



422 Bush River Road

Columbia, South Carolina

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For Lease

±4,900 SF

Retail Building

Property Features

422 Bush River Road - Columbia, South Carolina

- ±4,900 SF freestanding former Sprint building
- Located at the intersection of Bush River Road and Colonial Life Blvd.
- Excellent access and signage
- Open floor plan
- Traffic count: 28,000 VPD
- Lease rate: \$12.00 PSF, NNN

Demographics

	1 mile	3 mile	5 mile
Population	9,547	77,094	172,616
Households	3,759	31,522	67,704
Average HH Income	\$38,767	\$60,046	\$59,358

For Lease

±4,900 SF

Retail Building

Property Pictures

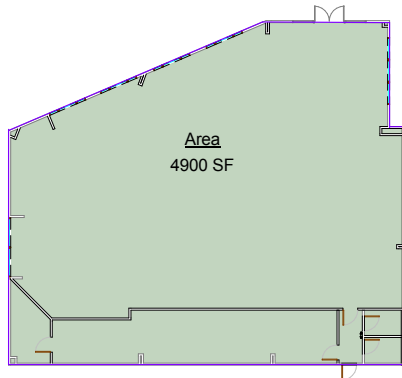
422 Bush River Road - Columbia, South Carolina



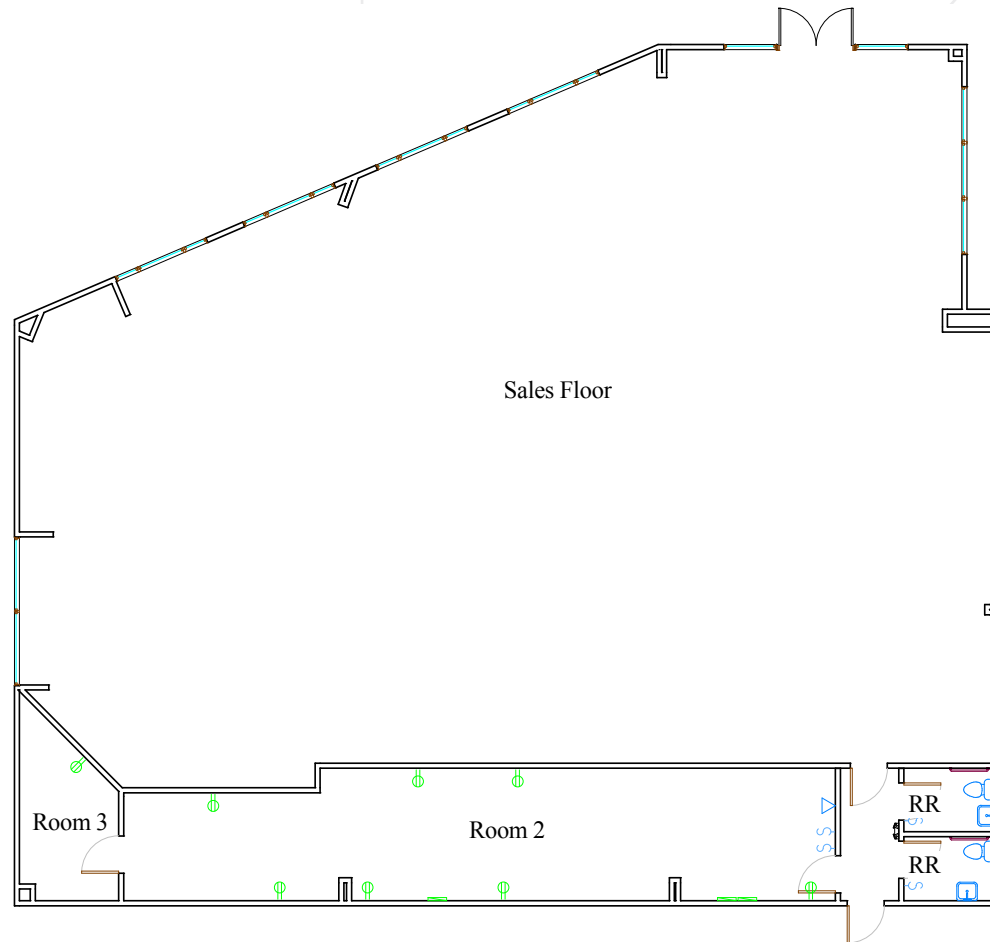
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Site Plan

422 Bush River Road - Columbia, South Carolina



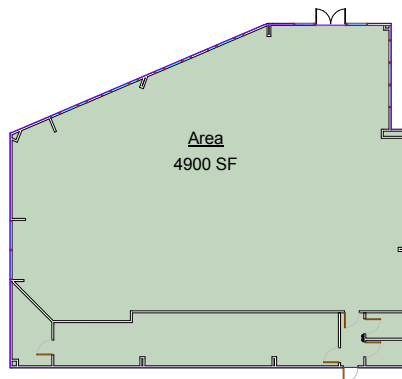
② Area Plan
1" = 20'-0"



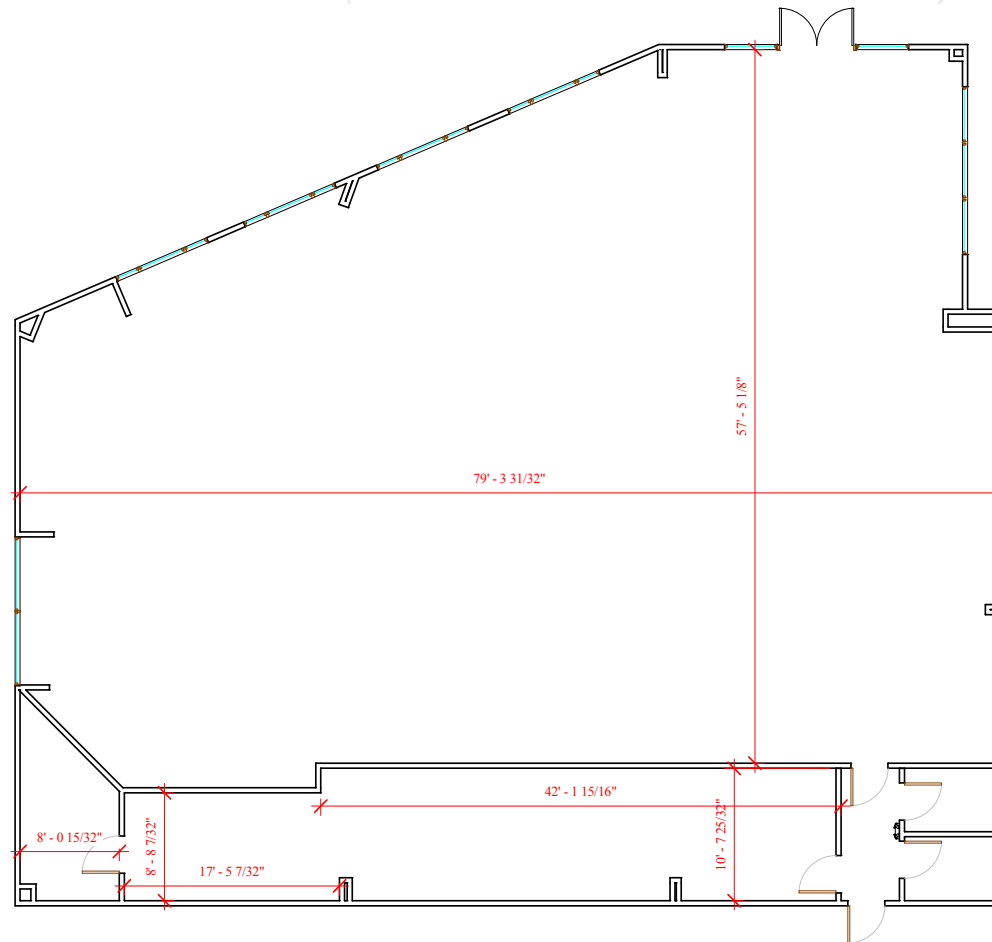
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Site Plan

422 Bush River Road - Columbia, South Carolina



② Area Plan 1
1" = 20'-0"



For Lease

±4,900 SF

Retail Building

Overview

422 Bush River Road - Columbia, South Carolina





Map Updated: Monday, July 17, 2017. 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 Avant.

Demographic Profile

Bush River Road and Colonial Life Boulevard - 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			
2011 Census	9,144	74,146	165,674	0 - 4	9.9%	6.3%	5.8%	2017 Estimate	\$27,567	\$36,489	\$37,956
2017 Estimate	9,547	77,094	172,616	5 - 9	6.9%	5.3%	4.8%	2022 Projection	\$26,754	\$38,349	\$40,567
2022 Projection	9,963	80,406	180,328	10 - 14	6.3%	5.0%	4.5%	Average Household Income			
% Chg. 2017-2022	4.4%	4.3%	4.5%	15 - 19	6.9%	10.1%	10.3%	2017 Estimate	\$38,767	\$60,046	\$59,358
				20 - 24	9.2%	10.3%	15.6%	2022 Projection	\$41,364	\$65,074	\$64,167
Households				25 - 34	13.6%	13.0%	16.1%	Per Capita Household Income			
2011 Census	3,624	30,233	64,564	35 - 44	9.7%	10.3%	10.2%	2017 Estimate	\$16,304	\$25,554	\$25,116
2017 Estimate	3,759	31,522	67,704	45 - 54	13.0%	13.0%	11.3%	2022 Projection	\$17,242	\$27,546	\$26,966
2022 Projection	3,911	32,884	70,842	55 - 64	11.4%	12.4%	10.2%	2017 Household Income Dist.			
				65 - 74	6.1%	7.0%	5.5%	Less than \$15,000	26.4%	20.7%	18.7%
Families				75 - 84	5.0%	5.0%	3.9%	\$15,000 - \$24,999	17.8%	14.1%	14.2%
2011 Census	2,174	16,179	32,623	85+	2.2%	2.3%	1.8%	\$25,000 - \$34,999	17.7%	13.5%	13.5%
2017 Estimate	2,203	16,418	33,261	Median Age				\$35,000 - \$49,999	12.8%	13.1%	14.2%
2022 Projection	2,266	16,895	34,297	2011 Census	32.8	35.0	29.7	\$50,000 - \$74,999	12.1%	14.0%	15.6%
				2017 Estimate	33.8	36.4	31.0	\$75,000 - \$99,999	7.7%	9.1%	9.2%
2017 Dist. by Race & Ethnicity				2022 Projection	34.7	37.2	31.8	\$100,000 - \$149,999	4.3%	8.6%	8.3%
White Alone	22.4%	42.7%	47.3%	Average Household Size				\$150,000 - \$199,999	0.9%	3.1%	2.9%
Black Alone	74.6%	53.1%	45.1%	2011 Census	2.42	2.22	2.20	\$200,000 and Up	0.5%	3.7%	3.5%
American Indian Alone	0.2%	0.3%	0.3%	2017 Estimate	2.44	2.23	2.22	2017 Business Data			
Asian Alone	0.4%	1.3%	2.4%	2022 Projection	2.45	2.24	2.23	Total Businesses:	504	2,523	8,574
Pacific Islander Alone	0.0%	0.0%	0.1%	2017 Housing Data				Total Employees:	6,459	40,702	143,290
Some Other Race Alone	0.8%	1.0%	2.4%	Owner Occ. Housing Units	1,719	16,319	30,362				
Two or More Races	1.6%	1.6%	2.3%	Renter Occ. Housing Units	2,041	15,203	37,342				
Hispanic Origin (Any Race)	2.2%	2.7%	5.8%								