7229 St. Andrew Road

Columbia, South Carolina

Property Features

- ±1,700 SF office building for sale
- Zoned: Neighborhood Commercial
- Jurisdiction: Town of Irmo
- Suitable uses include medical, or professional services such as attorney, accountant, insurance agent, etc.
- Sales Price: $295,000 ($173.53/SF)

CONTACT BROKERS FOR MORE INFORMATION

John Gregory, PE
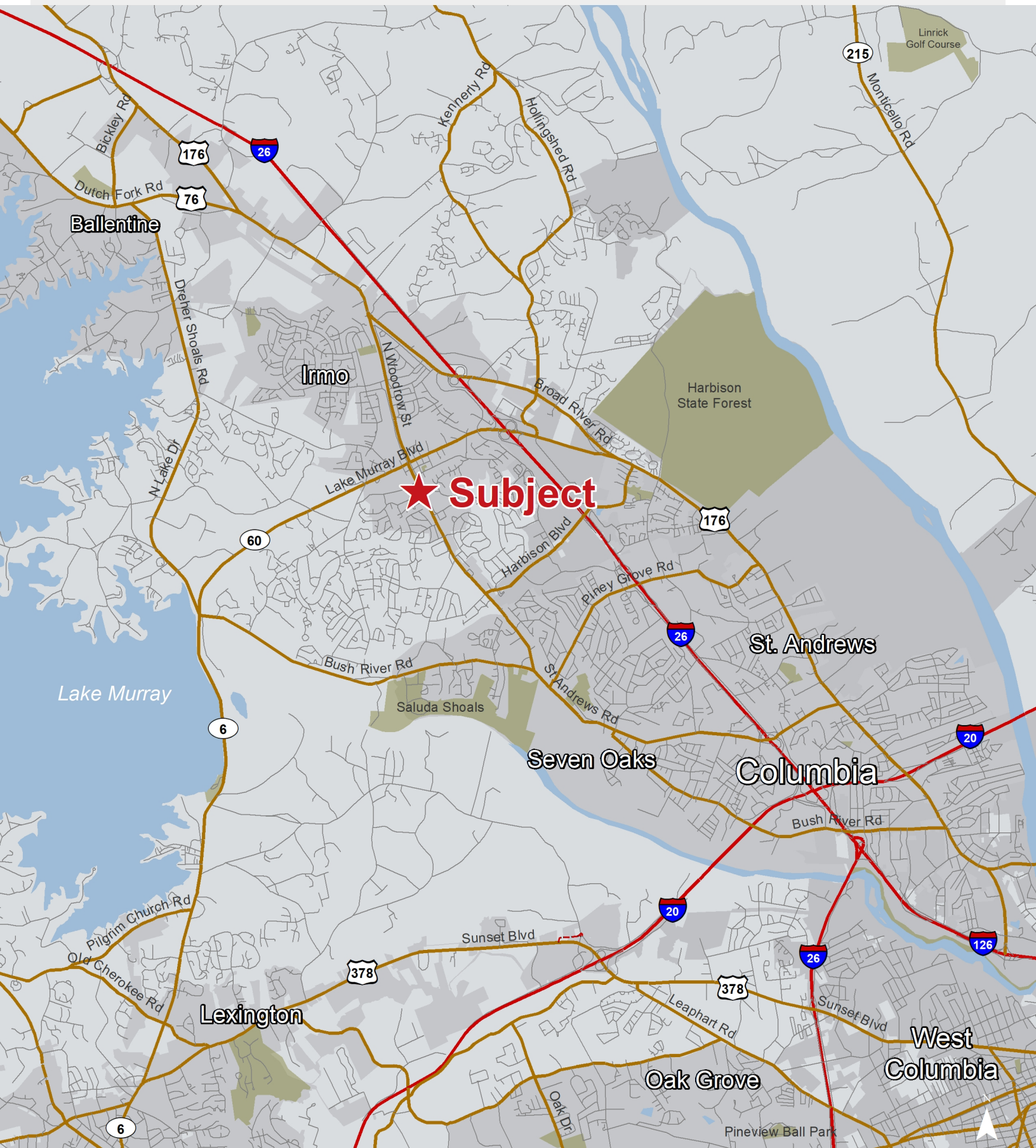+1 803 744 9896 • jegregory@naiavant.com

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NAIAvant

Ballentine

Irmo

★ **Subject**

Harbison State Forest

Lake Murray

Saluda Shoals

St. Andrews

Seven Oaks

Columbia

Linrick Golf Course

Lexington

Oak Grove

West Columbia

Pineview Ball Park

NAI Avant

7229 St. Andrews Rd.
Columbia, SC 29212

176 Broad River Rd
I-26

1 Mile

Columbiana Pointe
MUV Fitness

High Point Centre
Papa Johns | Grouchos Deli

Moes Southwest Grill | Smoothie King | Bruegger's Bagels

CVS: Minute Clinic

Three Oaks

Midlands Orthopaedics

Irmo Village
Carolina Tan Factory | Southern Strutt | Outspoken Bicycles

Woodrow St

Lake Murray Blvd

Tuscany Village
Bellacino's & Bistro on the Blvd.

Irmo Station
Kroger | Pet Supplies Plus

Midlands Technical Harbison Campus

Irmo Elementary

Walgreens

60

Harbison West Elementary

Subject ★

Longs

St Andrews Rd

17,700 VPD

St. Andrews Medical Center

LMC Community Medical Center

Irmo Professional Center

Murraywood
Talbots | UPS

Crossroads Middle

Columbiana Station I
Publix | Target | BB&B | TJ Maxx
Old Navy | Party City | West Marine

Quail Valley Plaza
Hungry Howies | Subway | Sams Nails

Irmo Middle

Harbison Hill
Mattress Firm | Jimmy John's

Irmo High

Harbison Blvd

Ashley Furniture

Kohl's

Legend
● Banks
● Restaurants

NAI Avant

7229 St. Andrews Rd.
Columbia, SC 29212

Demographic Profile

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

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				**Median Household Income**			
2010 Census	6,403	45,070	79,611	2017 Estimate	$71,885	$67,009	$64,478
2017 Estimate	6,567	47,451	85,671	2022 Projection	$77,022	$74,120	$71,775
2022 Projection	6,816	49,444	90,598				
% Chg. 2017-2022	3.8%	4.2%	5.8%	**Average Household Income**			
				2017 Estimate	$83,811	$85,078	$84,409
Households				2022 Projection	$92,574	$94,700	$94,308
2010 Census	2,638	18,137	31,482				
2017 Estimate	2,693	19,073	33,755	**Per Capita Household Income**			
2022 Projection	2,791	19,857	35,642	2017 Estimate	$33,321	$34,283	$33,446
				2022 Projection	$36,727	$38,125	$37,305
Families							
2010 Census	1,911	12,516	21,456	**2017 Household Income Dist.**			
2017 Estimate	1,934	12,952	22,645	Less than $15,000	6.6%	6.7%	7.3%
2022 Projection	1,992	13,391	23,764	$15,000 - $24,999	7.1%	6.5%	7.4%
				$25,000 - $34,999	6.6%	6.8%	7.6%
2017 Age Distribution				$35,000 - $49,999	9.8%	13.5%	14.2%
0 - 4	6.0%	6.2%	6.5%	$50,000 - $74,999	21.7%	21.8%	20.1%
5 - 9	5.9%	6.3%	6.7%	$75,000 - $99,999	19.2%	15.9%	14.7%
10 - 14	6.3%	6.9%	6.9%	$100,000 - $149,999	19.0%	18.2%	17.7%
15 - 19	7.2%	7.3%	7.0%	$150,000 - $199,999	6.4%	5.7%	5.8%
20 - 24	5.4%	5.6%	6.1%	$200,000 and Up	3.5%	4.9%	5.2%
25 - 34	11.9%	13.5%	14.1%				
35 - 44	12.9%	13.6%	14.2%	**2017 Dist. by Race & Ethnicity**			
45 - 54	16.6%	15.9%	15.5%	White Alone	68.3%	65.4%	63.4%
55 - 64	16.0%	13.5%	12.4%	Black Alone	24.6%	27.3%	28.8%
65 - 74	7.7%	7.1%	6.7%	American Indian Alone	0.4%	0.3%	0.3%
75 - 84	3.1%	3.1%	3.1%	Asian Alone	3.2%	3.1%	3.5%
85+	1.3%	1.0%	1.0%	Pacific Islander Alone	0.0%	0.1%	0.1%
				Some Other Race Alone	0.8%	1.0%	1.2%
Median Age				Two or More Races	2.6%	2.8%	2.7%
2010 Census	40.8	38.1	37.0	Hispanic Origin (Any Race)	3.2%	3.4%	3.8%
2017 Estimate	42.3	39.7	38.4				
2022 Projection	42.2	40.7	39.3	**2017 Housing Data**			
				Owner Occ. Housing Units	2,150	14,234	23,830
Average Household Size				Renter Occ. Housing Units	542	4,839	9,925
2010 Census	2.42	2.48	2.48				
2017 Estimate	2.44	2.49	2.50	**2017 Business Data**			
2022 Projection	2.44	2.49	2.50	Total Businesses:	484	1,795	2,905
				Total Employees:	4,876	22,178	38,038