

For Sale or Lease

±5,000 SF

Office Building



110 Wildewood Park Drive

Columbia, South Carolina

Property Features

- Well maintained suburban office building for sale or lease
- Located just off heavily trafficked Two Notch Rd 36,900 VPD
- Recently replaced HVAC units and irrigation system in place
- 1st floor includes 3 occupied units totaling +/- 3,000 SF
- All leases are short term, allowing for an owner/occupier of the entire building
- 2nd floor available for lease: +/- 2,000 SF at \$12/SF, net of utilities and janitorial
- Sale price: \$625,000

CONTACT BROKER FOR
MORE INFORMATION

Ryan Causey

+1 803 744 9836 • rcausey@naicolumbia.com

Peyton Bryant

+1 803 744 9876 • pbryant@naicolumbia.com

Alex Johnson

+1 803 744 9827 • ajohnson@naicolumbia.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

NAIColumbia

807 Gervais Street, Suite 301
Columbia, South Carolina 29201
+1 803.254.0100

www.naicolumbia.com

NAI Columbia

Demographic Profile

Demographic Profile

Two Notch Road & Polo Road | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2019 Age Dist.				Median Household Income			
2010 Census	2,289	47,123	102,477	0 - 4	4.6%	6.1%	6.7%	2019 Estimate	\$83,781	\$61,275	\$60,687
2019 Estimate	2,443	52,307	115,939	5 - 9	5.1%	6.3%	6.9%	2024 Projection	\$92,353	\$70,379	\$69,909
2024 Projection	2,552	55,464	123,663	10 - 14	5.9%	6.5%	7.0%				
% Chg. 2019-2024	4.5%	6.0%	6.7%	15 - 19	6.3%	6.1%	6.3%	Average Household Income			
				20 - 24	4.5%	6.1%	6.3%	2019 Estimate	\$116,657	\$84,399	\$81,357
Households				25 - 34	9.6%	14.7%	15.1%	2024 Projection	\$130,056	\$96,691	\$94,283
2010 Census	867	18,553	39,474	35 - 44	11.2%	14.3%	14.8%				
2019 Estimate	915	20,519	44,219	45 - 54	12.0%	12.6%	12.6%	Per Capita Household Income			
2024 Projection	956	21,750	47,085	55 - 64	14.5%	12.6%	11.7%	2019 Estimate	\$45,396	\$33,181	\$30,938
				65 - 74	14.5%	9.4%	8.1%	2024 Projection	\$50,640	\$38,008	\$35,788
Families				75 - 84	8.6%	3.9%	3.3%				
2010 Census	665	12,798	27,545	85+	3.0%	1.4%	1.2%	2019 Household Income Dist.			
2019 Estimate	693	13,846	30,336					Less than \$15,000	7.0%	10.5%	10.8%
2024 Projection	720	14,573	32,117	Median Age				\$15,000 - \$24,999	7.7%	7.3%	7.2%
				2010 Census	45.5	35.5	34.3	\$25,000 - \$34,999	6.8%	9.7%	9.6%
2019 Housing Data				2019 Estimate	47.3	37.7	36.1	\$35,000 - \$49,999	8.3%	11.8%	11.8%
Owner Occ. Housing Units	752	12,954	28,667	2024 Projection	47.9	38.0	36.0	\$50,000 - \$74,999	14.8%	19.5%	20.2%
Renter Occ. Housing Units	163	7,565	15,551					\$75,000 - \$99,999	13.2%	14.3%	14.4%
				Average Household Size				\$100,000 - \$149,999	19.6%	15.9%	15.7%
2019 Business Data				2010 Census	2.63	2.53	2.57	\$150,000 - \$199,999	8.9%	4.4%	4.6%
Total Businesses:	59	1,502	2,850	2019 Estimate	2.66	2.54	2.60	\$200,000 and Up	13.9%	6.7%	5.7%
Total Employees:	510	16,843	32,830	2024 Projection	2.66	2.54	2.61				