

2230 Commerce Dr, Columbia, SC 29205

FOR SALE: \$1,200,000
CONTACT BROKERS FOR LEASE RATE

Flex Building for Sale or Lease in Southeast Columbia off Rosewood Drive

- ±11,431 SF Office & Warehouse
- Office portion ±2,100 SF
- Pylon signage available
- Well positioned warehouse near Owens Field
- Bow Truss Roof Eave Heights 12'-18'
- ±0.68 acre site
- Zoning: EC - City of Columbia



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

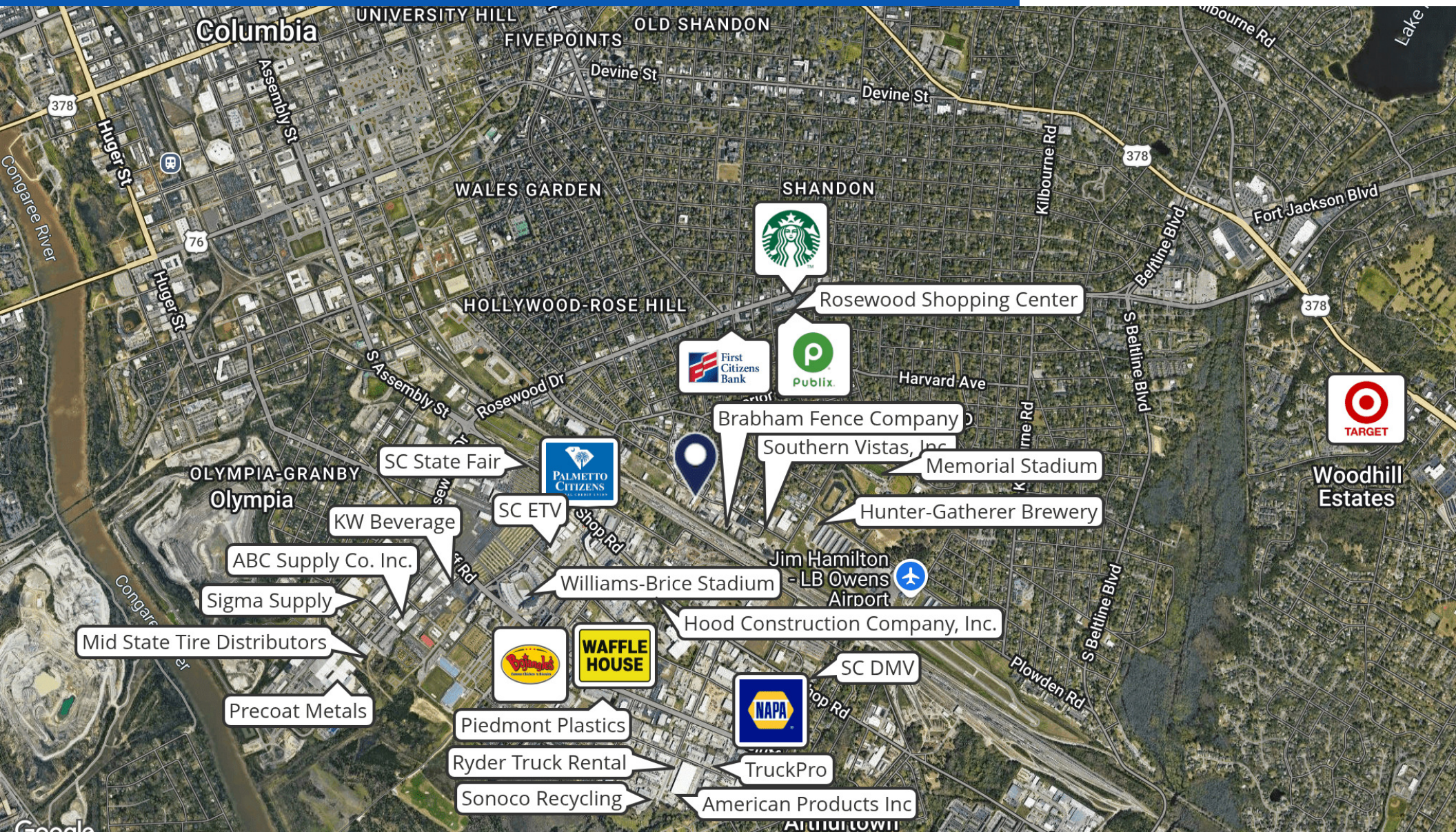
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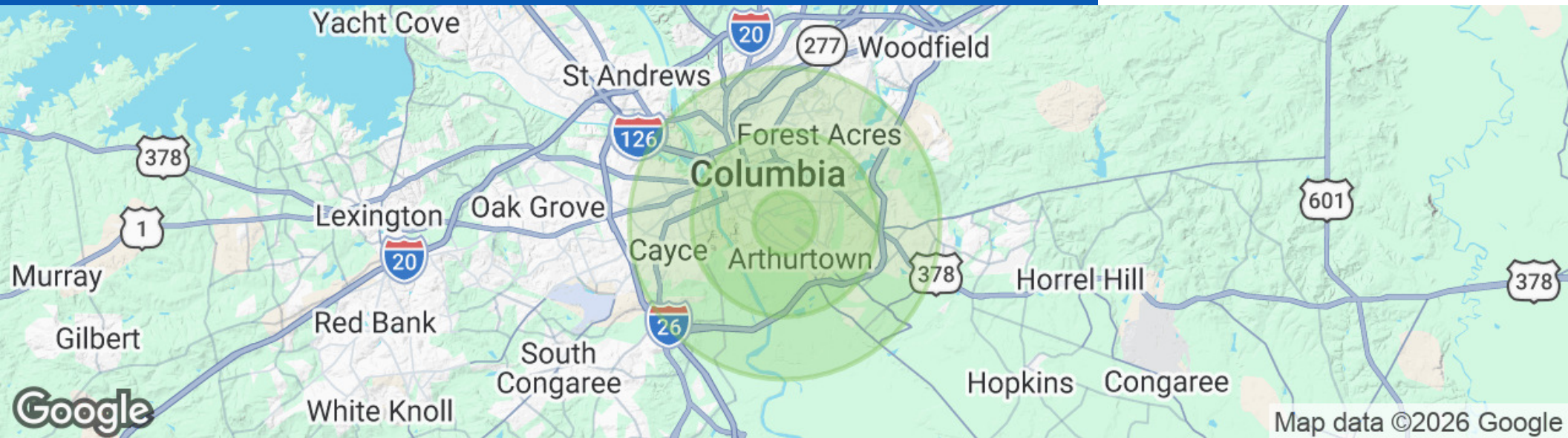
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Population

	1 Mile	3 Miles	5 Miles
Total Population	5,630	62,700	141,147
Average Age	28.9	30.3	33.6
Average Age (Male)	29.3	30.5	32.4
Average Age (Female)	29.7	30.9	35.3

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,684	25,751	58,418
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$99,232	\$94,841	\$88,296
Average House Value	\$338,161	\$355,297	\$287,840

2023 American Community Survey (ACS)