

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$19 SF/yr (NNN)
Building Size:	2,900 SF
Available SF:	2,900 SF
Lot Size:	0.29 Acres
Year Built:	1939
Renovated:	2026
Zoning:	CAC
Market:	Columbia
Traffic Count:	20,000

PROPERTY OVERVIEW

Newly renovated in 2026, this 2,900± SF commercial space offers a fresh, modern layout in a convenient Downtown Columbia location. Extensive improvements include a new roof, HVAC system, flooring, water heater, updated restrooms, new ceiling grid and lighting, and fresh interior and exterior paint. The space has been opened up through selective wall removal and enhanced with attractive brick architectural details.

Additional upgrades include a new front awning, steel rear door, exterior security lighting, multiple security cameras, and a completely repaved parking lot with approximately 20 spaces. Located along Taylor Street with convenient access to Columbia's CBD, the property provides an excellent opportunity for retail, office, showroom, or other commercial users seeking a renovated, move-in-ready space.

PROPERTY HIGHLIGHTS

- 2,900± SF newly renovated commercial space
- New roof and HVAC system
- New flooring, ceiling grid, panels, and lighting
- Updated restrooms with new toilets and vanities
- Fresh interior and exterior paint
- Open, flexible layout with attractive brick architectural details
- Enhanced security with exterior lighting and multiple cameras

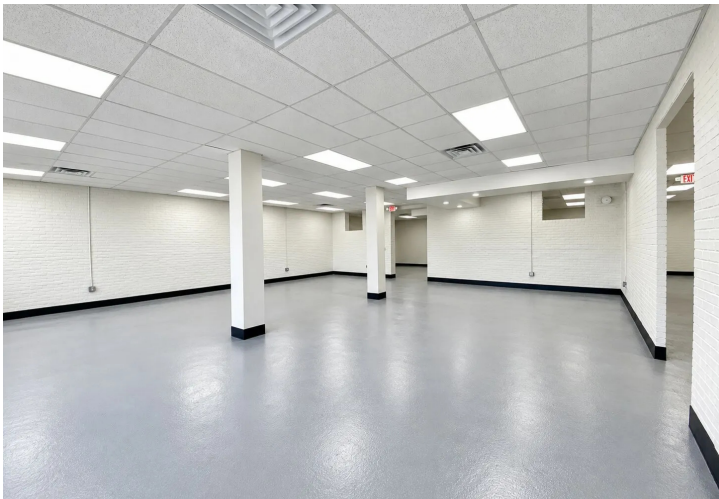
David Brock

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Interior Photos



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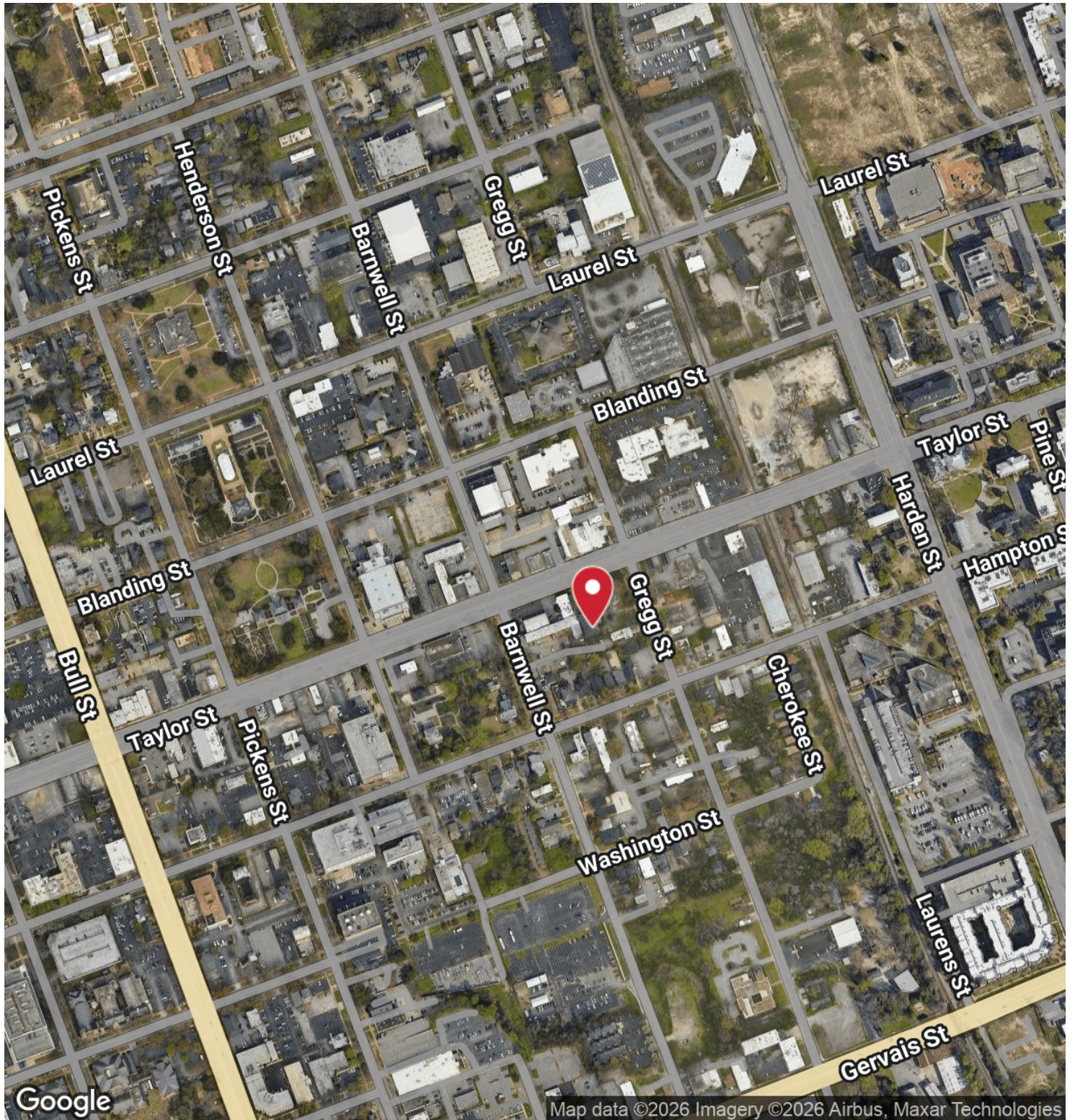
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Location Map



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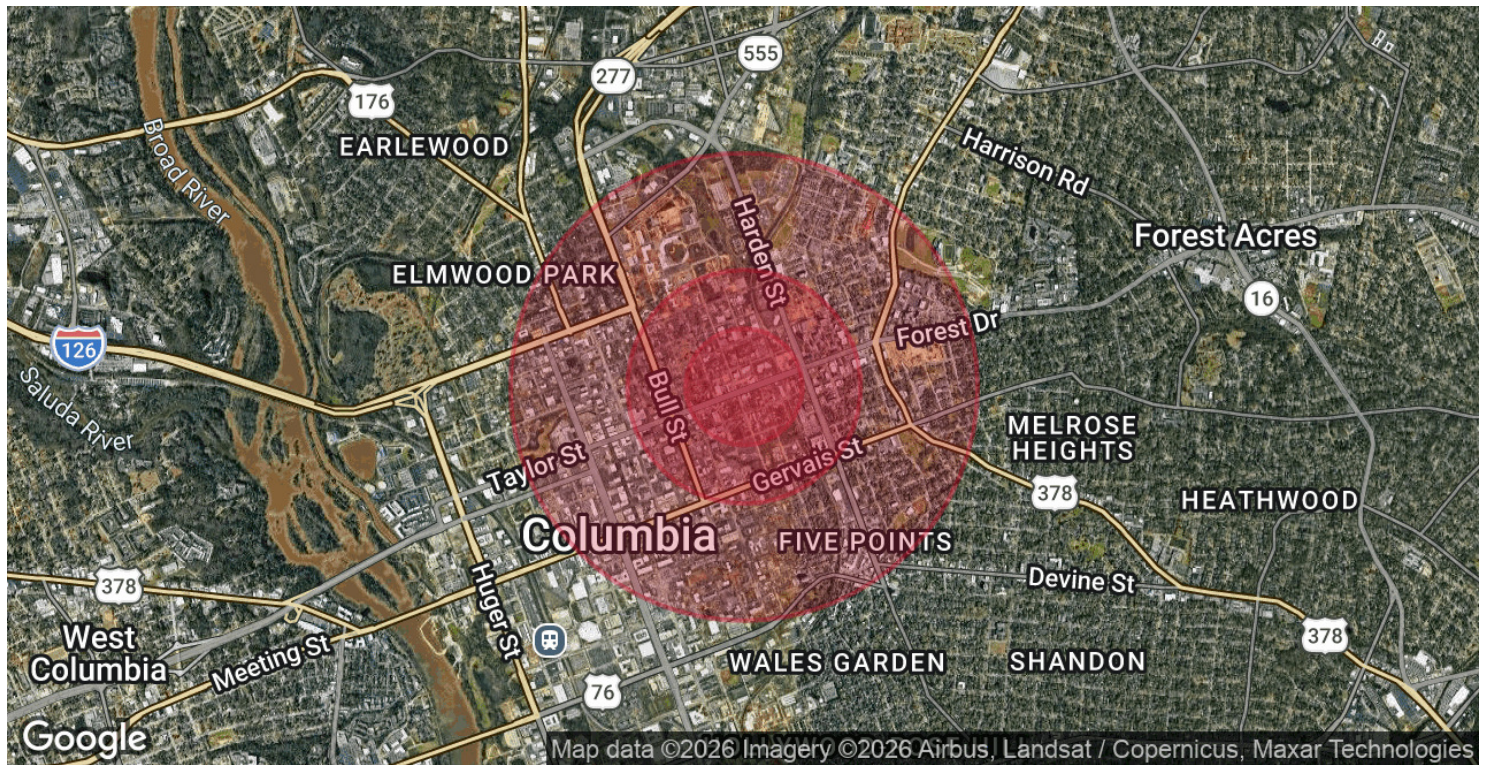
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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	440	2,366	11,374
Average Age	23.1	22.8	27.9
Average Age (Male)	23.5	23.0	28.0
Average Age (Female)	22.3	22.5	29.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	220	816	4,167
# of Persons per HH	2.0	2.9	2.7
Average HH Income	\$34,629	\$44,569	\$52,647
Average House Value	\$0	\$204,258	\$240,817

2023 American Community Survey (ACS)

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