

1519 Taylor
STREET

FOR SALE

SALE PRICE: \$650,000

printhouse
plus, llc

INVESTMENT OPPORTUNITY



VERSATILE **±5,580 SF** FREESTANDING BUILDING

Excellent **Taylor Street Visibility** within close proximity to the CBD & downtown amenities

CONTACT

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ROB LAPIN | Director, Brokerage Services | rlapin@trinity-partners.com | 803-567-1536

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TRINITY
PARTNERS

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TENANT PROFILE

PRINT HOUSE PLUS, LLC



STRONG LOCAL & ONLINE PRINT
HOUSE ESTABLISHED IN 1975

LEASE SUMMARY

- **TENANT PREMISES:** 5,000 SF 3,600 SF OFFICE AND 1,500 SF WAREHOUSE
- **LANDLORD** OCCUPIES ±500 SF OF THE BUILDING FOR A WINE CELLAR AND WILL CONSIDER LONG TERM LEASEBACK
- **COMMENCEMENT DATE:** MARCH 1ST, 2019
- **LEASE EXPIRATION:** FEBRUARY 28TH, 2023
- **TERM:** 48 MONTHS
- **LANDLORD RESPONSIBILITIES:** ROOF, STRUCTURE, FOUNDATION, BELOW GRADE AND OVERHEAD UTILITIES TO THE BUILDING
- **TAXES AND INSURANCE:** LANDLORD AND TENANT SPLIT TAX BILL AND INSURANCE PREMIUM

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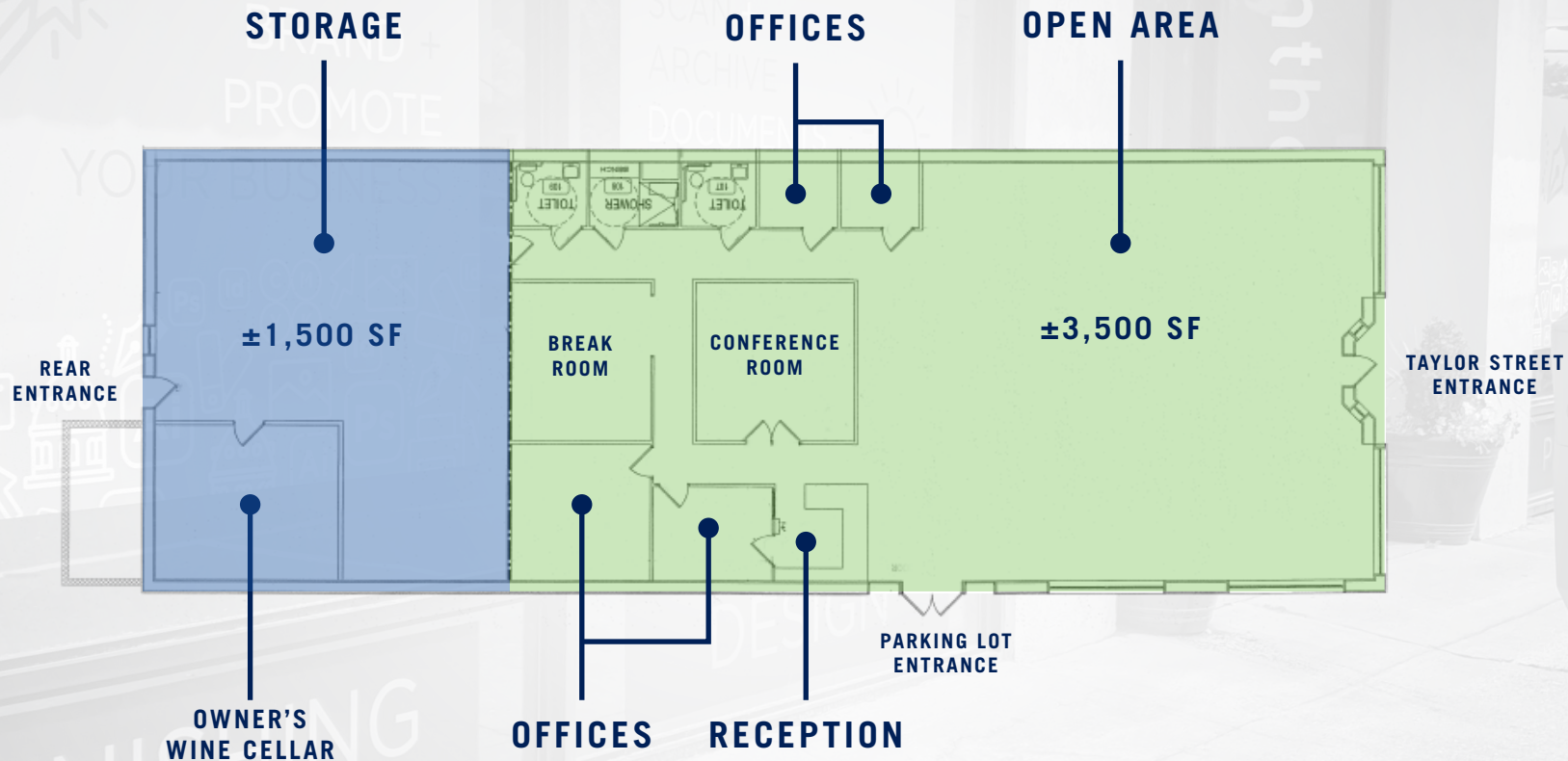


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FLOOR PLAN



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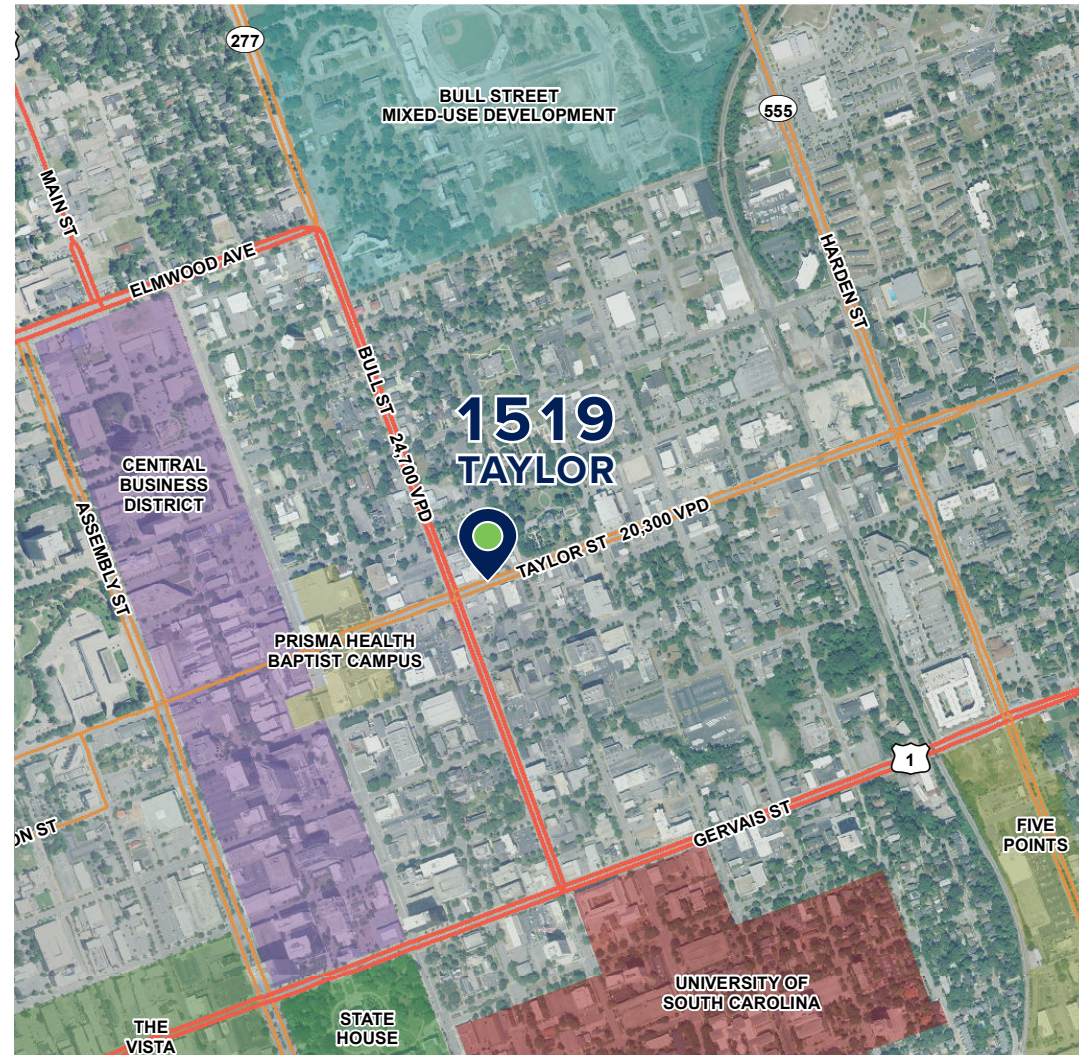
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	0.5 MILES	1 MILE	2 MILES
POPULATION			
2010 Population			
2019 Population			
2024 Population			
2010-2019 Annual Growth Rate			
2019-2024 Annual Growth Rate			
2019 Male Population			
2019 Female Population			
2019 Median Age			
HOUSEHOLDS			
2019 Total Households			
2024 Total Households			
2019-2024 Annual Rate			
2019 Average Household Size			
AVERAGE HOUSEHOLD INCOME			
2019 Average Household Income			
2024 Average Household Income			
2019-2024 Annual Growth Rate			
LABOR FORCE			
Businesses			
Employees			
Daytime Population			



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