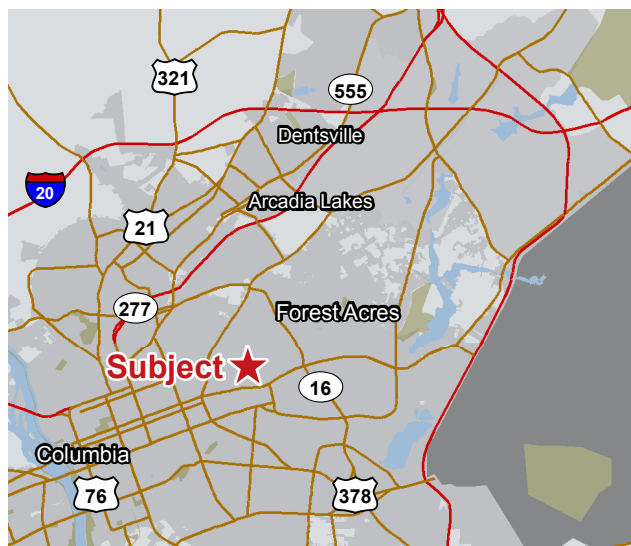


## 1825 St. Julian Place Columbia, South Carolina

### Property Features

- Six (6) ground floor office condos totaling  $\pm 7,468$  SF
- Professional office space close to the Central Business District priced well below market value
- Floor plan attached showing layout of office condos
- Office condos can be purchased entirely or separately as defined below:
- G1 & G2:  $\pm 3,311$  SF
- G3:  $\pm 864$  SF
- G4 & G5:  $\pm 1,650$  SF
- G6 A&B:  $\pm 1,643$  SF
- All suites:  $\pm 7,468$  SF
- Price: ~~\$220,000~~ **\$200,000 OR BEST OFFER** (Please contact broker for individual condo pricing)



For more information:

**John Gregory, PE**

+1 803 744 9896

jgregory@naicolumbia.com

For Sale

**$\pm 864-7,468$  SF**

Office Space

**PRICE REDUCED**



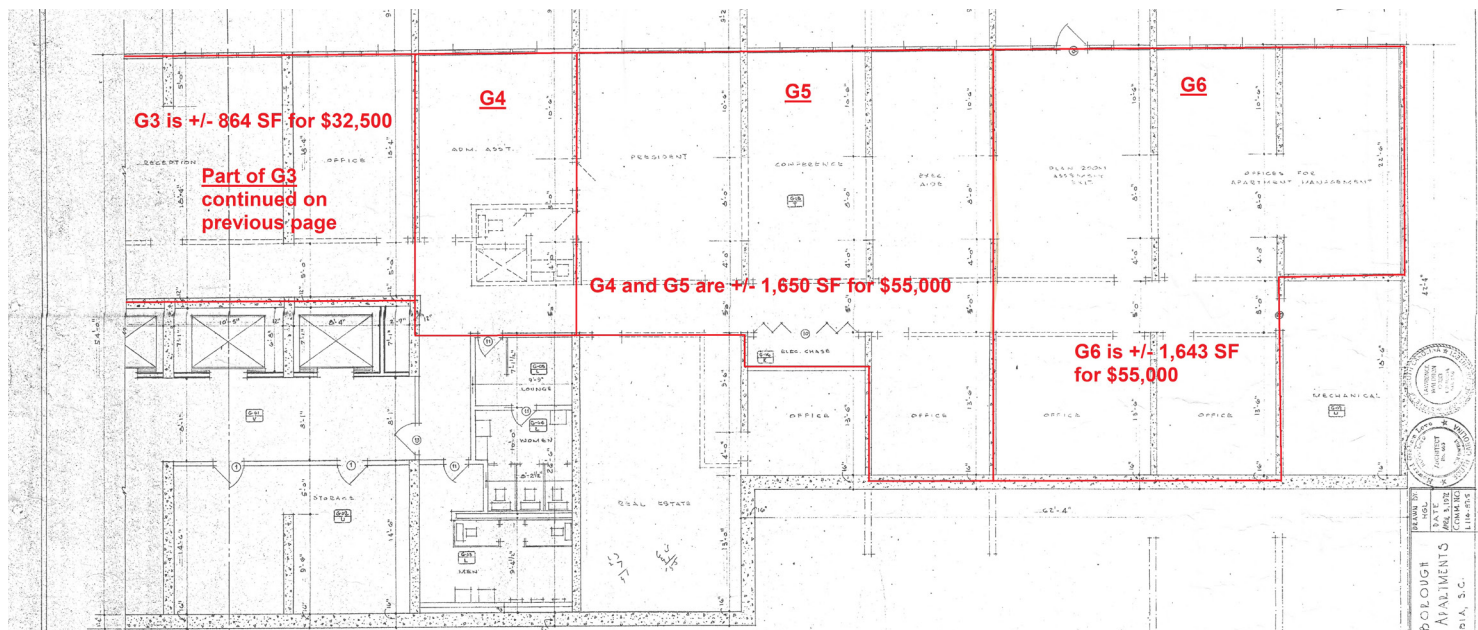
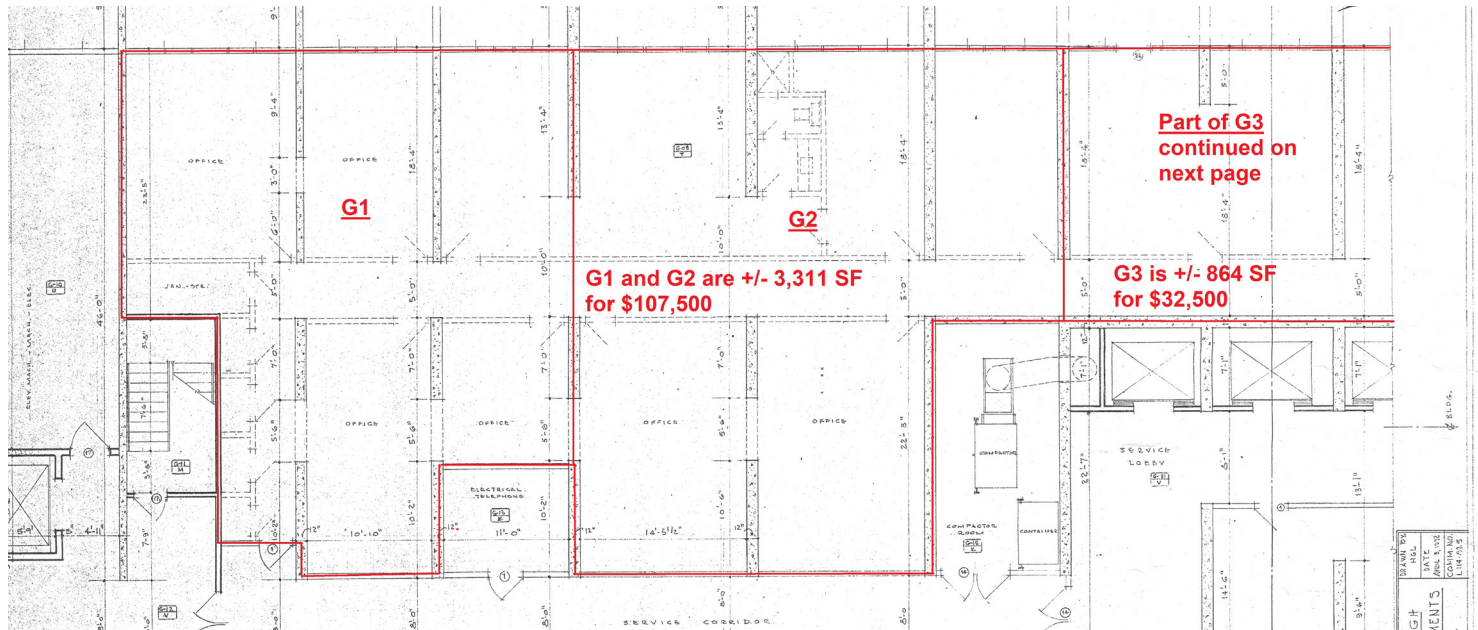
For Sale

±864-7,468 SF

Office Space

# Floor Plan

1825 St. Julian Place - Columbia, South Carolina





Map Updated: Monday, May 21, 2018. 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

Forest Drive and St. Julian Place - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2010 Census	10,836	82,785	169,765	2017 Estimate	\$41,610	\$41,183	\$40,716
2017 Estimate	11,308	87,837	178,860	2022 Projection	\$50,000	\$48,250	\$47,308
2022 Projection	11,736	91,964	186,499	<b>Average Household Income</b>			
% Chg. 2017-2022	3.8%	4.7%	4.3%	2017 Estimate	\$75,505	\$68,669	\$63,820
<b>Households</b>				2022 Projection	\$85,239	\$77,824	\$72,325
2010 Census	4,869	33,327	65,947	<b>Per Capita Household Income</b>			
2017 Estimate	5,114	35,874	70,222	2017 Estimate	\$35,852	\$29,970	\$26,797
2022 Projection	5,323	37,826	73,647	2022 Projection	\$40,323	\$33,865	\$30,217
<b>Families</b>				<b>2017 Household Income Distribution</b>			
2010 Census	2,325	15,578	33,137	Less than \$15,000	20.5%	19.5%	18.5%
2017 Estimate	2,370	16,189	34,196	\$15,000 - \$24,999	11.6%	12.9%	13.1%
2022 Projection	2,434	16,816	35,361	\$25,000 - \$34,999	11.9%	11.0%	11.9%
<b>2017 Age Distribution</b>				\$35,000 - \$49,999	11.7%	13.4%	14.0%
0 - 4	5.4%	4.9%	5.2%	\$50,000 - \$74,999	13.9%	14.8%	16.0%
5 - 9	5.5%	4.6%	4.9%	\$75,000 - \$99,999	8.5%	9.5%	10.0%
10 - 14	5.1%	4.2%	4.5%	\$100,000 - \$149,999	11.1%	9.8%	9.1%
15 - 19	6.7%	11.0%	9.6%	\$150,000 - \$199,999	4.0%	3.7%	3.1%
20 - 24	8.5%	14.6%	16.0%	\$200,000 and Up	6.8%	5.5%	4.3%
25 - 34	14.4%	15.2%	15.9%	<b>2017 Distribution by Race &amp; Ethnicity</b>			
35 - 44	11.7%	10.0%	10.3%	White Alone	56.3%	56.9%	50.9%
45 - 54	11.4%	9.9%	9.7%	Black Alone	40.9%	37.3%	41.3%
55 - 64	13.3%	11.4%	10.6%	American Indian Alone	0.2%	0.3%	0.3%
65 - 74	9.7%	7.9%	7.4%	Asian Alone	0.7%	2.3%	2.4%
75 - 84	5.0%	4.0%	3.8%	Pacific Islander Alone	0.0%	0.1%	0.1%
85+	3.3%	2.3%	2.0%	Some Other Race Alone	0.6%	1.4%	2.6%
<b>Median Age</b>				Two or More Races	1.3%	1.8%	2.4%
2010 Census	36.8	30.0	29.3	Hispanic Origin (Any Race)	1.9%	3.7%	6.0%
2017 Estimate	38.5	31.5	30.6	<b>2017 Housing Data</b>			
2022 Projection	39.6	32.6	31.4	Owner Occ. Housing Units	2,764	17,343	33,118
<b>Average Household Size</b>				Renter Occ. Housing Units	2,350	18,531	37,104
2010 Census	2.06	2.10	2.22	<b>2017 Business Data</b>			
2017 Estimate	2.06	2.11	2.22	Total Businesses:	631	5,828	9,005
2022 Projection	2.06	2.11	2.22	Total Employees:	7,151	90,580	138,286