



100 East Exchange Place

Columbia, South Carolina

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www.naicolumbia.com

For Sale

±15,117 SF

Conference Center/Religious Facility

Property Features

100 East Exchange Place - Columbia, South Carolina

- ±11,505 SF conference center and ±3,612 SF conditioned warehouse
- Adjacent to I-77 which allows for significant interstate exposure and signage
- Sellers are relocating to expand current business operations
- Primary access off Garners Ferry Road, near numerous hotels, restaurants and retail businesses
- Conference center includes banquet hall, office space, full commercial kitchen and patio
- Warehouse consists of conditioned storage space, office space, restroom and 2 roll up doors
- Property includes ±4.27 acres with access from East Exchange Place and Greenlawn Drive
- Zoning: M-1 to allow for a number of commercial and industrial uses
- 125 current lined parking spaces and seating for 300 in banquet hall
- Traffic counts: 4,200 VPD (Greenlawn Drive)
64,200 VPD (I-77)
- Sale price: \$1,425,000

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Property Pictures

100 East Exchange Place - Columbia, South Carolina



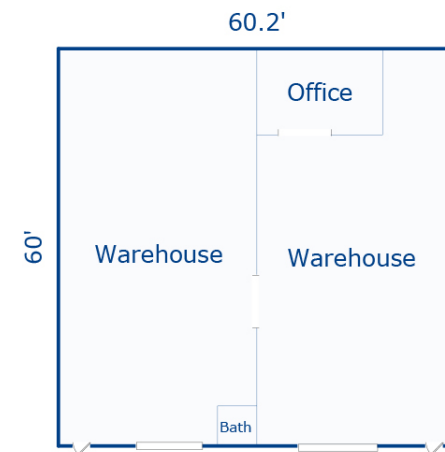
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Floor Plan

100 East Exchange Place - Columbia, South Carolina

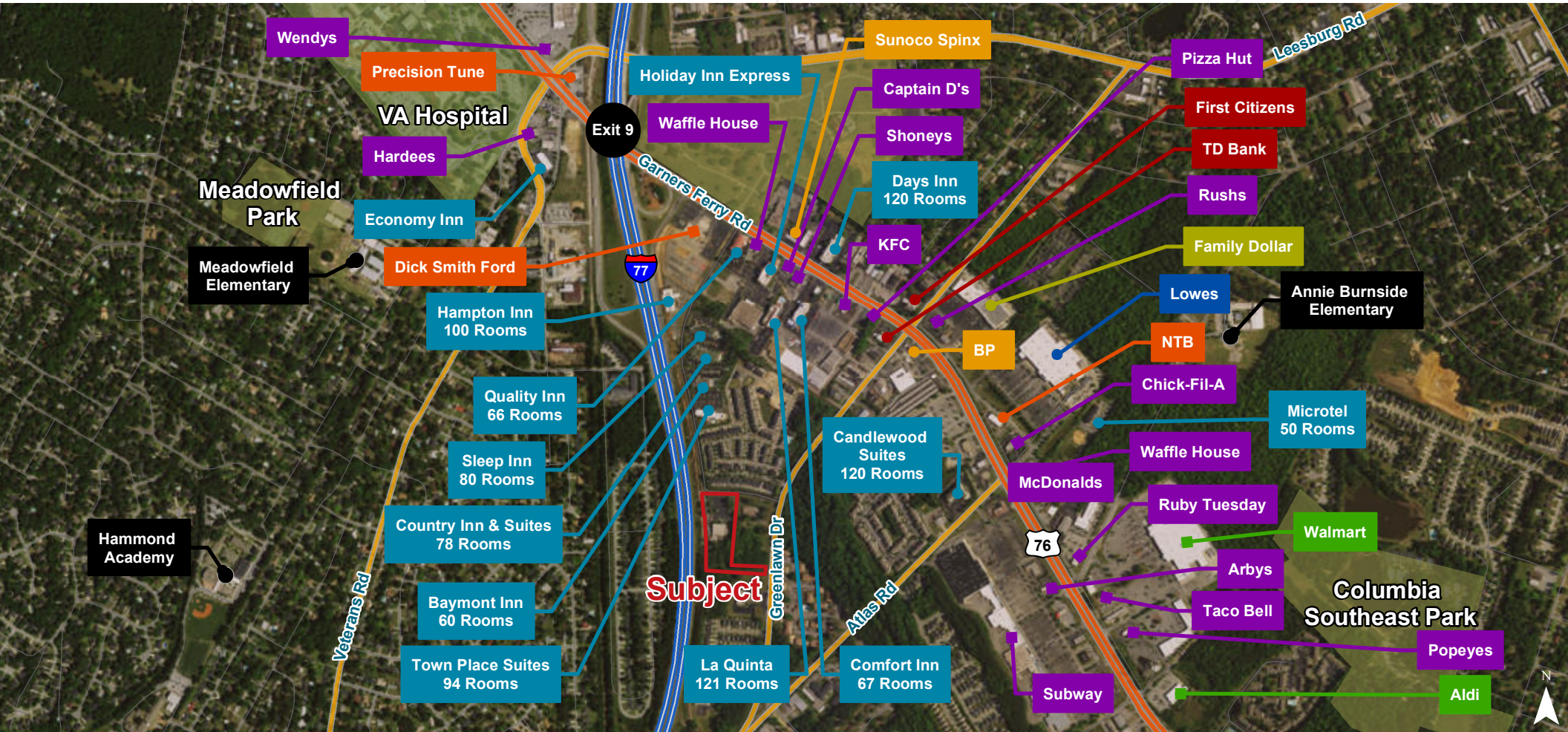


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Aerial Map

100 East Exchange Place - Columbia, South Carolina



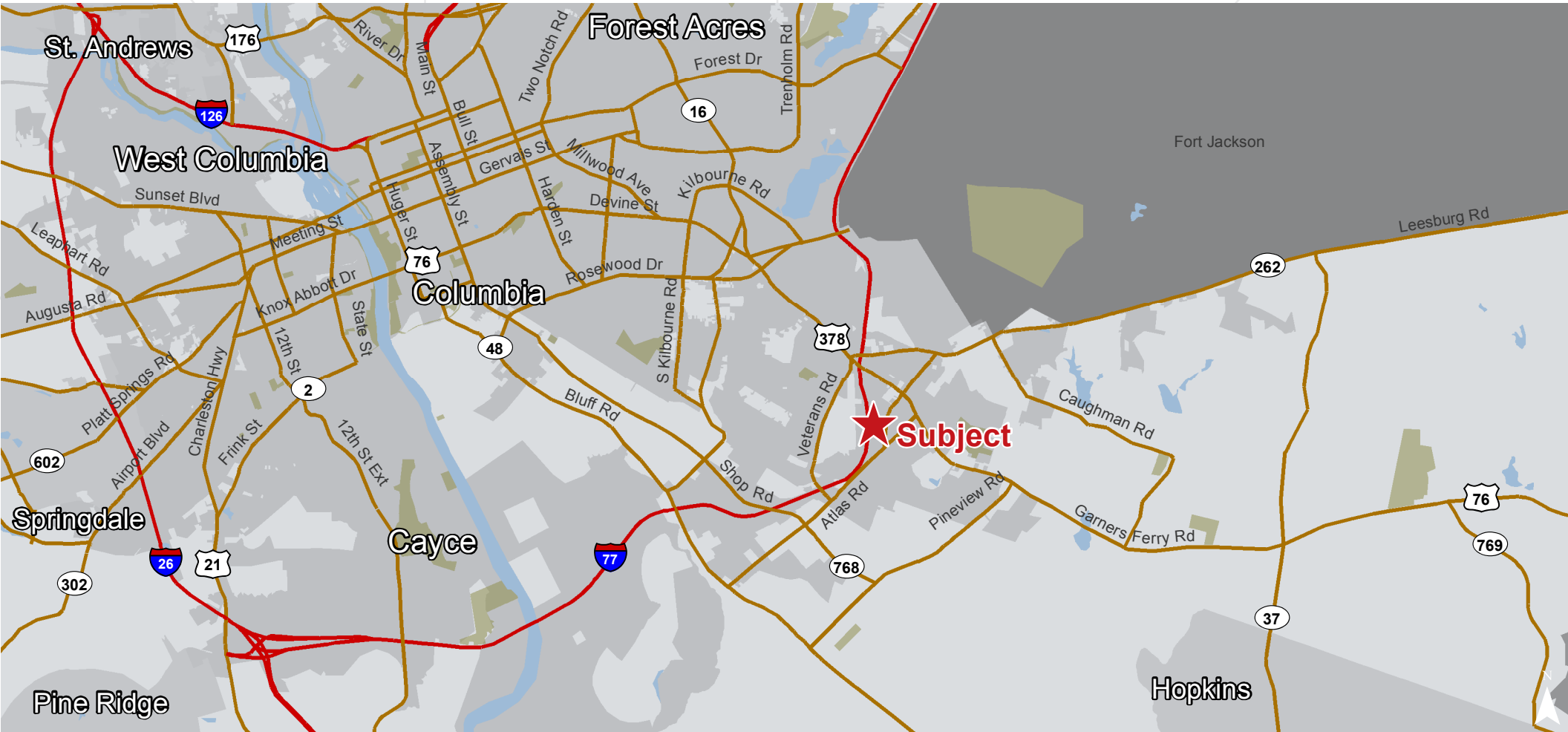
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Location Map

100 East Exchange Place - Columbia, South Carolina



Demographic Profile

East Exchange Place and Greenlawn Drive - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2017 Age Distribution				Median Household Income			
2010 Census	7,844	43,801	104,416	0 - 4	7.9%	6.2%	5.1%	2017 Estimate	\$51,115	\$43,610	\$44,994
2017 Estimate	8,302	46,112	110,176	5 - 9	6.6%	5.5%	4.7%	2022 Projection	\$59,529	\$48,883	\$50,827
2022 Projection	8,693	48,121	114,996	10 - 14	5.9%	5.1%	4.3%				
% Chg. 2017-2022	4.7%	4.4%	4.4%	15 - 19	5.8%	7.2%	11.8%	Average Household Income			
				20 - 24	11.2%	15.2%	18.6%	2017 Estimate	\$67,522	\$66,764	\$71,207
Households				25 - 34	18.1%	16.4%	15.9%	2022 Projection	\$77,649	\$72,418	\$77,427
2010 Census	3,416	17,284	38,151	35 - 44	12.7%	11.5%	10.0%				
2017 Estimate	3,616	18,337	40,907	45 - 54	12.4%	12.6%	10.7%	Per Capita Household Income			
2022 Projection	3,786	19,212	43,054	55 - 64	9.5%	10.2%	9.3%	2017 Estimate	\$28,689	\$27,779	\$28,511
				65 - 74	5.4%	5.4%	5.0%	2022 Projection	\$32,897	\$29,956	\$30,778
Families				75 - 84	3.3%	3.3%	3.2%				
2010 Census	2,058	9,634	19,629	85+	1.2%	1.2%	1.5%	2017 Household Income Dist.			
2017 Estimate	2,122	9,939	20,461					Less than \$15,000	11.6%	15.4%	16.6%
2022 Projection	2,196	10,284	21,277	Median Age				\$15,000 - \$24,999	9.5%	12.3%	11.4%
				2010 Census	31.1	30.9	27.9	\$25,000 - \$34,999	11.5%	11.9%	11.2%
2017 Dist. by Race & Ethnicity				2017 Estimate	32.0	32.3	29.0	\$35,000 - \$49,999	16.3%	15.8%	14.7%
White Alone	43.8%	53.2%	59.8%	2022 Projection	31.4	33.2	29.7	\$50,000 - \$74,999	17.5%	15.8%	15.4%
Black Alone	48.9%	39.6%	32.5%					\$75,000 - \$99,999	15.7%	10.3%	10.0%
American Indian Alone	0.4%	0.3%	0.3%	Average Household Size				\$100,000 - \$149,999	11.0%	9.9%	10.9%
Asian Alone	2.6%	2.5%	2.8%	2010 Census	2.24	2.35	2.24	\$150,000 - \$199,999	4.4%	3.9%	4.2%
Pacific Islander Alone	0.1%	0.1%	0.2%	2017 Estimate	2.24	2.34	2.24	\$200,000 and Up	2.7%	4.6%	5.4%
Some Other Race Alone	1.9%	2.1%	1.9%	2022 Projection	2.25	2.34	2.24				
Two or More Races	2.3%	2.2%	2.5%					2017 Business Data			
Hispanic Origin (Any Race)	4.6%	5.2%	5.6%	2017 Housing Data				Total Businesses:	372	1,375	4,436
				Owner Occ. Housing Units	1,852	9,897	21,843	Total Employees:	5,540	18,149	55,562
				Renter Occ. Housing Units	1,764	8,440	19,064				