



FOR SALE OR LEASE

±4,200 SF

Office/Warehouse Flex Space

Additional 9-unit self-storage building



3038 McNaughton Drive

COLUMBIA, SOUTH CAROLINA 29223

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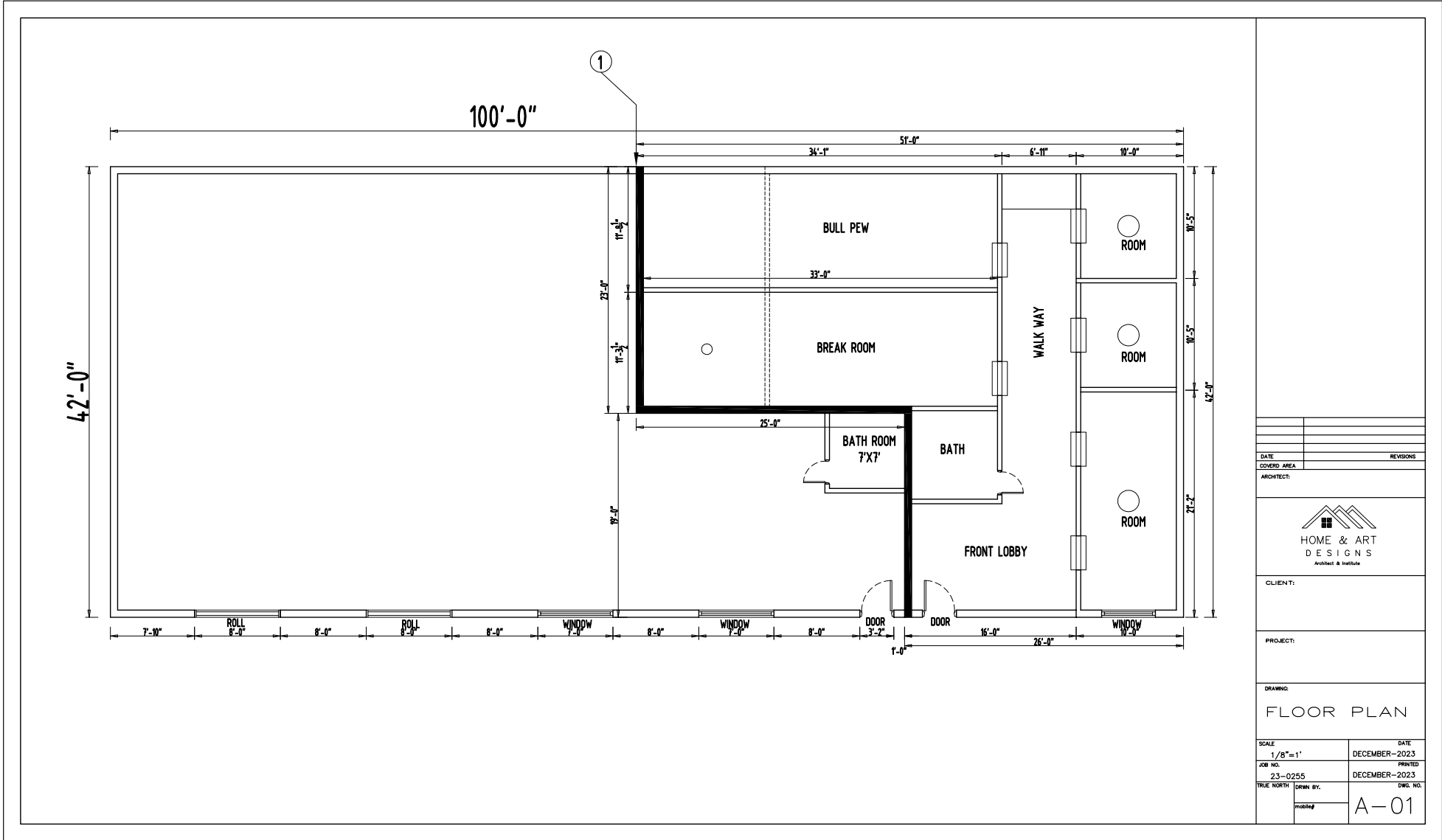
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3038 McNaughton Drive

- ± 4,200 of Flex Space
 - ± 2,484 SF of Storage
 - ± 1,716 of Office
- Located off Trenholm Road Extension with easy access to I-20 and I-77
- **Parking:** 15 spaces
- **Zoning:** General Commercial
- Surface level roll up door and well loading dock

Lease Price: \$13.50, NNN
Sales Price: \$700,000





DATE	REVISIONS



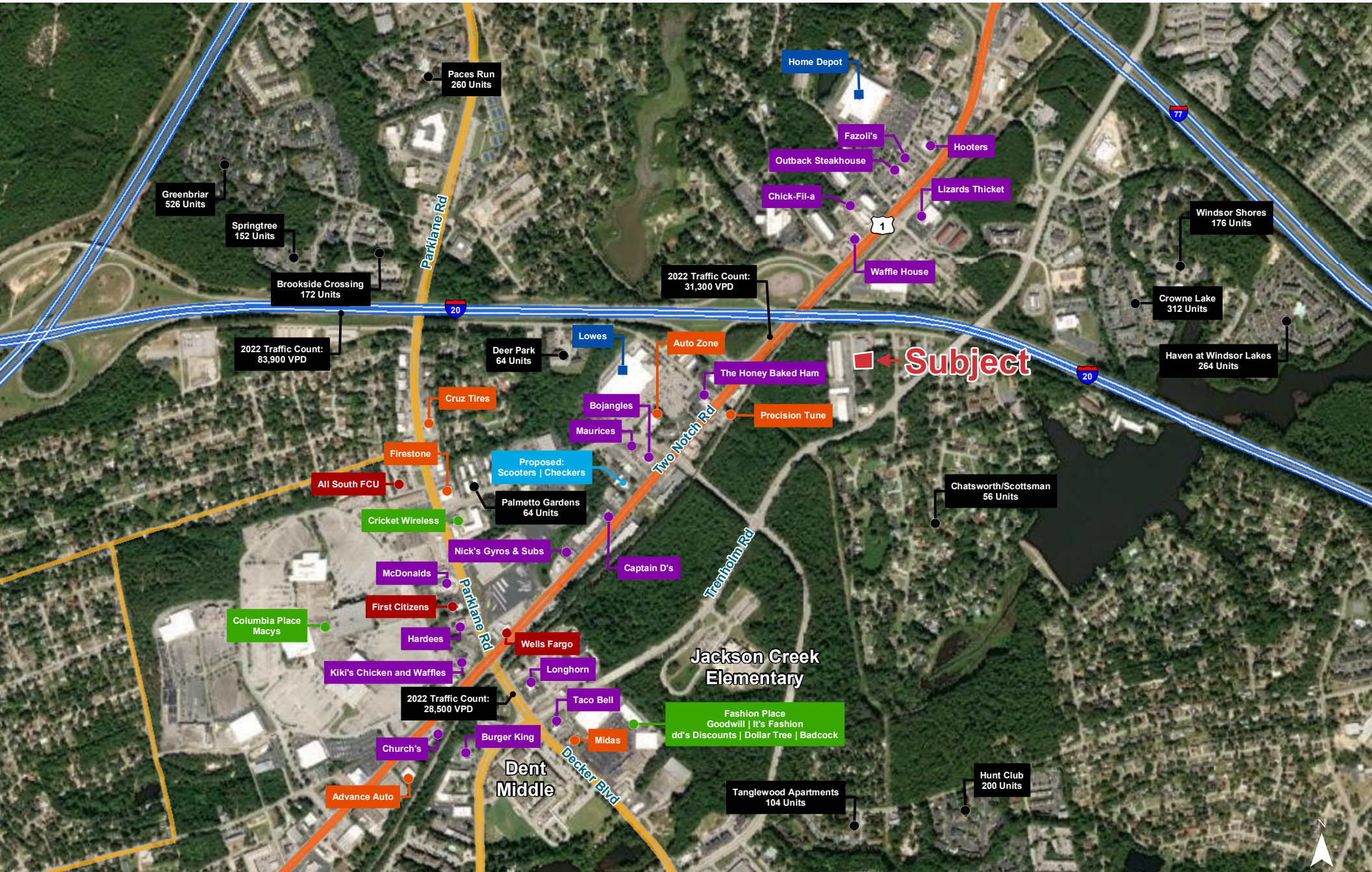
CLIENT:

PROJECT:

DRAWING:
FLOOR PLAN

SCALE: 1/8"=1'	DATE: DECEMBER-2023
JOB NO. 23-0255	PRINTED: DECEMBER-2023
TRUE NORTH	DWG. NO. A-01

Points of Interest



1 MILE RADIUS

Summary	2025	2030
Population	8,614	8,755
Households	4,109	4,273
Families	2,119	2,175
Average Household Size	2.06	2.01
Owner Occupied Housing Units	1,232	1,393
Renter Occupied Housing Units	2,877	2,879
Median Age	35.6	36.9
Average Household Income	\$59,313	\$64,554

3 MILE RADIUS

Summary	2025	2030
Population	46,775	47,566
Households	20,320	21,135
Families	11,716	12,044
Average Household Size	2.22	2.17
Owner Occupied Housing Units	11,424	12,272
Renter Occupied Housing Units	8,896	8,862
Median Age	39.2	40.5
Average Household Income	\$77,994	\$87,286

5 MILE RADIUS

Summary	2025	2030
Population	113,022	114,845
Households	47,379	49,305
Families	27,814	28,621
Average Household Size	2.22	2.17
Owner Occupied Housing Units	28,987	31,119
Renter Occupied Housing Units	18,392	18,187
Median Age	38.4	39.6
Average Household Income	\$90,872	\$102,117