

# 4875 FOREST DRIVE

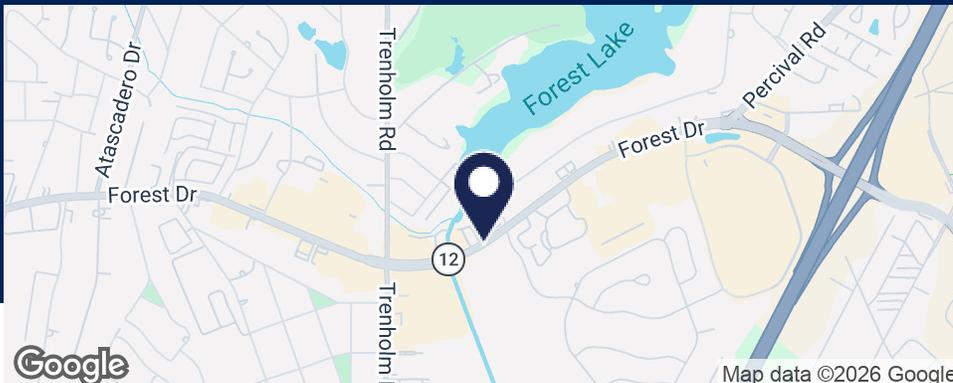
COLUMBIA, SC 29206

## 910-2,229 SF Class-A Office Space

- Located in the highly sought after Forest Acres submarket
- Monument signage available along the well traveled Forest Drive corridor with 28,000 vehicles passing per day
- Conveniently situated less than a mile from I-77 and close to a variety of restaurants, retailers, medical services and other traditional office users
- Adjacent to the new Gills Creek Memorial Park
- Parking: 3 per 1,000 SF



TWO RENOVATED SUITES FOR LEASE  
**\$25.00 SF/YR (FULL SERVICE)**



### CONTACT

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**MEREDITH RHODES**

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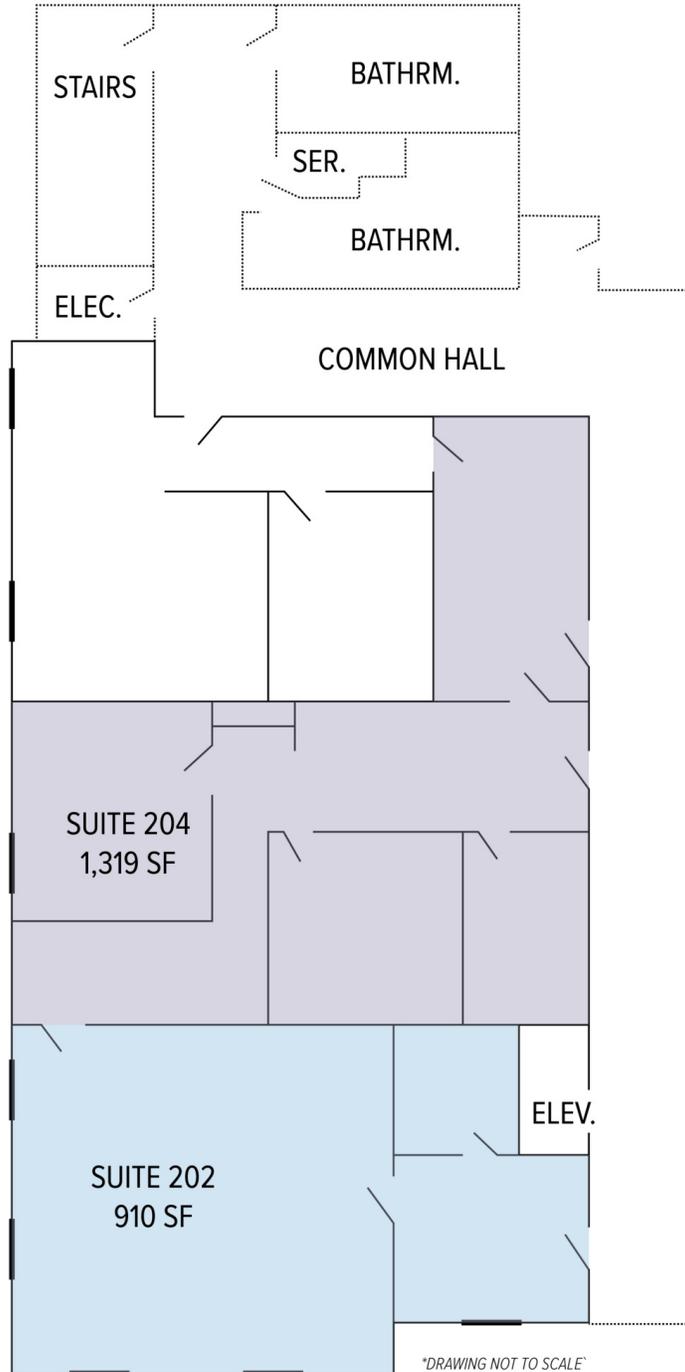
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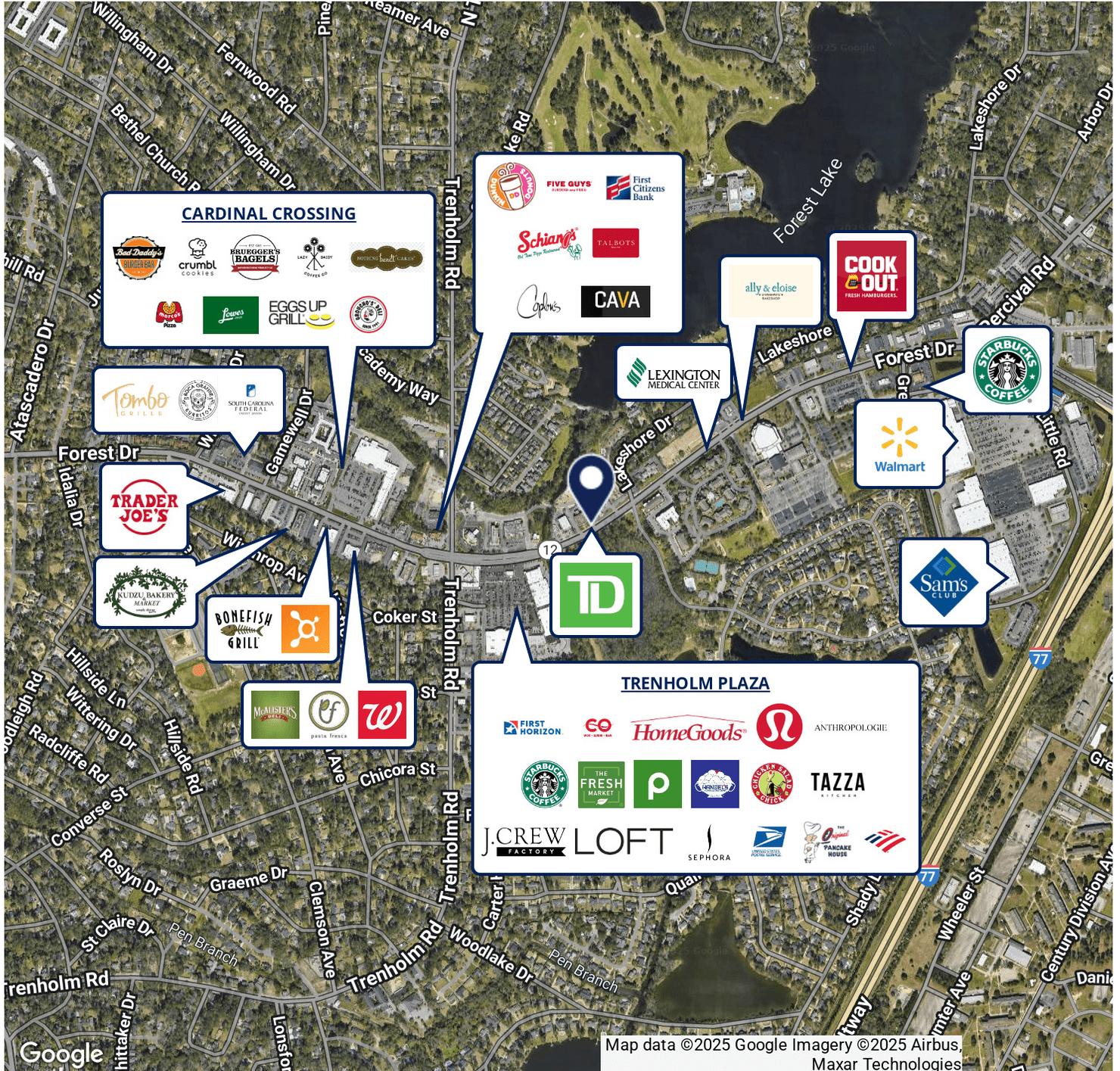
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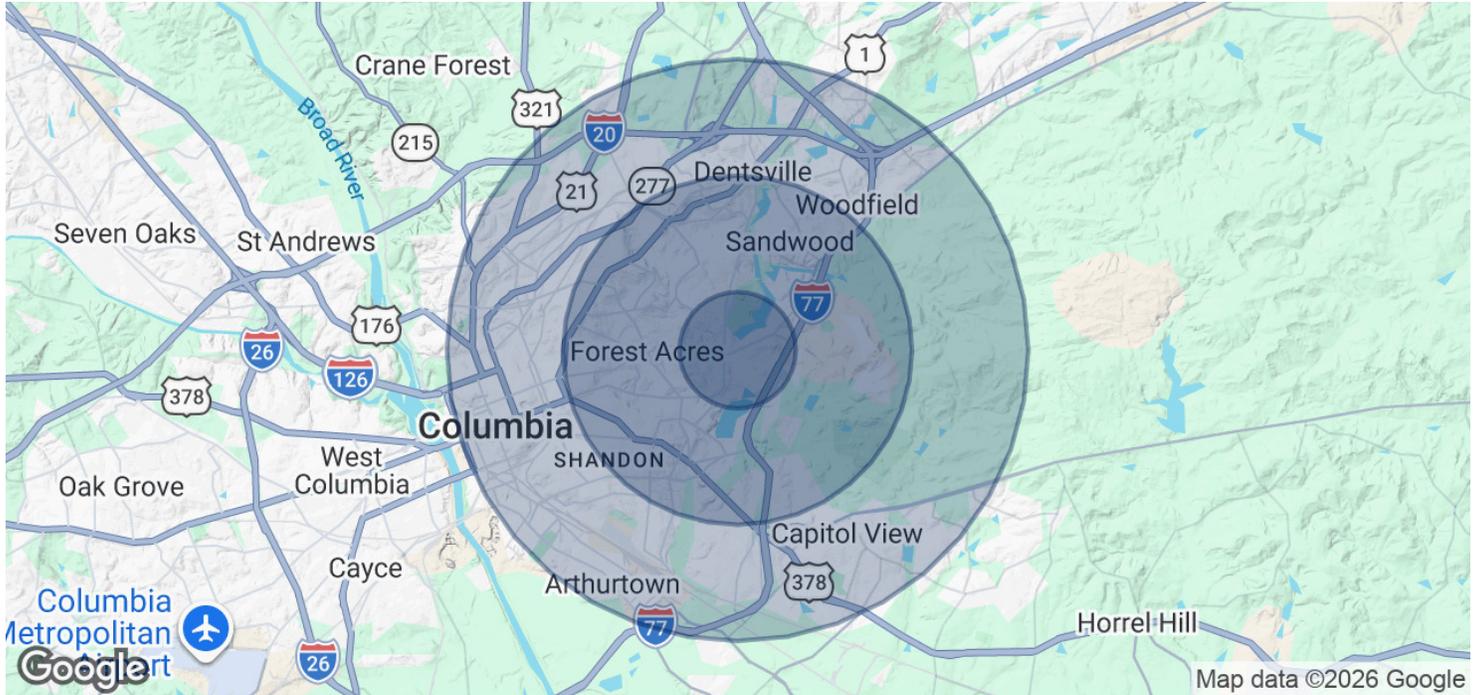
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,458	65,900	166,030
Average Age	43.6	37.1	34.3
Average Age (Male)	39.6	34.4	32.0
Average Age (Female)	45.8	39.3	36.7

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,889	24,062	64,181
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$97,800	\$83,429	\$61,927
Average House Value	\$261,310	\$279,285	\$211,467

2020 American Community Survey (ACS)

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