



3201 N Beltline Blvd

Columbia, SC 29204

PROPERTY HIGHLIGHTS

- ±1,596 SF single tenant building in excellent condition
- Located in Forest Acres, less than 10 minutes to Downtown Columbia and I-77
- ADA accessible via wheelchair ramp | ADA compliant bathroom
- Ideal for small attorney or insurance office
- Former Allstate with on-site private parking



FOR SALE

\$300,000

OFFICE SPACE
± 1,596 SF



Convenient Location
Near I-77 and Downtown
Columbia



Steadily growing
population



Close to incoming talent from
USC, Midlands Tech, Benedict
College

For more information,
please contact:

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☎ Jack Springs

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DEMOGRAPHIC PROFILE

RADIUS		2025	2030
1 MILE	Population	8,231	8,223
	Households	3,991	4,090
	Avg. Household Income	\$75,154	\$84,623
3 MILES	Population	76,935	78,633
	Households	34,583	36,228
	Avg. Household Income	\$102,518	\$115,713
5 MILES	Population	170,905	174,137
	Households	74,620	77,962
	Avg. Household Income	\$89,378	\$100,243

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