

For Lease  
**±1,500 SF**  
Office Space



## 1345 Lake Murray Boulevard

Irmo, South Carolina

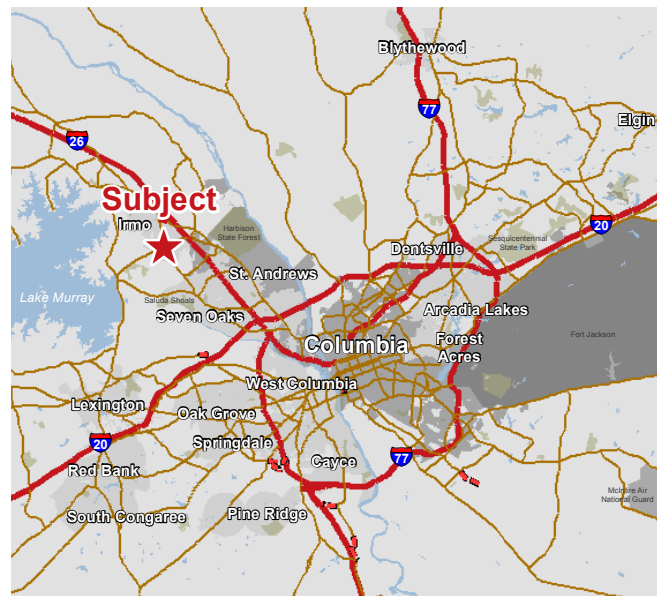
### Property Features

- ±1,500 SF office space for lease (suite 13)
- Offers reception, multiple offices, full kitchen, and restroom
- Located on a high traffic intersection at Lake Murray Blvd. and St. Andrews Road
- Signage and ample parking available
- Lease Rate: \$14.00 PSF (NNN)

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For Lease

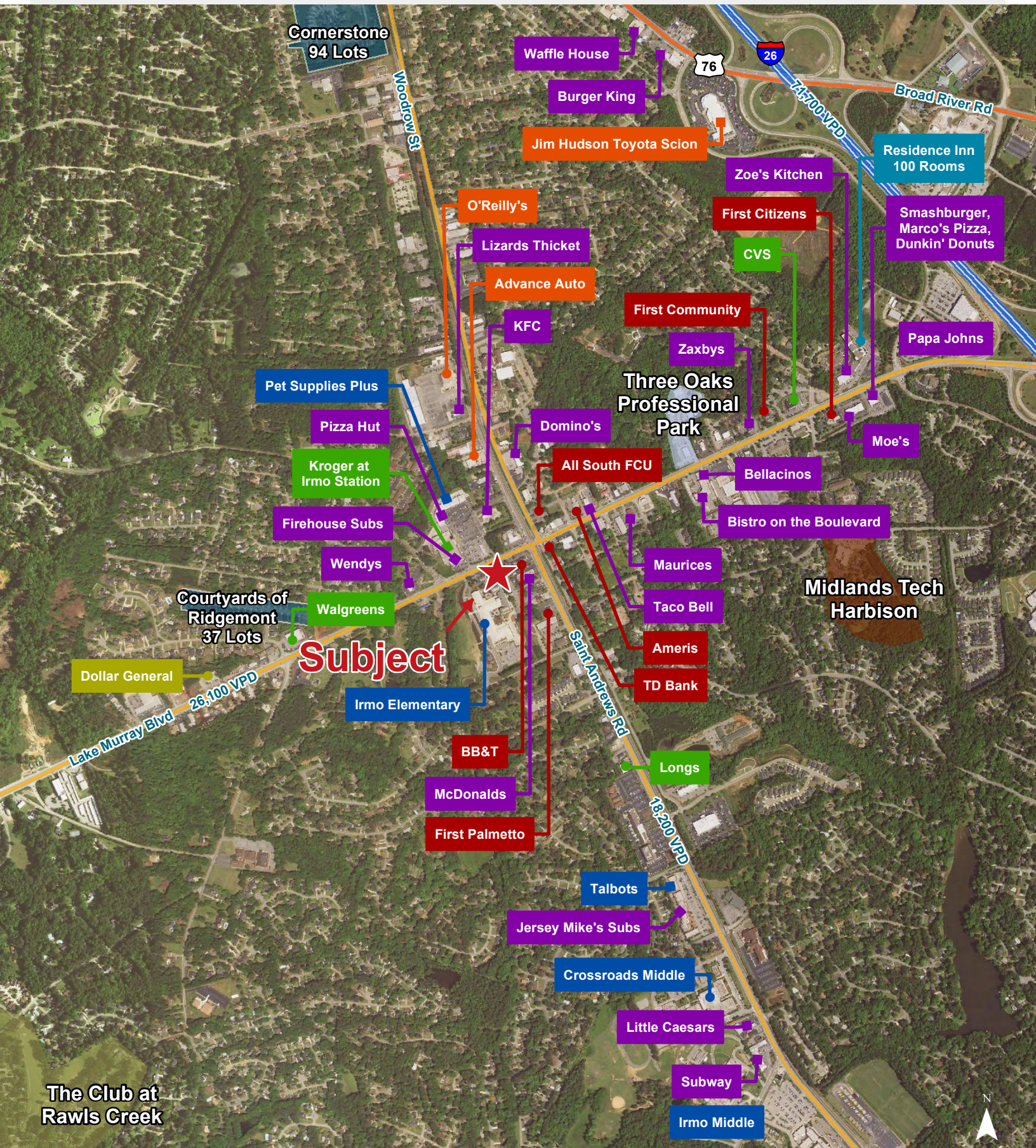
±1,500 SF

Office Space

## Property Pictures

1345 Lake Murray Boulevard - Irmo, South Carolina





Map Updated: Monday, October 17, 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 Columbia.

# Demographic Profile

Lake Murray Boulevard and St. Andrews Road - Irmo, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2010 Census	6,277	44,840	79,648	2018 Estimate	\$75,205	\$69,016	\$67,009
2018 Estimate	6,544	48,044	86,961	2023 Projection	\$79,389	\$75,820	\$74,869
2023 Projection	6,804	50,305	92,118	<b>Average Household Income</b>			
% Chg. 2018-2023	4.0%	4.7%	5.9%	2018 Estimate	\$87,377	\$87,629	\$87,191
<b>Households</b>				2023 Projection	\$95,755	\$96,760	\$96,788
2010 Census	2,571	18,038	31,504	<b>Per Capita Household Income</b>			
2018 Estimate	2,677	19,346	34,285	2018 Estimate	\$34,688	\$35,377	\$34,552
2023 Projection	2,779	20,251	36,268	2023 Projection	\$37,923	\$39,043	\$38,292
<b>Families</b>				<b>2018 Household Income Dist.</b>			
2010 Census	1,878	12,441	21,473	Less than \$15,000	6.2%	6.3%	7.0%
2018 Estimate	1,925	13,045	22,896	\$15,000 - \$24,999	5.5%	5.7%	6.4%
2023 Projection	1,984	13,540	24,053	\$25,000 - \$34,999	6.3%	6.9%	7.6%
<b>2018 Age Dist.</b>				\$35,000 - \$49,999	9.9%	13.4%	14.1%
0 - 4	5.6%	5.8%	5.9%	\$50,000 - \$74,999	21.8%	21.4%	19.6%
5 - 9	5.6%	5.9%	6.1%	\$75,000 - \$99,999	18.9%	16.1%	15.0%
10 - 14	5.7%	6.1%	6.4%	\$100,000 - \$149,999	20.4%	18.7%	18.4%
15 - 19	5.6%	5.8%	6.1%	\$150,000 - \$199,999	6.9%	5.9%	6.1%
20 - 24	5.9%	5.9%	6.3%	\$200,000 and Up	4.0%	5.5%	5.7%
25 - 34	12.9%	14.2%	14.4%	<b>2018 Dist. by Race &amp; Ethnicity</b>			
35 - 44	11.5%	13.0%	13.3%	White Alone	68.4%	65.0%	63.2%
45 - 54	13.4%	13.3%	13.5%	Black Alone	24.4%	27.5%	28.8%
55 - 64	16.2%	14.5%	13.5%	American Indian Alone	0.4%	0.3%	0.3%
65 - 74	11.6%	10.4%	9.5%	Asian Alone	3.3%	3.1%	3.5%
75 - 84	4.4%	3.9%	3.8%	Pacific Islander Alone	0.1%	0.2%	0.2%
85+	1.5%	1.2%	1.3%	Some Other Race Alone	0.8%	1.0%	1.2%
<b>Median Age</b>				Two or More Races	2.7%	2.9%	2.8%
2010 Census	41.0	38.1	37.0	Hispanic Origin (Any Race)	3.2%	3.3%	3.7%
2018 Estimate	42.4	39.7	38.5	<b>2018 Housing Data</b>			
2023 Projection	42.2	40.6	39.4	Owner Occ. Housing Units	2,162	14,222	23,924
<b>Average Household Size</b>				Renter Occ. Housing Units	514	5,123	10,361
2010 Census	2.44	2.48	2.48	<b>2018 Business Data</b>			
2018 Estimate	2.44	2.48	2.50	Total Businesses:	496	1,792	2,902
2023 Projection	2.45	2.48	2.50	Total Employees:	4,856	22,054	37,818