

For Lease

±2,798-13,153 SF

Three Office Suites



# Bush River Shopping Center

1950 Bush River Road  
Columbia, South Carolina

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**NAI**Columbia

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## Property Features

1950 Bush River Road - Columbia, South Carolina

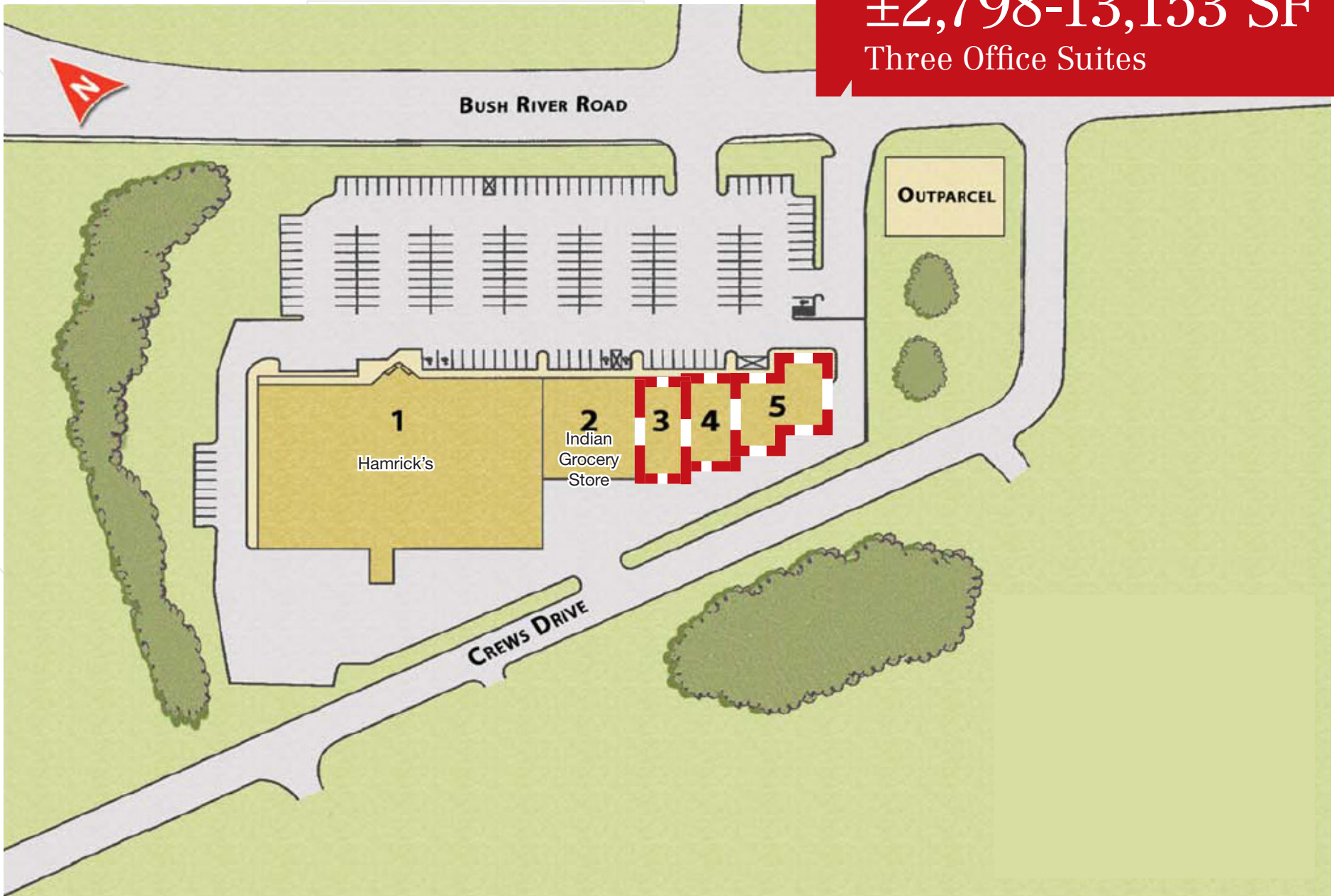
- ±65,500 SF Hamrick's anchored shopping center with built out office suites available for lease
- Available suites consist of:
  - Suite 3 ±3,881 SF
  - Suite 4 ±3,523 SF
  - Suite 5 ±2,798 SF (A)  
±2,951 SF (B)
- Located next to the off-ramp of I-20 and near the intersections of I-20 and I-26, across from DoubleTree by Hilton
- The development of a new Walmart Supercenter less than one mile away will serve as a catalyst for growth in this developing area
- Lease Rate: \$10.00 per SF, NNN approx \$2.13



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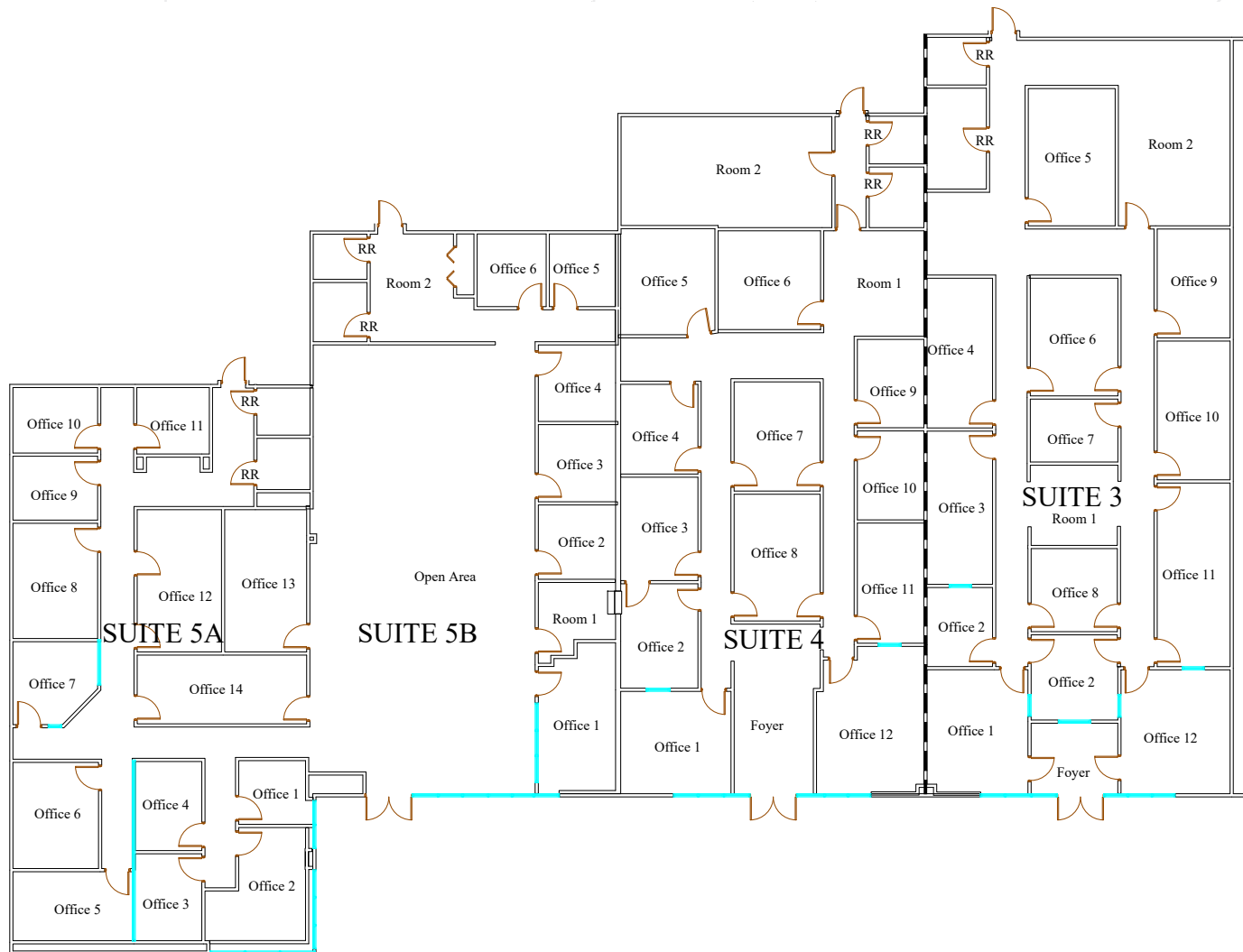
Three Office Suites



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Three Office Suites





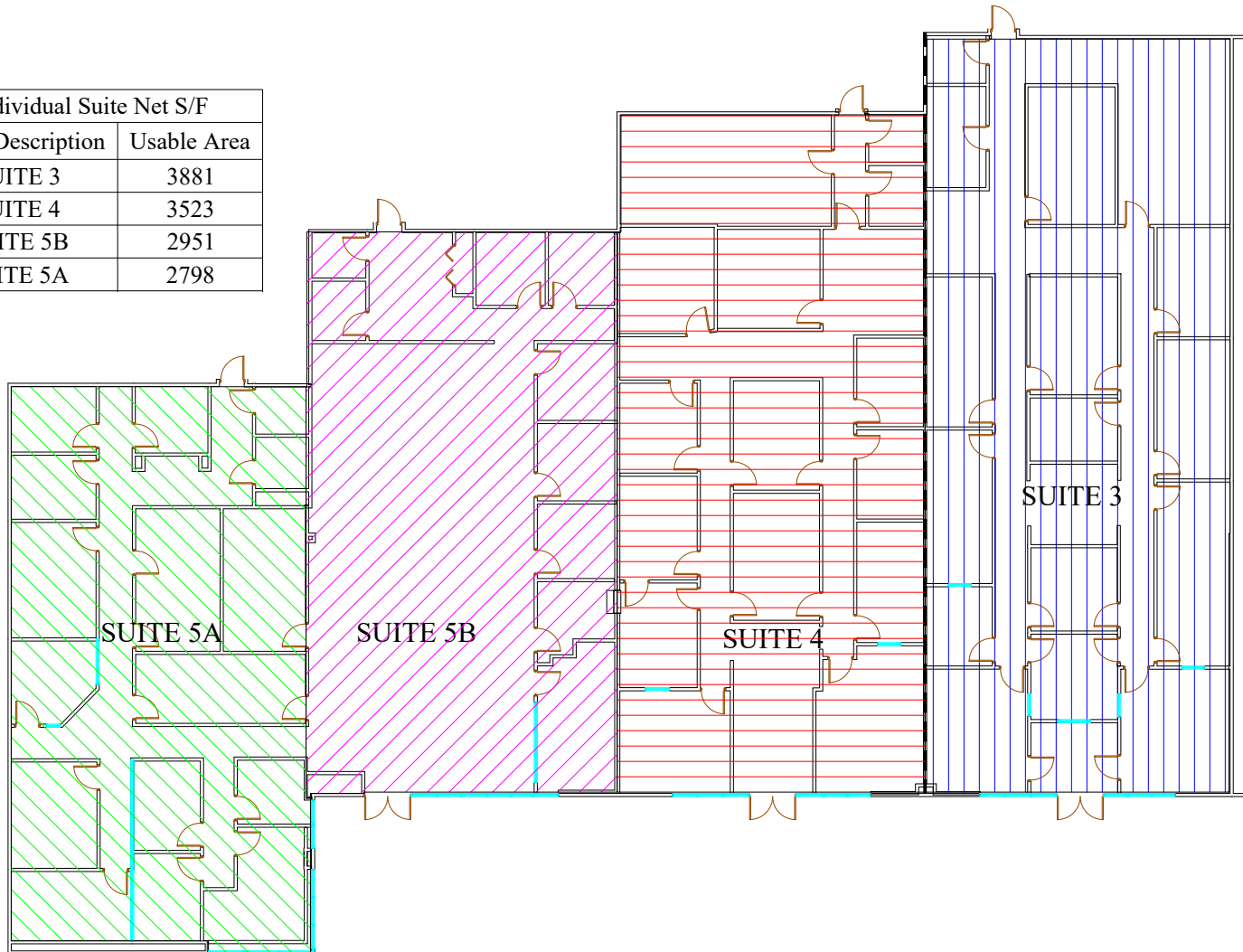


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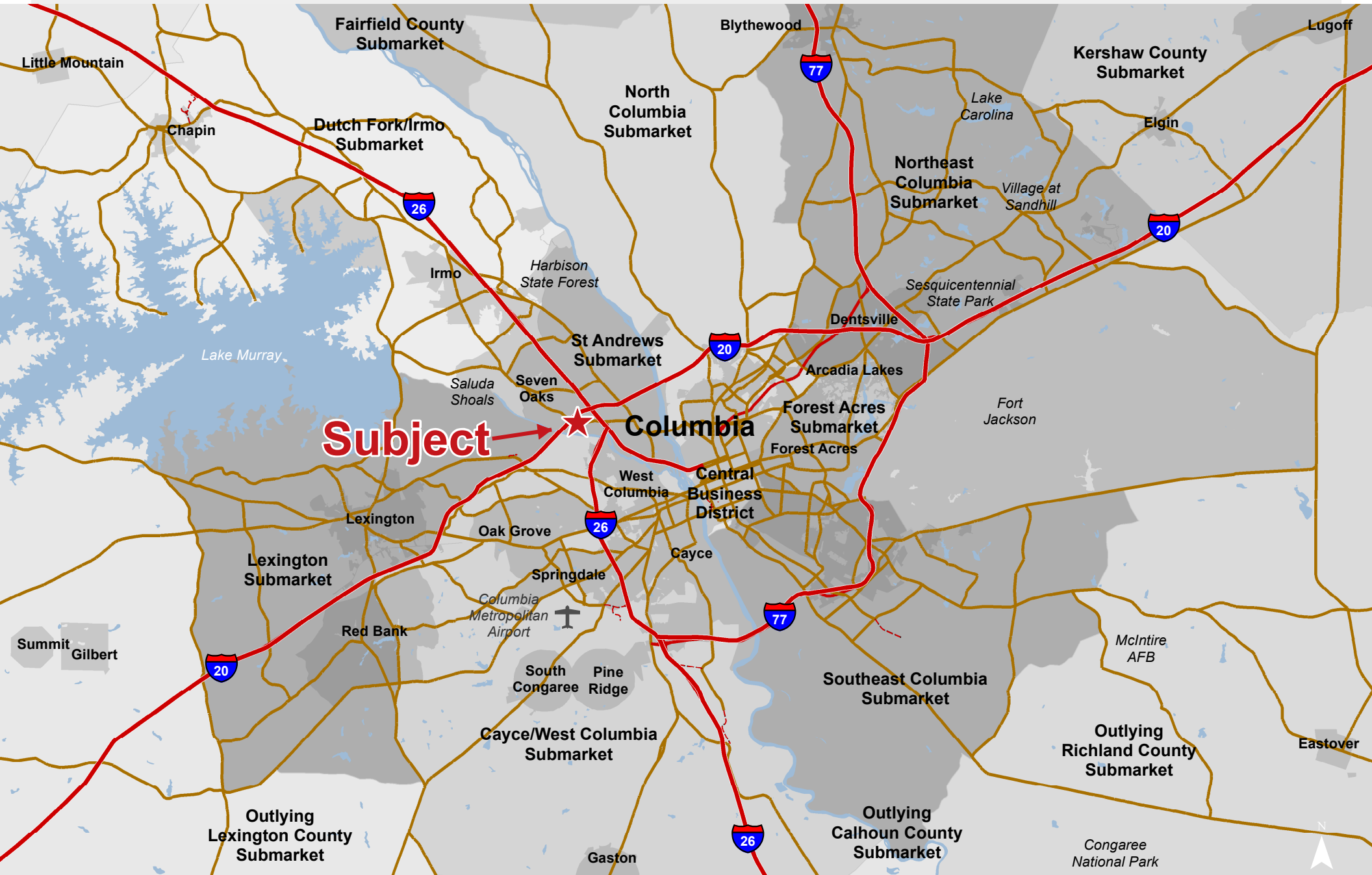
Three Office Suites

Individual Suite Net S/F	
Space Description	Usable Area
SUITE 3	3881
SUITE 4	3523
SUITE 5B	2951
SUITE 5A	2798



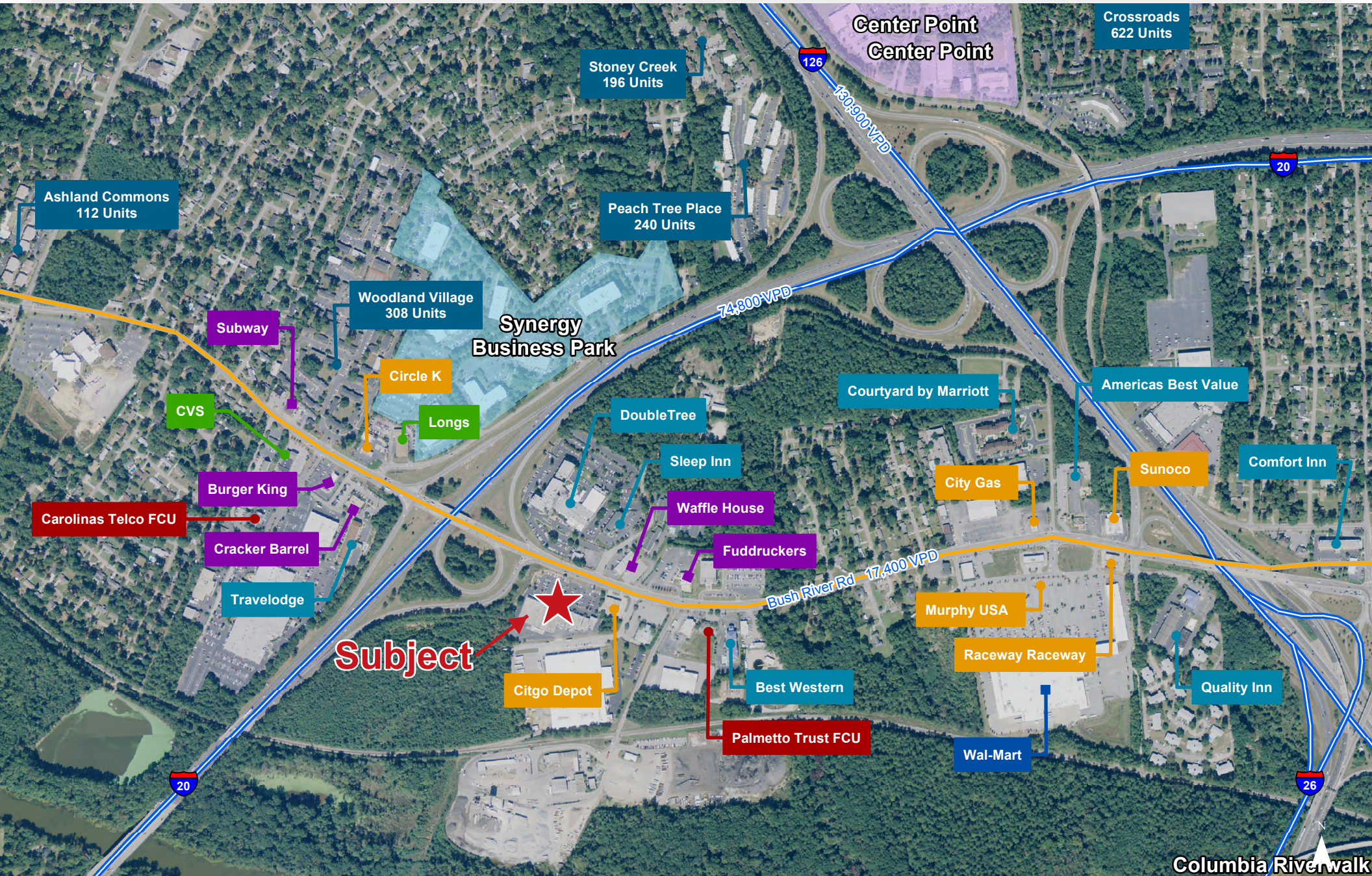


# Location



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# NAI Columbia

## Demographic Profile

## Demographic Profile

Bush River Road and I-20 - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2017 Age Distribution</b>				<b>Median Household Income</b>			
2010 Census	4,993	48,121	118,295	0 - 4	6.4%	6.8%	6.5%	2017 Estimate	\$45,942	\$45,050	\$47,718
2017 Estimate	5,055	51,039	125,771	5 - 9	5.2%	5.6%	5.3%	2022 Projection	\$51,743	\$51,490	\$53,873
2022 Projection	5,157	53,263	131,801	10 - 14	4.8%	5.1%	5.0%				
% Chg. 2017-2022	2.0%	4.4%	4.8%	15 - 19	5.0%	5.6%	6.0%	<b>Average Household Income</b>			
				20 - 24	10.4%	9.9%	9.6%	2017 Estimate	\$59,973	\$59,844	\$62,146
<b>Households</b>				25 - 34	17.5%	18.2%	17.9%	2022 Projection	\$67,925	\$68,275	\$70,930
2010 Census	2,382	21,449	49,424	35 - 44	11.5%	12.2%	13.0%				
2017 Estimate	2,394	22,604	52,382	45 - 54	13.1%	13.0%	13.6%	<b>Per Capita Household Income</b>			
2022 Projection	2,433	23,547	54,868	55 - 64	11.2%	10.9%	11.2%	2017 Estimate	\$28,470	\$26,674	\$26,432
				65 - 74	8.4%	6.7%	6.3%	2022 Projection	\$32,083	\$30,261	\$30,059
<b>Families</b>				75 - 84	4.8%	4.1%	3.8%				
2010 Census	1,258	11,498	27,284	85+	1.8%	2.0%	1.8%	<b>2017 Household Income Dist.</b>			
2017 Estimate	1,236	11,923	28,408					Less than \$15,000	12.1%	11.4%	11.9%
2022 Projection	1,244	12,323	29,536	<b>Median Age</b>				\$15,000 - \$24,999	11.2%	12.4%	11.5%
				2010 Census	35.7	34.2	34.8	\$25,000 - \$34,999	11.3%	12.6%	11.6%
<b>2017 Dist. by Race &amp; Ethnicity</b>				2017 Estimate	36.9	35.5	36.2	\$35,000 - \$49,999	19.4%	18.2%	16.9%
White Alone	50.0%	47.3%	54.5%	2022 Projection	37.6	36.3	37.1	\$50,000 - \$74,999	20.9%	19.7%	19.7%
Black Alone	40.6%	44.6%	36.7%					\$75,000 - \$99,999	10.2%	10.8%	12.0%
American Indian Alone	0.3%	0.2%	0.3%	<b>Average Household Size</b>				\$100,000 - \$149,999	9.9%	10.0%	11.1%
Asian Alone	4.3%	2.6%	2.6%	2010 Census	2.09	2.15	2.24	\$150,000 - \$199,999	3.5%	3.1%	3.4%
Pacific Islander Alone	0.4%	0.1%	0.1%	2017 Estimate	2.10	2.17	2.26	\$200,000 and Up	1.5%	1.8%	1.9%
Some Other Race Alone	1.0%	2.7%	3.3%	2022 Projection	2.11	2.17	2.26				
Two or More Races	3.3%	2.4%	2.4%					<b>2017 Business Data</b>			
Hispanic Origin (Any Race)	3.0%	5.5%	6.5%	<b>2017 Housing Data</b>				Total Businesses:	406	2,452	5,943
				Owner Occ. Housing Units	1,103	10,868	27,790	Total Employees:	4,717	38,516	86,881
				Renter Occ. Housing Units	1,291	11,737	24,593				