

For Sale or Lease

OFFICE BUILDING

4,900 SF



131 Ministry Drive

IRMO • SOUTH CAROLINA



For more
information:

Peyton Bryant, CCIM
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PROPERTY HIGHLIGHTS

- Unique 2-story 4,900 SF stand-alone office building located in Irmo, SC
- First floor contains 6 private offices, reception area, kitchenette, large open workspace and ADA compliant restrooms
- Second floor has private office, large conference room, open workspace, full bathroom and storage area
- Built in 2009 with high quality finishes including exposed interior brick and polished concrete floors
- 21 parking spaces in recently seal-coated and striped parking lot
- Zoning: General Commercial (Richland County)

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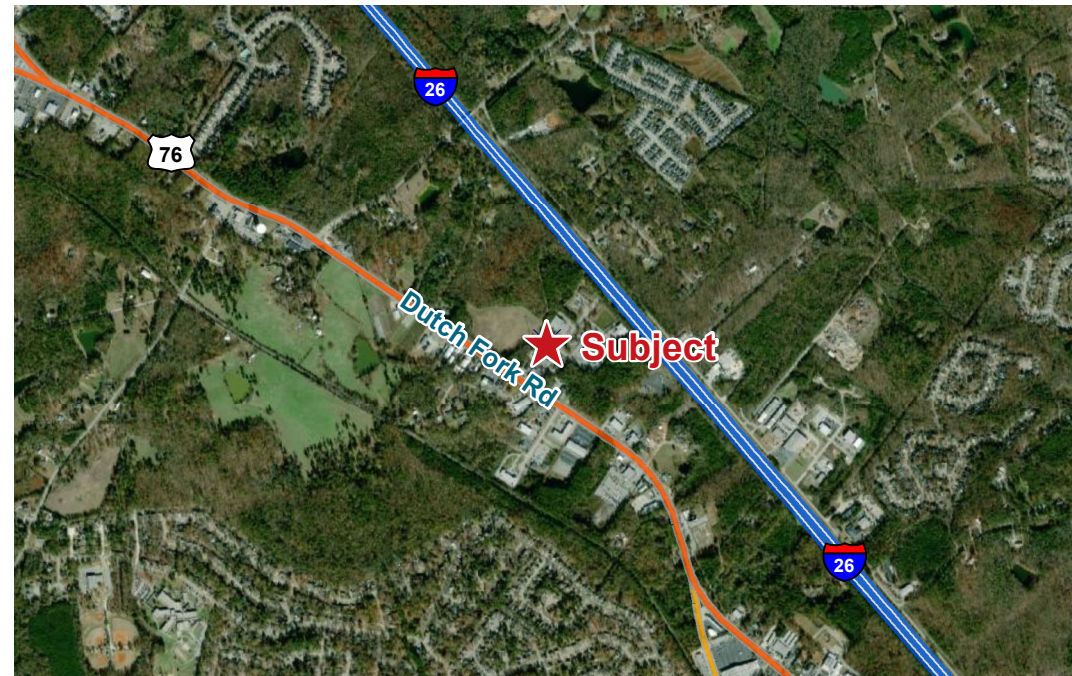
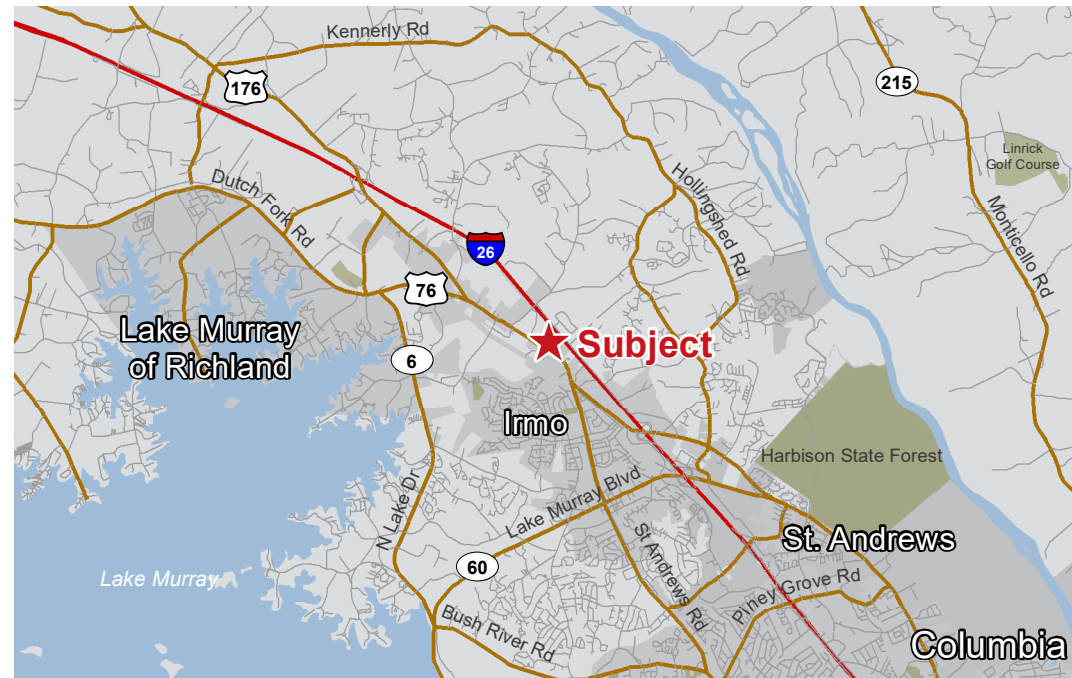
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NAI Columbia

ADDITIONAL FEATURES

- Extensive security system
- Split AC with 3rd AC unit for IT room
- Power saving sun tubes throughout
- Backup generator
- Low-cost high bandwidth Carolina Connect ISP
- Full data center with dedicated air handling



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the sale.

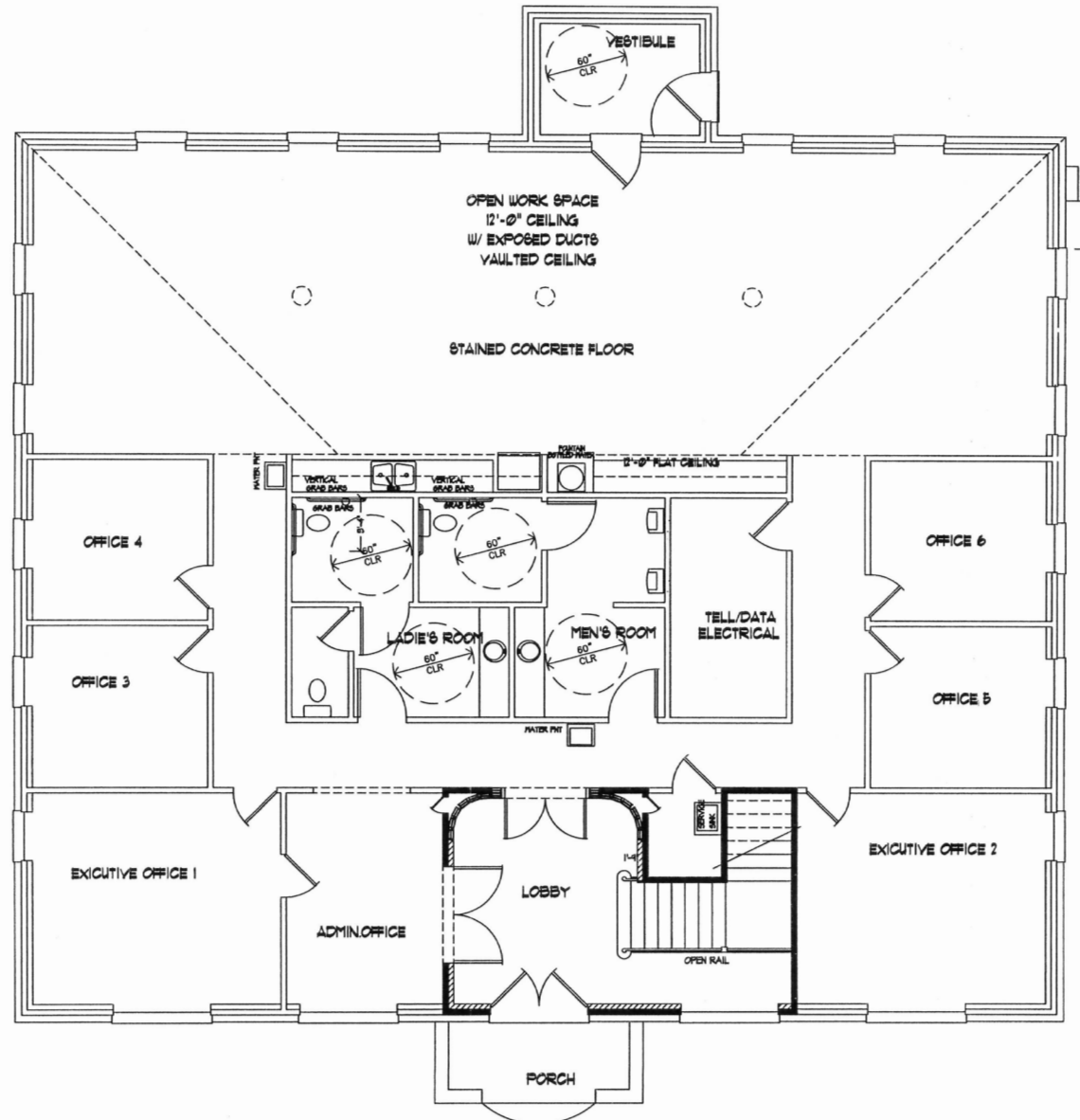
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FLOOR PLAN - FIRST FLOOR



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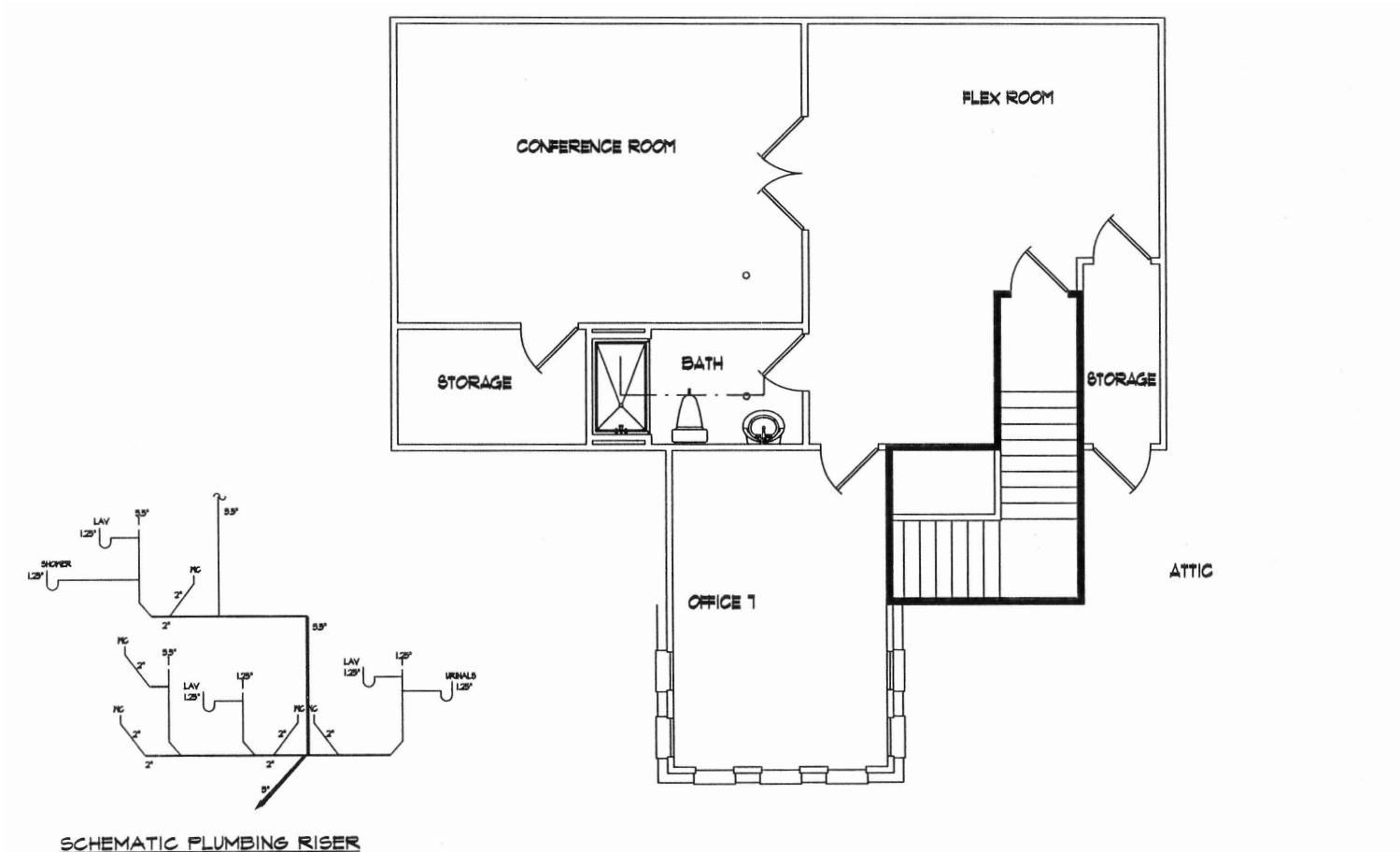
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FLOOR PLAN - SECOND FLOOR



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NAI Columbia

Demographic Profile

Demographic Profile

131 Ministry Dr | Irmo, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2020 Age Dist.				Median Household Income			
2010 Census	4,501	36,349	64,746	0 - 4	6.5%	6.0%	5.7%	2020 Estimate	\$59,081	\$76,043	\$73,748
2020 Estimate	4,794	39,844	73,540	5 - 9	7.0%	6.6%	6.2%	2025 Projection	\$62,336	\$80,538	\$78,407
2025 Projection	4,983	42,170	78,130	10 - 14	7.3%	7.0%	6.6%				
% Chg. 2020-2025	3.9%	5.8%	6.2%	15 - 19	5.5%	6.5%	6.2%	Average Household Income			
				20 - 24	5.4%	5.4%	5.3%	2020 Estimate	\$73,614	\$97,061	\$93,806
Households				25 - 34	15.8%	13.6%	13.3%	2025 Projection	\$82,389	\$109,003	\$104,965
2010 Census	1,713	13,383	25,183	35 - 44	15.5%	13.3%	13.3%				
2020 Estimate	1,807	14,447	28,318	45 - 54	12.7%	14.1%	13.8%	Per Capita Household Income			
2025 Projection	1,874	15,250	30,003	55 - 64	13.4%	14.1%	14.1%	2020 Estimate	\$27,392	\$35,741	\$36,164
				65 - 74	7.4%	9.1%	10.2%	2025 Projection	\$30,583	\$40,068	\$40,361
Families				75 - 84	2.6%	3.3%	4.2%				
2010 Census	1,245	10,198	18,106	85+	0.8%	0.9%	1.3%	2020 Household Income Dist.			
2020 Estimate	1,283	10,809	20,001					Less than \$15,000	4.9%	4.9%	5.3%
2025 Projection	1,321	11,348	21,087	Median Age				\$15,000 - \$24,999	4.2%	3.8%	4.5%
				2010 Census	33.9	37.0	38.2	\$25,000 - \$34,999	7.3%	7.2%	7.5%
2020 Housing Data				2020 Estimate	36.5	38.6	40.0	\$35,000 - \$49,999	18.3%	12.3%	13.0%
Owner Occ. Housing Units	1,507	11,751	21,723	2025 Projection	38.3	39.5	40.8	\$50,000 - \$74,999	31.2%	20.7%	20.3%
Renter Occ. Housing Units	300	2,695	6,595					\$75,000 - \$99,999	15.1%	17.6%	16.2%
				Average Household Size				\$100,000 - \$149,999	13.1%	17.6%	18.5%
2020 Business Data				2010 Census	2.63	2.72	2.57	\$150,000 - \$199,999	3.4%	8.4%	8.0%
Total Businesses:	1,643	12,001	25,277	2020 Estimate	2.65	2.76	2.59	\$200,000 and Up	2.5%	7.4%	6.6%
Total Employees:	4,794	39,844	73,540	2025 Projection	2.66	2.76	2.60				