

For Sale & Lease

# Office

9,100 SF

Price Reduced



## White Pond Road

893 White Pond Road  
Elgin, South Carolina 29045

### Property Description

- +/- 9,100 SF Office/Medical/Retail building located on +/- 1.08 Acres
- Excellent Proximity to I-20 (51,000 VPD)
- Large conference room for meetings or bullpen space
- Located under 1 mile from KershawHealth Urgent Care / Outpatient Center in Elgin
- Ample Parking
- 2019 Traffic Count: 9,100 VPD on White Pond Road (No. 279)
- Base Lease Rate: \$10.00 psf (Tenant responsible for taxes and utilities)
- Appraised Value - \$660,000 as of 8/16/2020
- Price Reduced: \$650,000.00

### OFFERING SUMMARY

<b>Sale Price</b>	\$650,000
<b>Available SF</b>	9,100 SF
<b>Lease Rate</b>	\$10.00 SF/yr (NN)
<b>Lot Size</b>	1.08 Acres
<b>Building Size</b>	9,100 SF



For more information  
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**NAI**Columbia

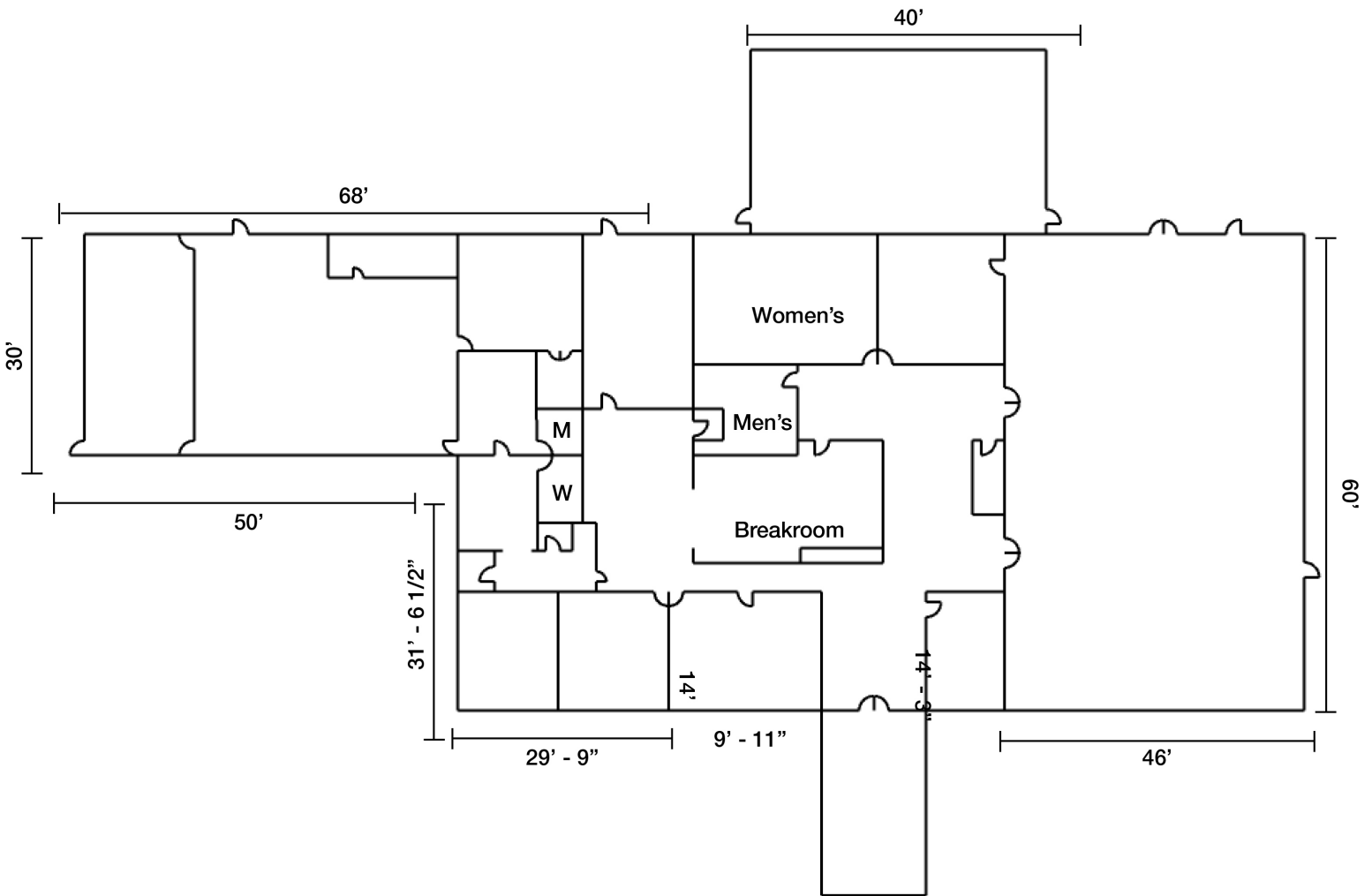
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807 Gervais Street, Suite 200  
Columbia, SC 29201  
803 254 0100 tel

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9,100 SF

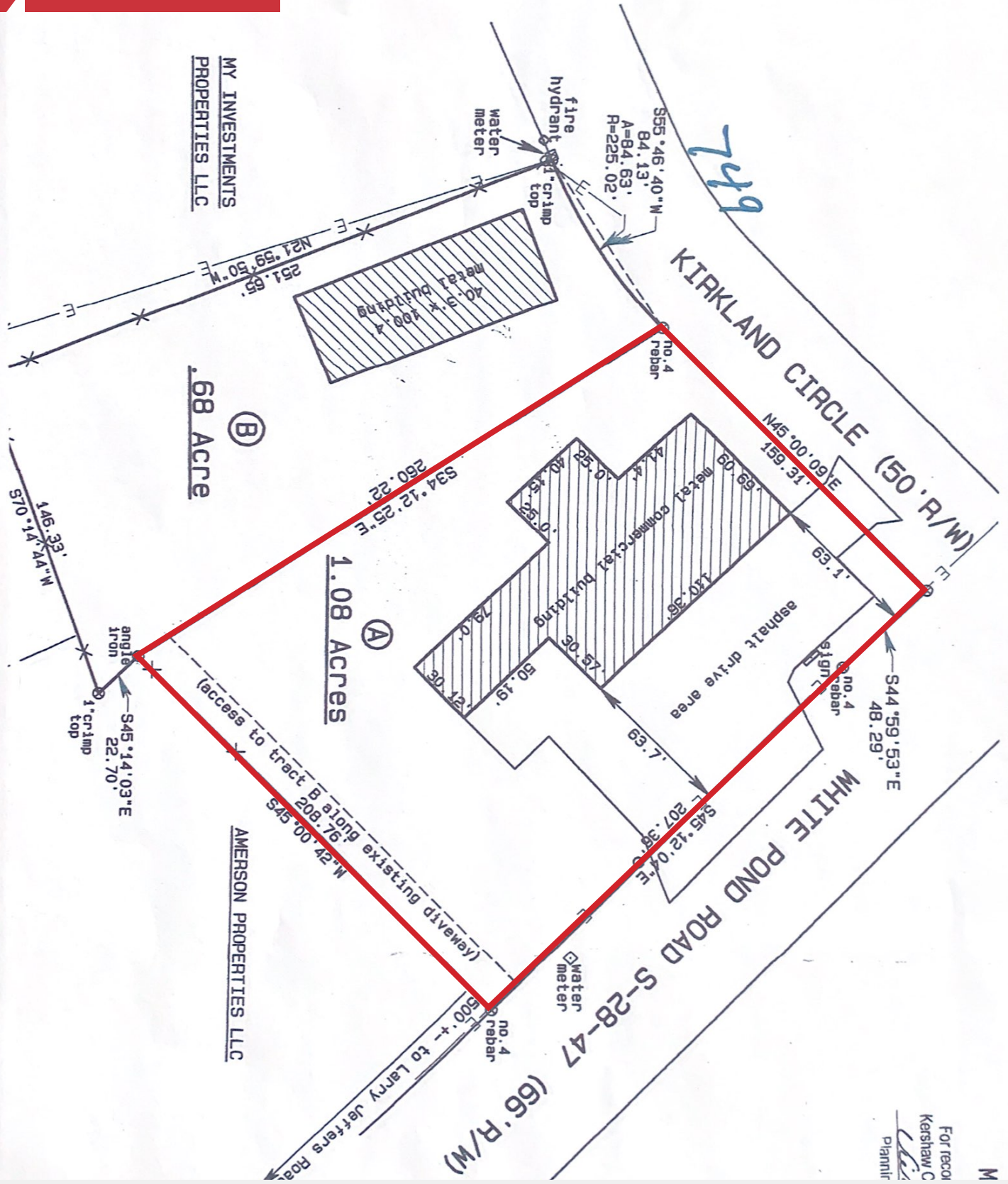




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For record  
 Karshaw C  
 Planner



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Map Updated: Thursday, July 9, 2020. 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 Columbia.



# Demographic Profile

893 White Pond Rd | Elgin, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2010 Census	683	7,067	18,328	2019 Estimate	\$61,508	\$58,771	\$59,527
2019 Estimate	826	8,499	22,631	2024 Projection	\$64,062	\$61,312	\$62,767
2024 Projection	887	9,146	24,564	<b>Average Household Income</b>			
% Chg. 2019-2024	7.4%	7.6%	8.5%	2019 Estimate	\$72,824	\$70,754	\$77,621
<b>Households</b>				2024 Projection	\$79,932	\$77,709	\$85,900
2010 Census	245	2,596	6,622	<b>Per Capita Household Income</b>			
2019 Estimate	295	3,124	8,257	2019 Estimate	\$26,544	\$25,826	\$28,736
2024 Projection	316	3,359	8,966	2024 Projection	\$29,096	\$28,344	\$31,824
<b>Families</b>				<b>2019 Household Income Dist.</b>			
2010 Census	189	1,980	4,953	Less than \$15,000	8.1%	9.3%	9.2%
2019 Estimate	224	2,346	6,035	\$15,000 - \$24,999	4.4%	4.8%	4.8%
2024 Projection	239	2,510	6,507	\$25,000 - \$34,999	9.8%	10.7%	10.3%
<b>2019 Age Dist.</b>				\$35,000 - \$49,999	9.8%	11.8%	12.8%
0 - 4	5.4%	5.8%	6.0%	\$50,000 - \$74,999	30.2%	28.3%	26.1%
5 - 9	5.7%	6.1%	6.4%	\$75,000 - \$99,999	12.5%	12.6%	11.8%
10 - 14	5.8%	6.2%	6.5%	\$100,000 - \$149,999	20.0%	17.4%	16.4%
15 - 19	6.8%	6.7%	6.6%	\$150,000 - \$199,999	3.4%	3.2%	4.6%
20 - 24	5.4%	5.8%	6.0%	\$200,000 and Up	1.4%	1.7%	4.0%
25 - 34	14.4%	14.3%	14.1%	<b>2019 Housing Data</b>			
35 - 44	12.2%	12.7%	12.9%	Owner Occ. Housing Units	249	2,597	6,398
45 - 54	14.3%	14.1%	13.8%	Renter Occ. Housing Units	46	527	1,858
55 - 64	15.5%	14.6%	14.0%	<b>2019 Business Data</b>			
65 - 74	9.7%	9.2%	9.3%	Total Businesses:	116	1,213	2,465
75 - 84	3.8%	3.7%	3.5%	Total Employees:	826	8,499	22,631
85+	1.0%	0.9%	0.8%	<b>Average Household Size</b>			
<b>Median Age</b>				2010 Census	2.78	2.70	2.74
2010 Census	37.8	36.7	36.4	2019 Estimate	2.79	2.71	2.73
2019 Estimate	40.2	39.1	38.4	2024 Projection	2.80	2.71	2.73
2024 Projection	39.8	38.9	38.3				