

# 1706 ST. JULIAN PLACE

COLUMBIA, SC 29204

FOR SALE / LEASE

CONTACT BROKERS FOR PRICING

**TRINITY  
PARTNERS**

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



MEDICAL OFFICE

12,395 SF Available for Sale or Lease

- 51 parking spots on site
- Fully plumbed for medical use throughout
- Close proximity to MUSC and Baptist Medical Campus
- Ideal for larger single medical practice



**RYAN CAUSEY** 803.567.1089  
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**NICK STOMSKI, SIOR** 803.567.1447  
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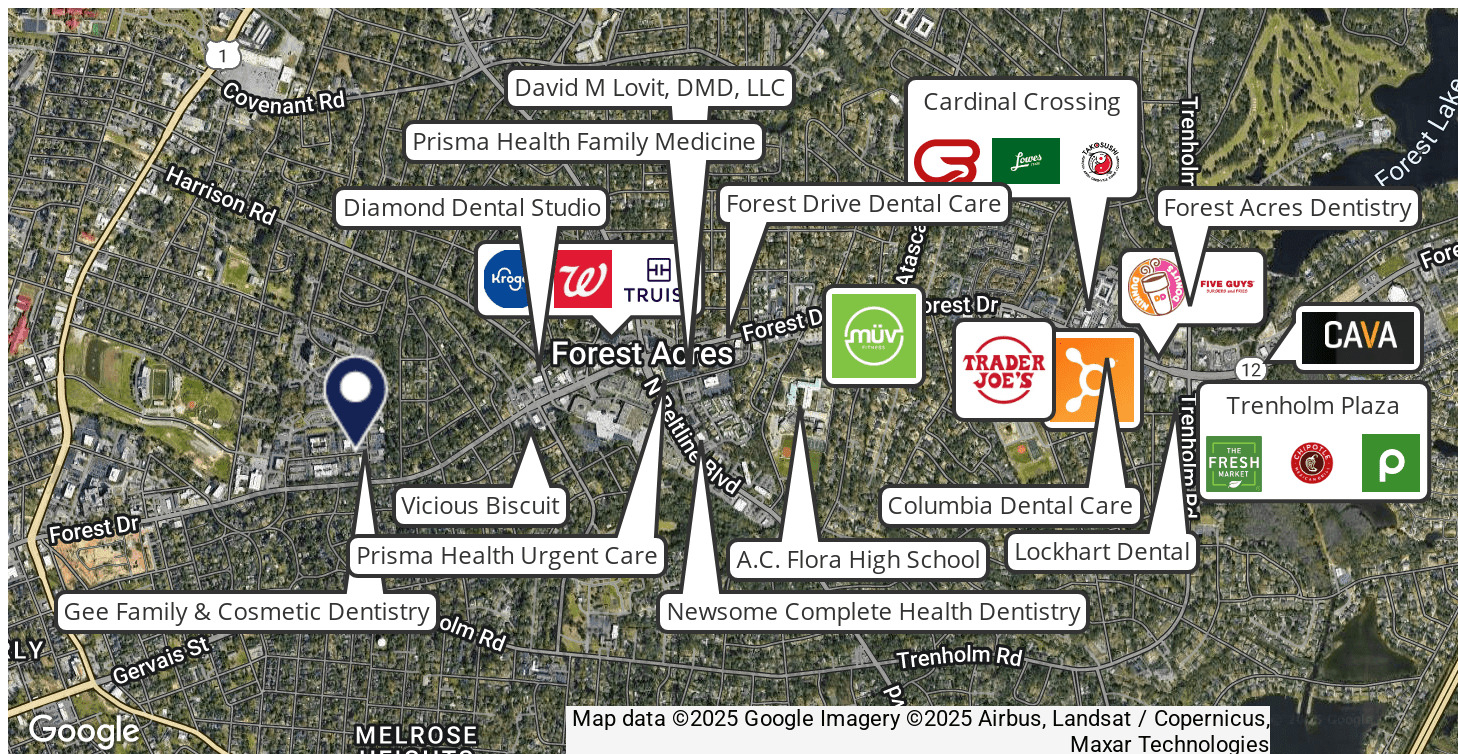
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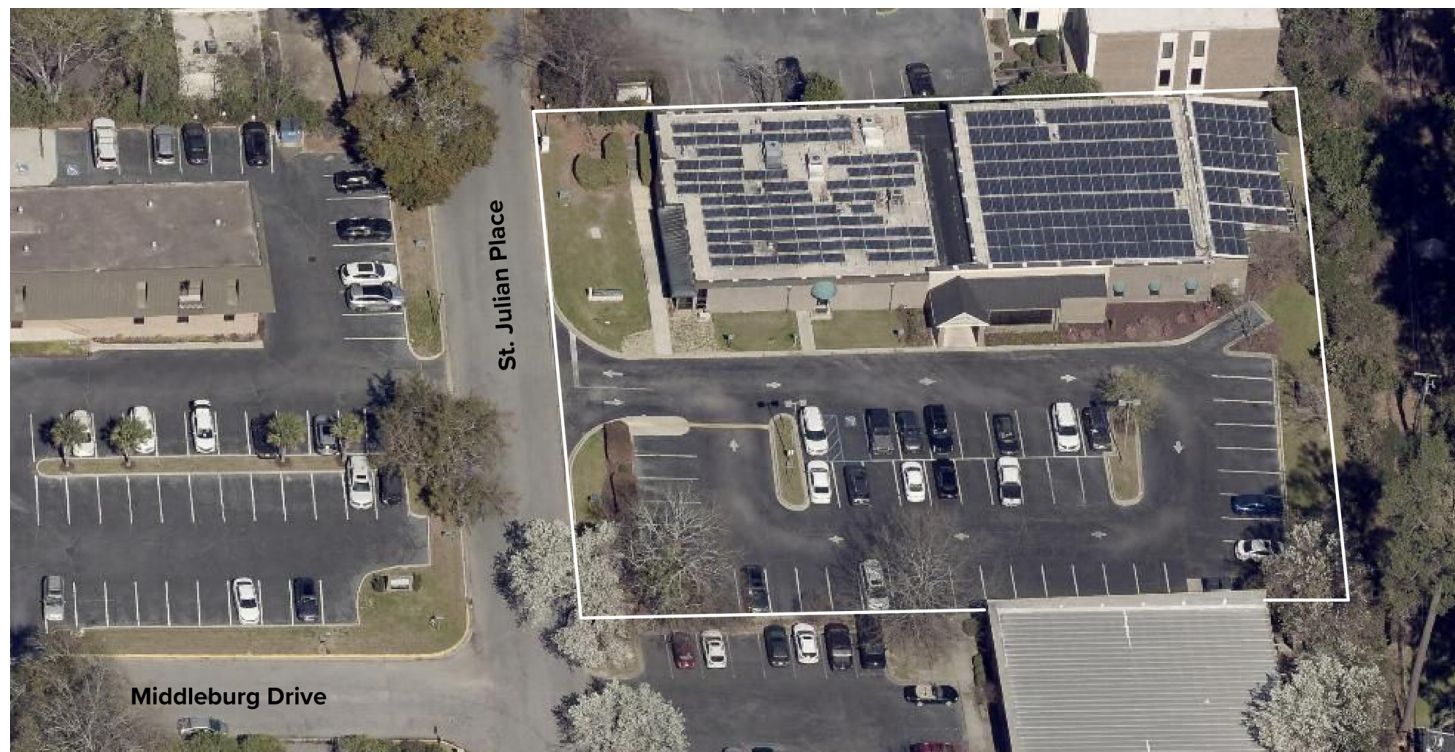


# LOCATION MAP

1706 ST. JULIAN  
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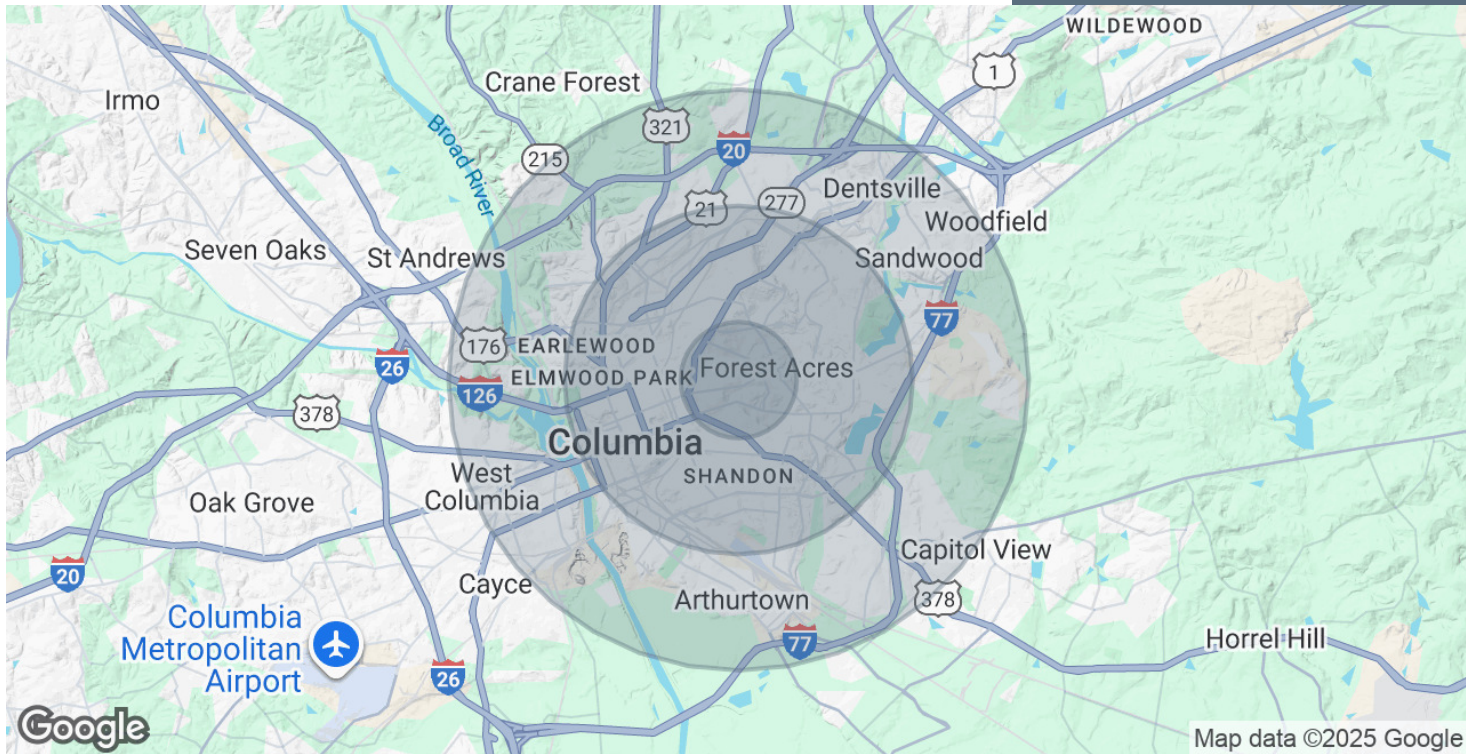
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,288	88,930	180,327
Average Age	43	37	38
Average Age (Male)	41	36	37
Average Age (Female)	44	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,298	38,055	77,429
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$87,444	\$80,869	\$75,698
Average House Value	\$337,377	\$336,782	\$292,422

Demographics data derived from AlphaMap

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