

# 161 MEDICAL CIRCLE

WEST COLUMBIA, SC 29169

## 3,155 SF Medical Office Space for Lease

- Prime Healthcare Corridor Location
- Excellent Visibility & Signage Opportunities
- Easy Access to Major Highways
- Exam Rooms with Plumbing
- Private Offices, Reception, and Break Room
- Newly Striped and Sealed Parking with Ample Spaces
- Located Across Sunset Blvd. from Lexington Medical Center



FOR LEASE  
**\$20 SF/YR (NNN)**



### CONTACT

**CRAWFORD PREZIOSO**  
803.567.1388  
cprezioso@trinity-partners.com

**TRINITY  
PARTNERS**

TRINITY-PARTNERS.COM  
1501 MAIN STREET SUITE 410  
COLUMBIA, SC 29201

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**\$20 SF/YR**

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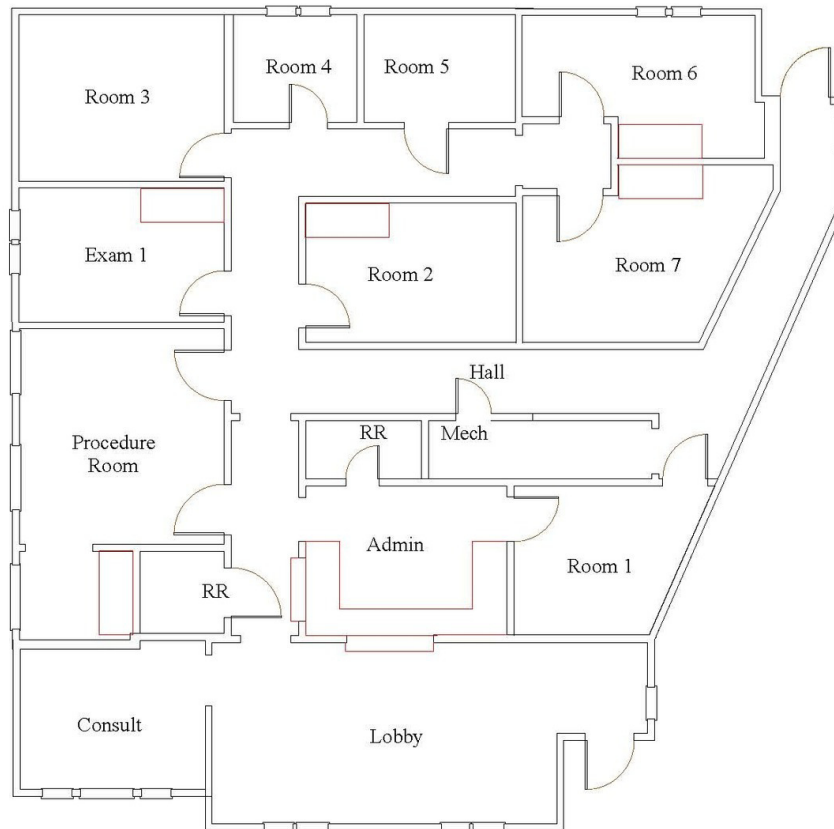
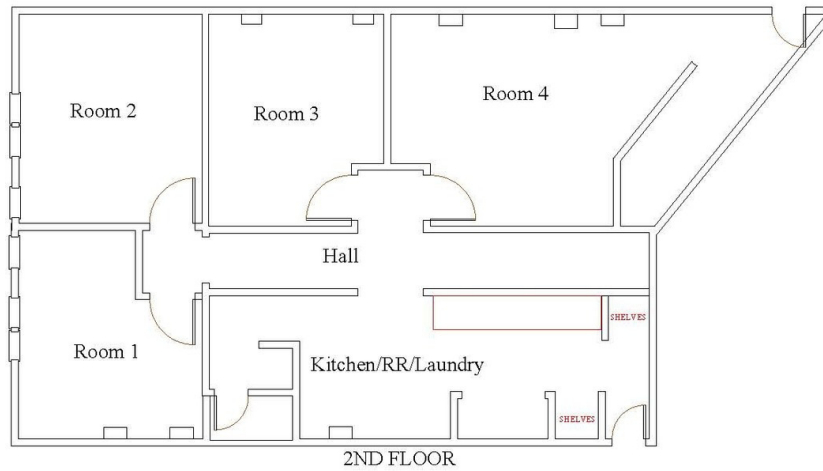
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Total Area	
Description	SF
1ST FLOOR	2149
2ND FLOOR	1083
	3232

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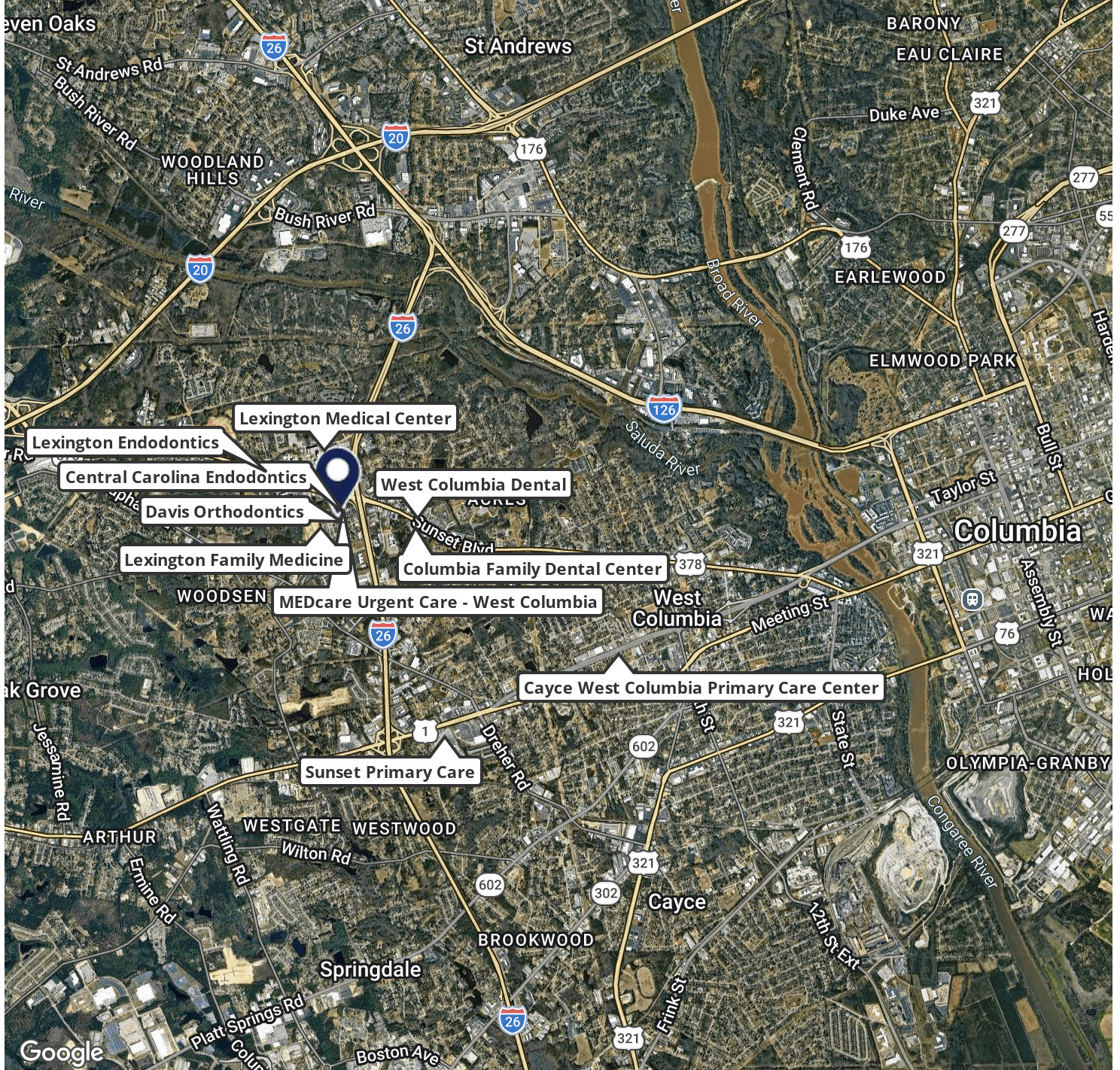


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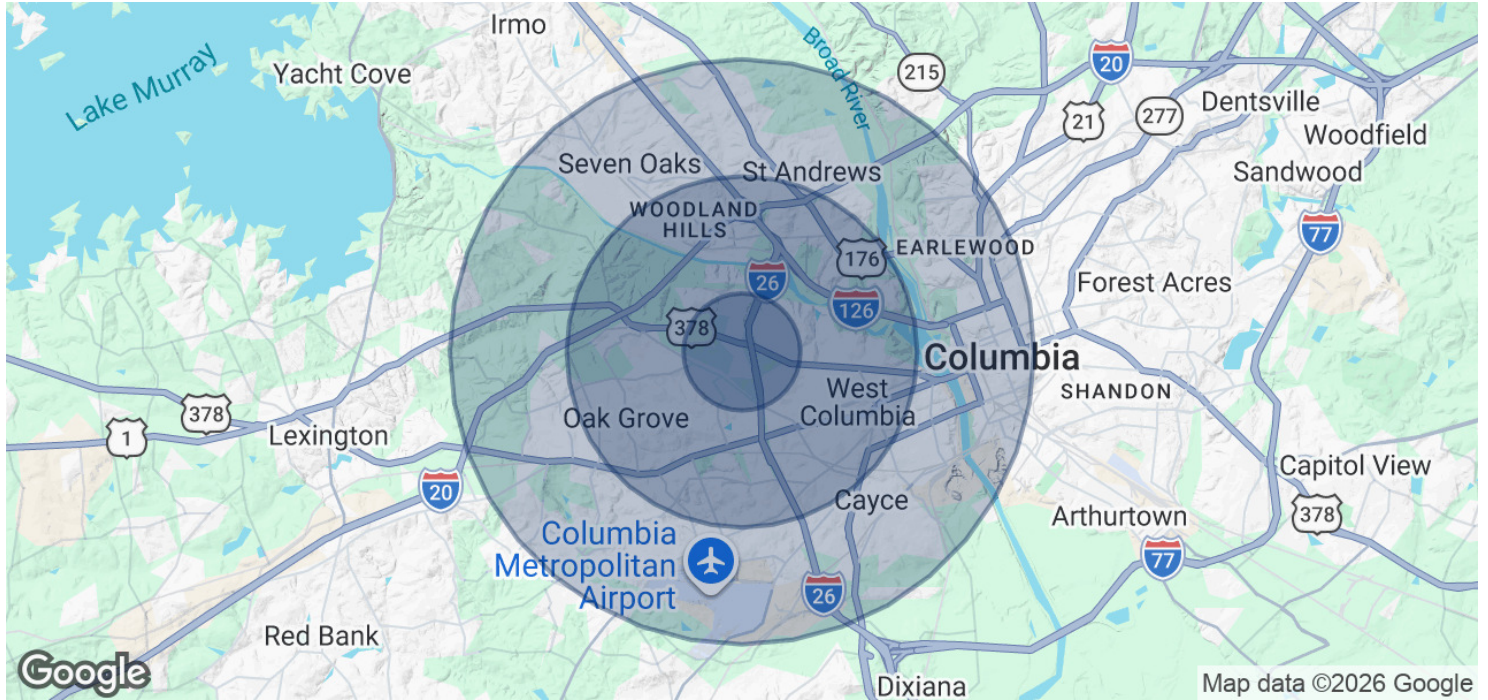
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,070	47,191	128,157
Average Age	44	41	39
Average Age (Male)	41	39	38
Average Age (Female)	47	43	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,778	21,855	55,778
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$75,205	\$71,091	\$74,680
Average House Value	\$210,953	\$210,522	\$232,283

2020 American Community Survey (ACS)

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