



**3900**  
**N. MAIN STREET**  
**COLUMBIA, SC 29203**

**FOR LEASE OR SALE**

**LOCATED AT THE BUSY INTERSECTION OF NORTH MAIN STREET AND MONTICELLO RD**

## **FOR LEASE: ±30,000 SF**

- > 250 surface parking spaces available
- > Rear loading dock
- > 175' storefront with 95' glass
- > City of Columbia Bus Stop services

**LEASE RATE: \$5.50 PSF NNN**

## **FOR SALE: ±41,000 SF**

- > ±41,000 SF includes Two (2) Buildings
- > ±3.8 acre site
- > Located in the Opportunity Zone
- > Easily accessible from I-20 and I-26

**SALES PRICE: \$2,600,000**

**2 MILES FROM THE CENTRAL BUSINESS DISTRICT - EASILY ACCESSIBLE FROM I-20 AND I-26**



## **CONTACT**

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**WILLIAM MILLS** | Senior Brokerage Associate | [wmills@trinity-partners.com](mailto:wmills@trinity-partners.com) | 803-567-1794

**TRINITY PARTNERS** | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

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**TRINITY**  
**PARTNERS**



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## COLUMBIA, SC 29203



	2020 Average Household Income	Total Businesses	Total Employees	2025 Population Estimate	2010-2020 Population Growth	2020-2025 Population Growth
1 Mile	\$42,232	1,068	10,576	9,436	3.90%	2.10%
3 Mile	\$48,490	6,122	72,623	67,123	5.11%	2.34%
5 Mile	\$60,189	11,723	135,936	173,045	5.25%	2.80%

Data Source: CoStar Reality Group

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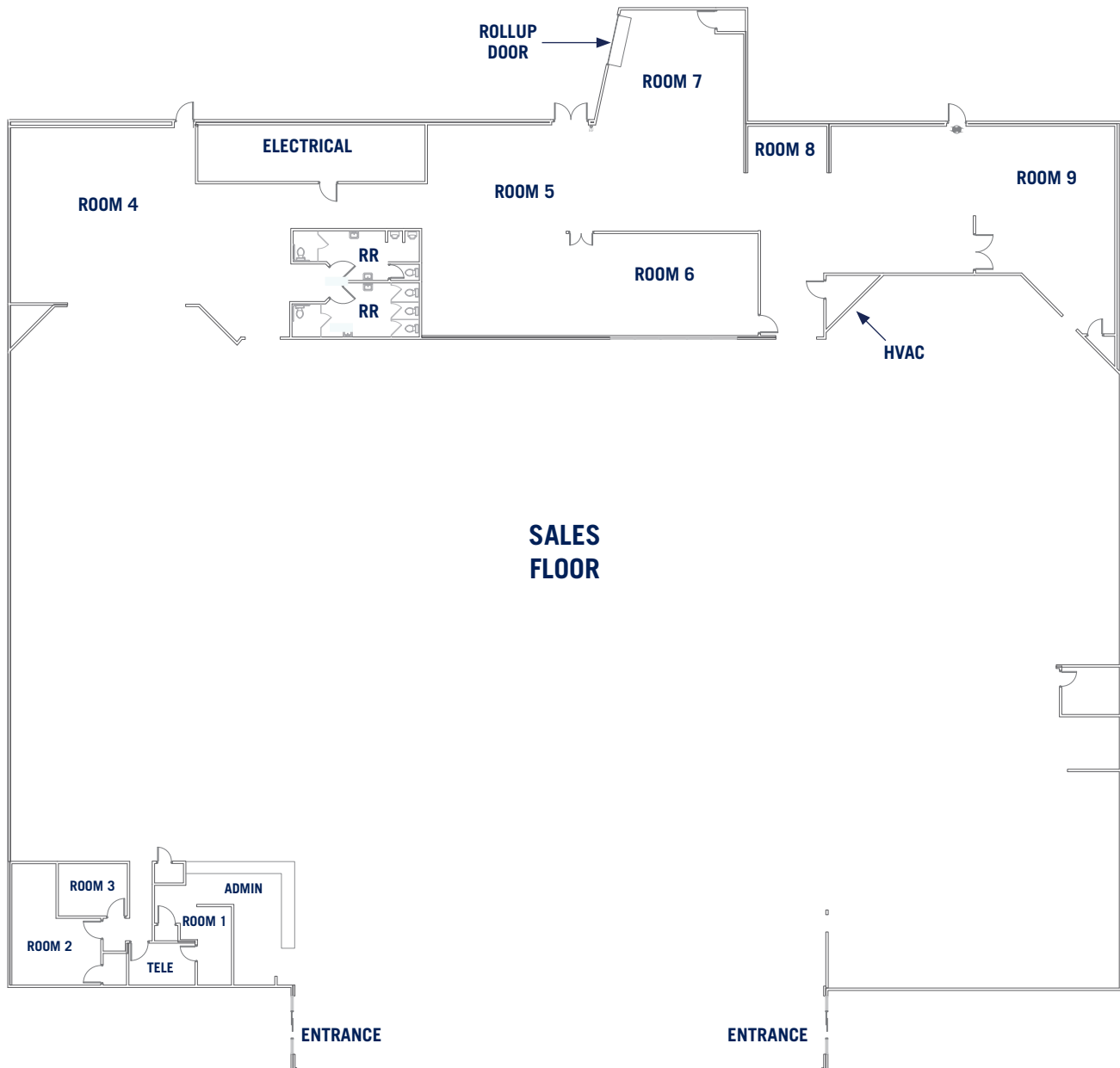
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