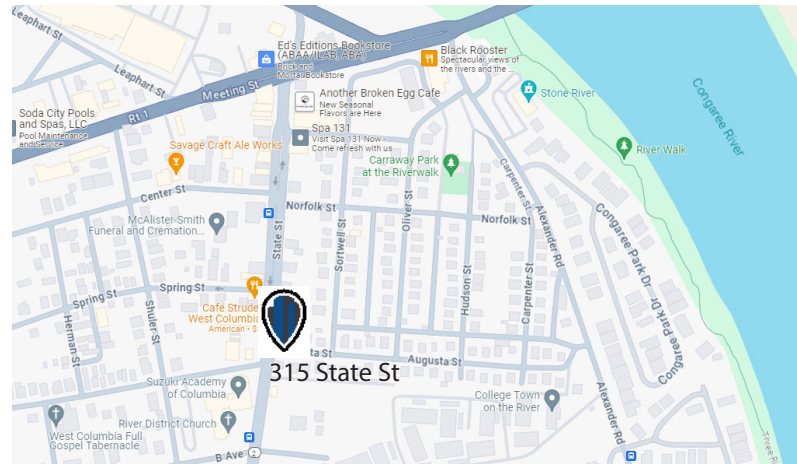




FOR LEASE

- 1,350 SF freestanding building
- Fresh, modern, updated interior
- 4-6 parking spaces on site with ample street parking
- Open entry/reception, 3 private rooms, 2 bathrooms, & kitchen
- Desirable downtown West Columbia location
- Walking distance to many local shops and eateries
- Currently used as a short-term rental property but would be perfect for an office user

Lease Rate: \$2,250/month NNN



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

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This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

