



For Lease
Various Suites
Available

±1,081 SF to ±1,600 SF Retail/Office Space

800 Columbiana Drive - Irmo, South Carolina



For more Information:

Patrick Chambers

+1 803 744 9857
pchambers@naiavant.com

Jack Springs

+1 803 744 9882
jsprings@naiavant.com

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807 Gervais Street, Suite 301
Columbia, South Carolina 29201
+1 803.254.0100
www.naiavant.com

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Executive Summary

800 Columbiana Drive - Irmo, South Carolina

LOCATION DESCRIPTION: The property is located on Columbiana Drive, between Broad River Road and Lake Murray Boulevard, in the Harbison area of Irmo, SC. It is 800' from the intersection of Columbiana Drive and Lake Murray Boulevard.

AVAILABILITY: Suite 100: ±1,562 SF
Suite 120: ±1,081 SF
Suite 216: ±1,600 SF **Floor plan can be designed to suit tenant**

TRAFFIC COUNTS (2016): 6,800 VPD (Station 900) Columbiana Drive
32,000 VPD (Station 245) Lake Murray Blvd.

PROPERTY DESCRIPTION: ±67,864 SF retail/office building anchored by MÜV Fitness. The building, known as Columbiana Point, was constructed in 2006 and features multiple store-front suites, pylon signage and visibility from I-26. The building is located in Harbison, Greater Columbia's most dense commercial and retail cluster. The property has excellent access off of Columbiana Drive via Lake Murray Boulevard or Broad River Road.

DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	5,201	49,022	91,201
Households:	2,189	19,635	34,646
Average Household Income:	\$83,157	\$82,417	\$80,018

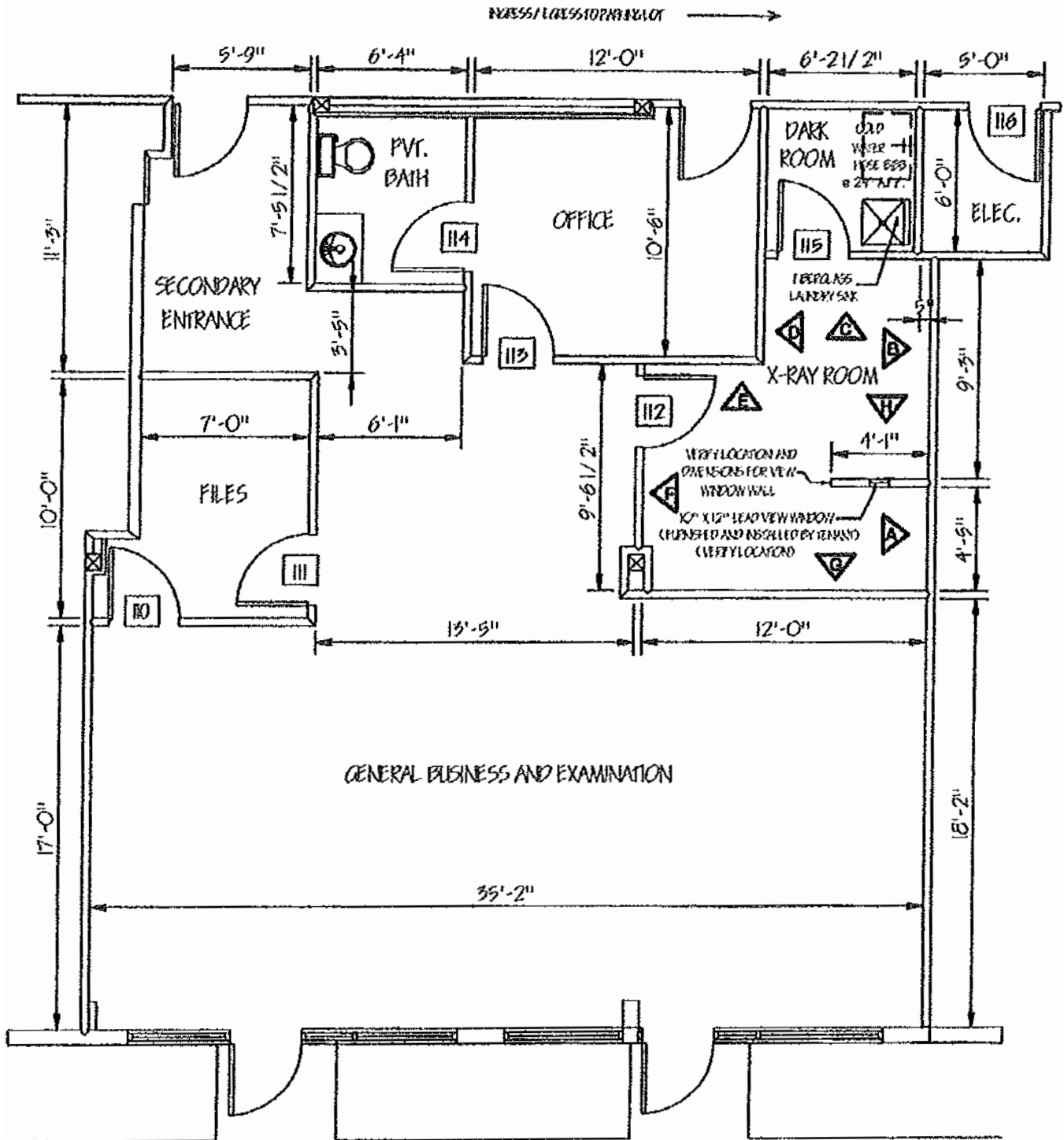
LEASE RATE: \$14.00 per SF

TERMS: Modified Gross, Three (3) Year Term
Tenant is responsible for electric, phone, internet, and janitorial

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Suite 100: Floor Plan

800 Columbian Drive - Irmo, South Carolina

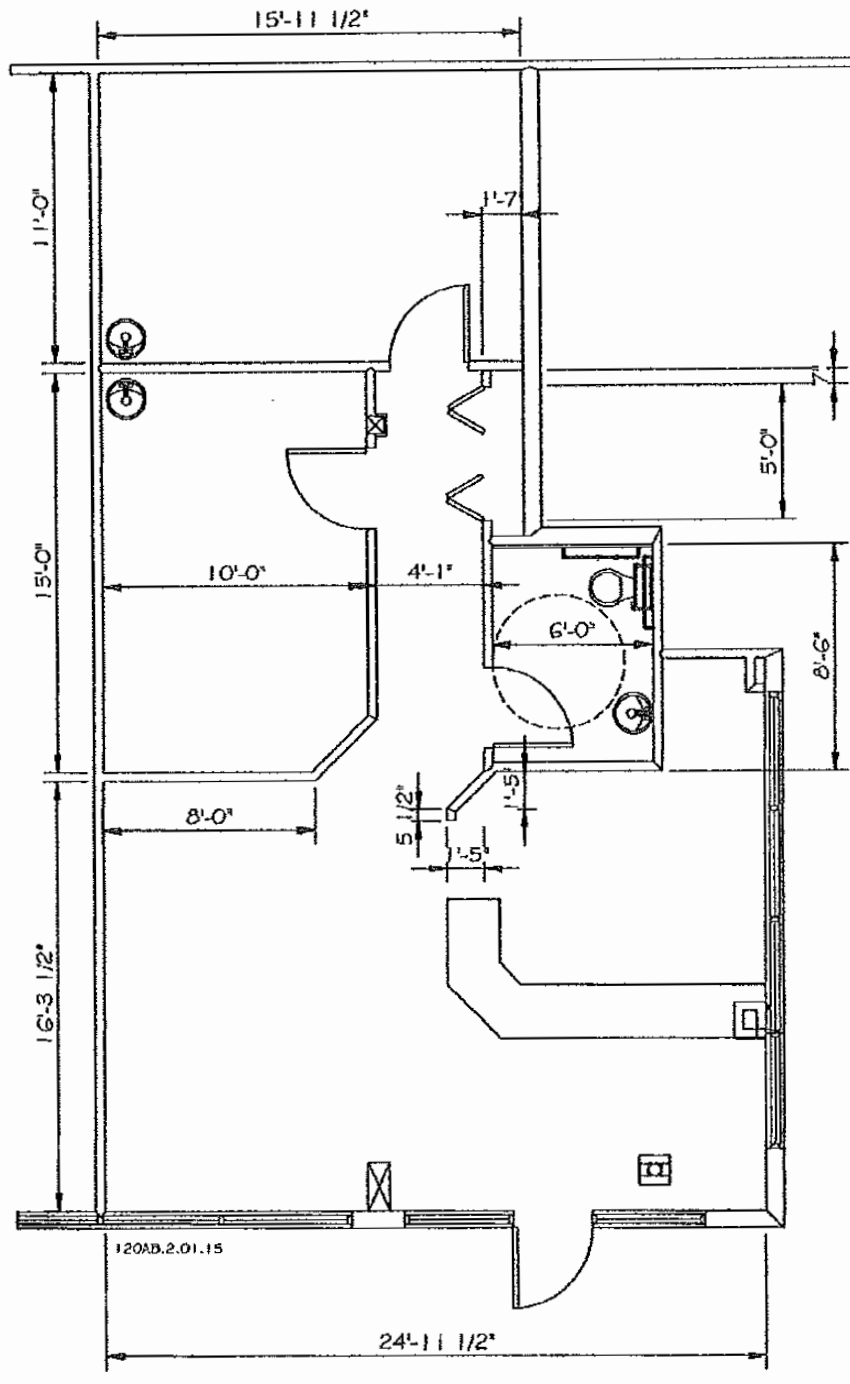


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Suite 120: Floor Plan

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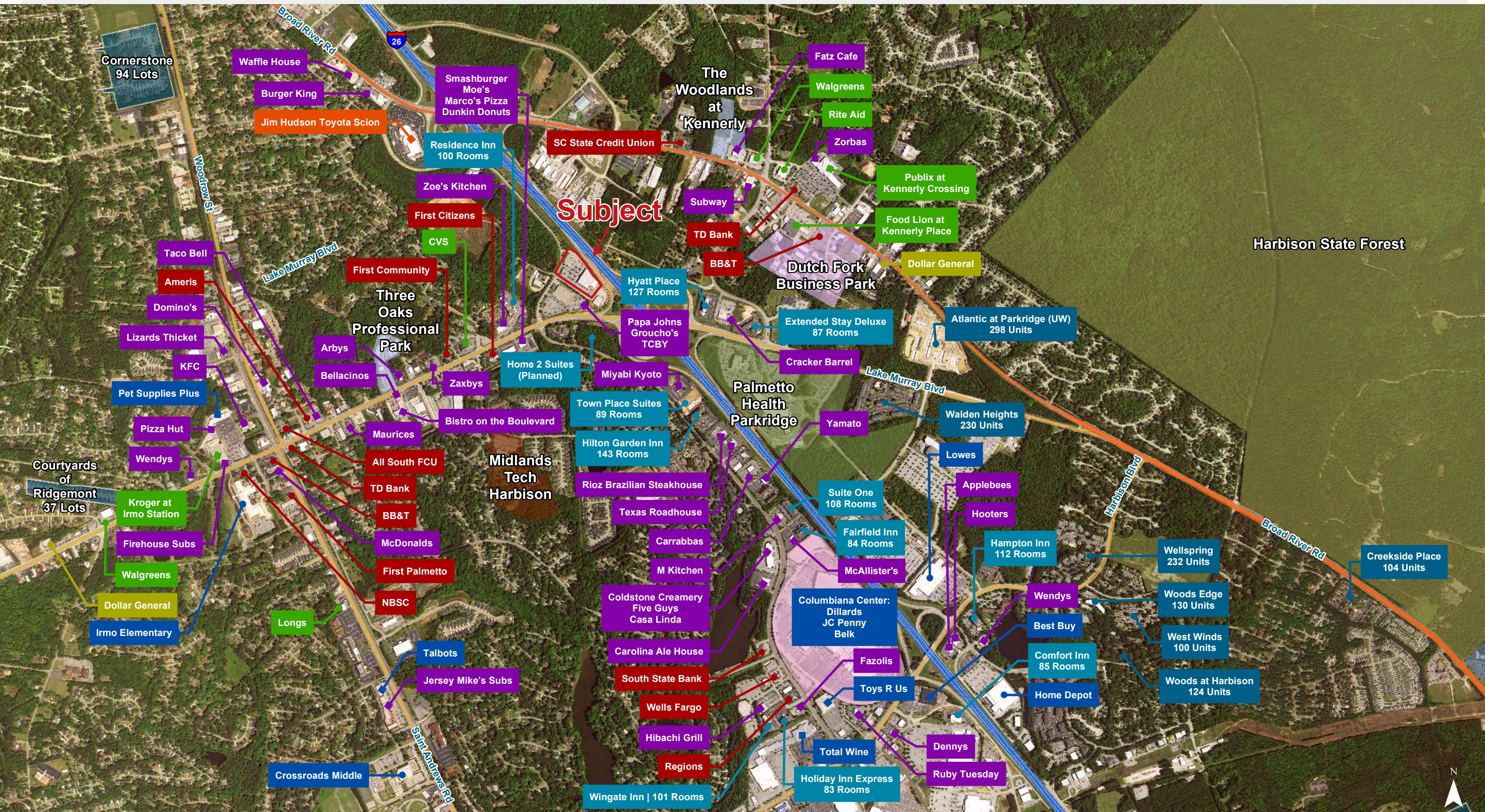


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Property Pictures

800 Columbiana Drive - Irmo, South Carolina





Map Updated: Tuesday, June 21, 2016. 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

Columbiana Drive & Lake Murray Blvd. - Irmo, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2011 Census	4,992	47,070	86,345	2017 Estimate	\$65,354	\$65,675	\$60,426
2017 Estimate	5,201	49,022	91,201	2022 Projection	\$72,963	\$72,842	\$67,099
2022 Projection	5,314	50,879	95,598	Average Household Income			
% Chg. 2017-2022	2.2%	3.8%	4.8%	2017 Estimate	\$83,157	\$82,417	\$80,018
Households				2022 Projection	\$92,835	\$91,903	\$89,631
2011 Census	2,100	18,874	32,780	Per Capita Household Income			
2017 Estimate	2,189	19,635	34,646	2017 Estimate	\$35,602	\$33,050	\$30,753
2022 Projection	2,239	20,360	36,343	2022 Projection	\$39,808	\$36,824	\$34,422
Families				2017 Household Income Dist.			
2011 Census	1,353	13,012	21,641	Less than \$15,000	4.7%	6.7%	8.2%
2017 Estimate	1,378	13,321	22,531	\$15,000 - \$24,999	7.3%	6.6%	8.2%
2022 Projection	1,398	13,717	23,498	\$25,000 - \$34,999	8.2%	7.2%	8.3%
2017 Age Distribution				\$35,000 - \$49,999	14.7%	14.2%	14.9%
0 - 4	5.2%	6.4%	6.2%	\$50,000 - \$74,999	21.4%	21.3%	20.0%
5 - 9	5.6%	6.5%	6.2%	\$75,000 - \$99,999	14.3%	16.3%	14.0%
10 - 14	6.2%	7.0%	6.3%	\$100,000 - \$149,999	19.1%	17.7%	16.5%
15 - 19	6.4%	7.3%	7.2%	\$150,000 - \$199,999	6.6%	5.7%	5.2%
20 - 24	6.3%	5.5%	7.2%	\$200,000 and Up	3.7%	4.2%	4.7%
25 - 34	14.3%	13.7%	15.6%	2017 Dist. by Race & Ethnicity			
35 - 44	12.5%	13.9%	14.5%	White Alone	61.9%	63.3%	58.0%
45 - 54	15.7%	15.6%	15.2%	Black Alone	29.5%	29.3%	34.6%
55 - 64	15.1%	13.0%	11.7%	American Indian Alone	0.5%	0.3%	0.3%
65 - 74	7.8%	6.9%	6.2%	Asian Alone	3.6%	3.0%	3.2%
75 - 84	3.5%	3.2%	2.8%	Pacific Islander Alone	0.3%	0.1%	0.1%
85+	1.4%	1.0%	0.9%	Some Other Race Alone	1.0%	1.0%	1.3%
Median Age				Two or More Races	3.1%	2.9%	2.6%
2011 Census	39.6	37.6	35.9	Hispanic Origin (Any Race)	3.3%	3.4%	3.6%
2017 Estimate	41.4	39.2	37.1	2017 Housing Data			
2022 Projection	42.0	40.2	38.1	Owner Occ. Housing Units	1,415	14,726	22,916
Average Household Size				Renter Occ. Housing Units	774	4,909	11,731
2011 Census	2.37	2.49	2.44	2017 Business Data			
2017 Estimate	2.37	2.50	2.45	Total Businesses:	448	1,840	3,025
2022 Projection	2.37	2.50	2.46	Total Employees:	6,046	23,395	40,830