

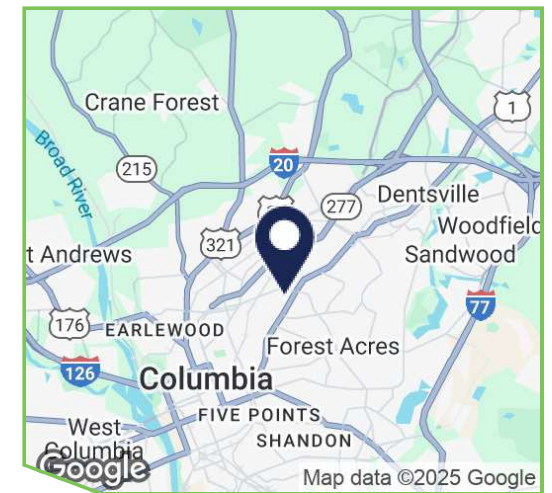
4058 W. Beltline Blvd., Columbia, SC 29204



For Lease/BTS
\$4,000.00 PER MONTH (NNN)

Ground Lease or Build-to-Suit Opportunity

- Site cleared of commercial buildings leaving ± 1.65 AC of usable acreage
- Existing curb cuts along W. Beltline Blvd. and Brookland Circle
- $\pm 280'$ of frontage along W. Beltline Blvd.
- Zoning: GC (Richland County)
- Utilities: Water & sewer available
- Traffic Count: 20,100 VPD



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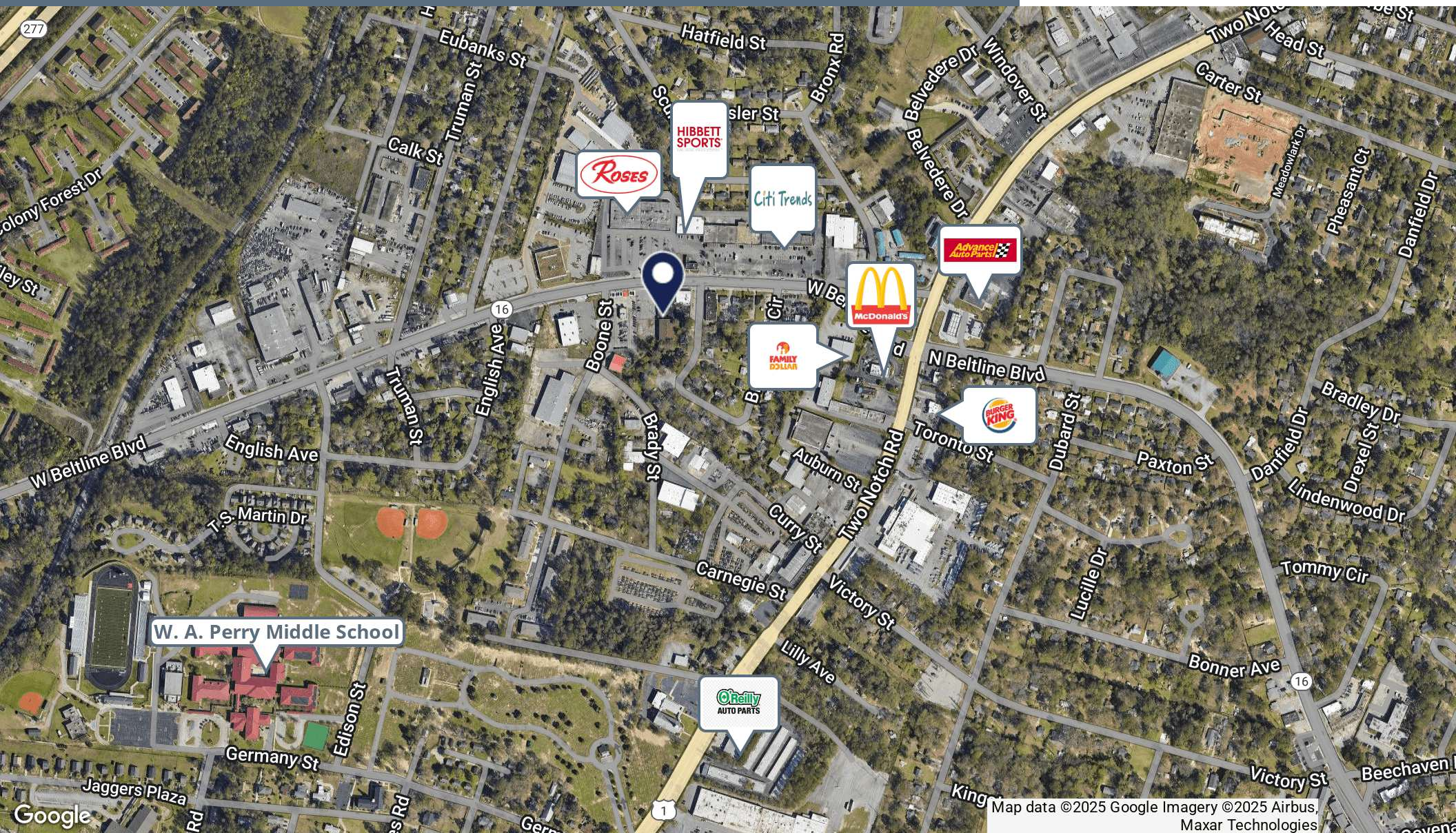
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1501 MAIN STREET SUITE 410
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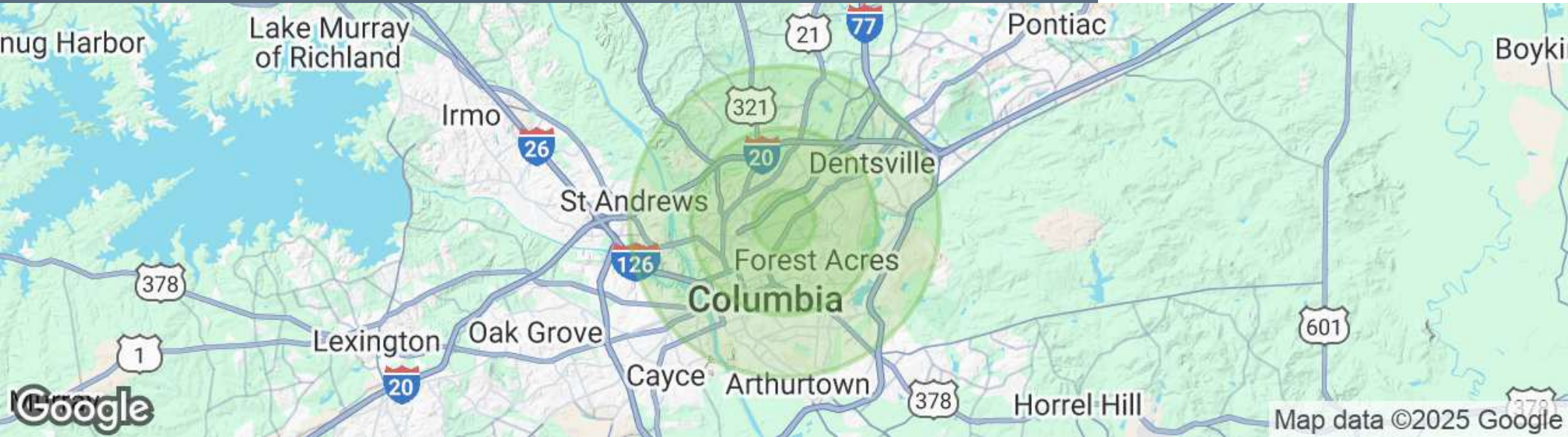
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Population

	1 Mile	3 Miles	5 Miles
Total Population	8,479	75,070	165,984
Average Age	40	40	38
Average Age (Male)	38	39	37
Average Age (Female)	42	41	39

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	3,706	33,346	70,715
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$47,908	\$75,460	\$74,909
Average House Value	\$151,453	\$302,695	\$293,656

Demographics data derived from AlphaMap



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