

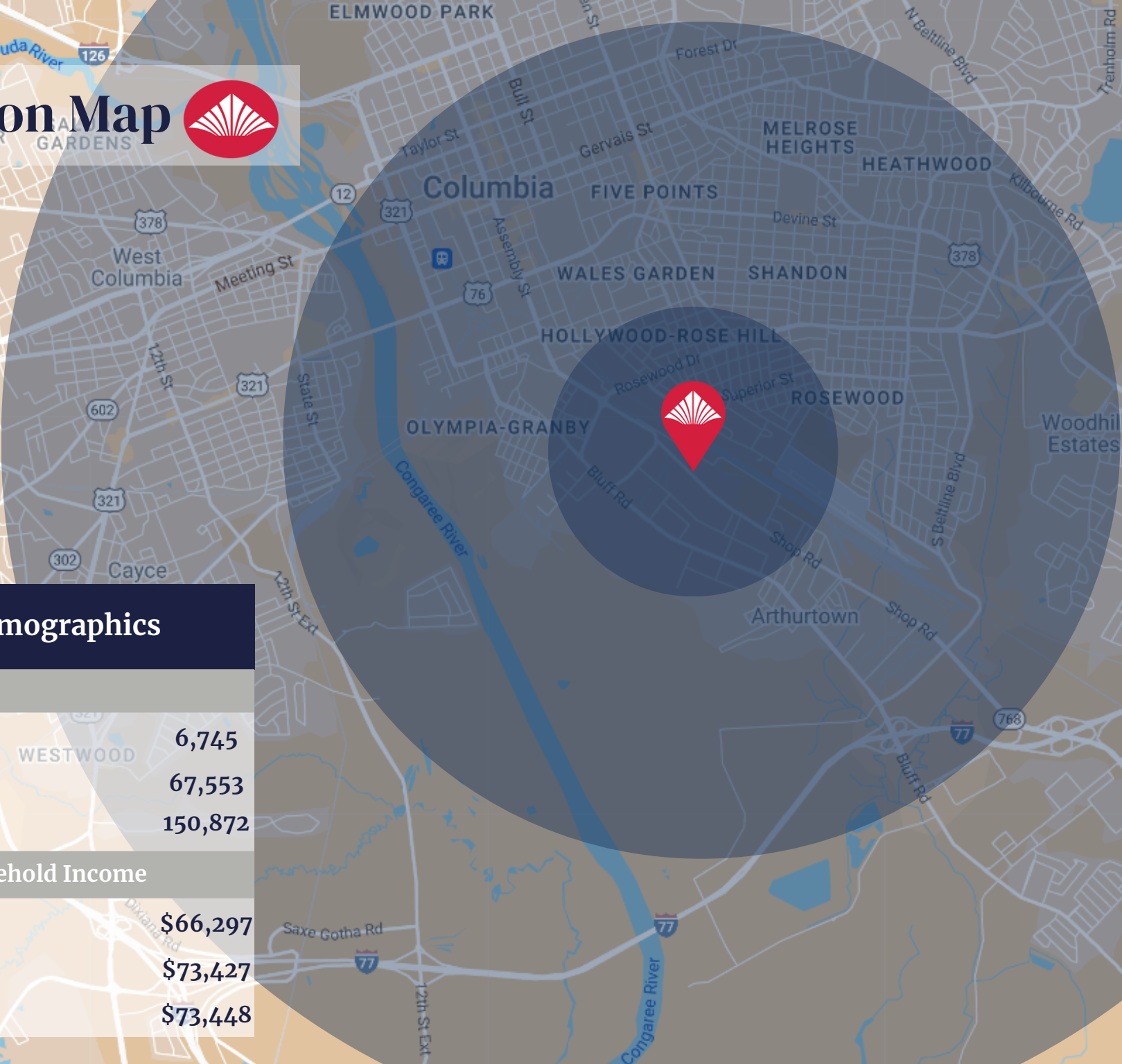


Wilson Kibler
COMMERCIAL REAL ESTATE



**1104 Shop Rd,
Columbia, SC 29201**

Location Map



Demographics

Population

1-Mile	6,745
3-Mile	67,553
5-Mile	150,872

Avg. Household Income

1-Mile	\$66,297
3-Mile	\$73,427
5-Mile	\$73,448

Investment Overview



Property

Young Office

Address

1104 Shop Rd,
Columbia, SC 29201

Tenant

Young Office Environments

Office Space

±14,500 SF

Warehouse Space

±21,826 SF

Dock High- Roll-up Doors

Four

Eave Height

14'-20'

Clear Height

22 Feet

Property Details

36,326

Square Feet

2.14

Acres

1967

Year Built

24

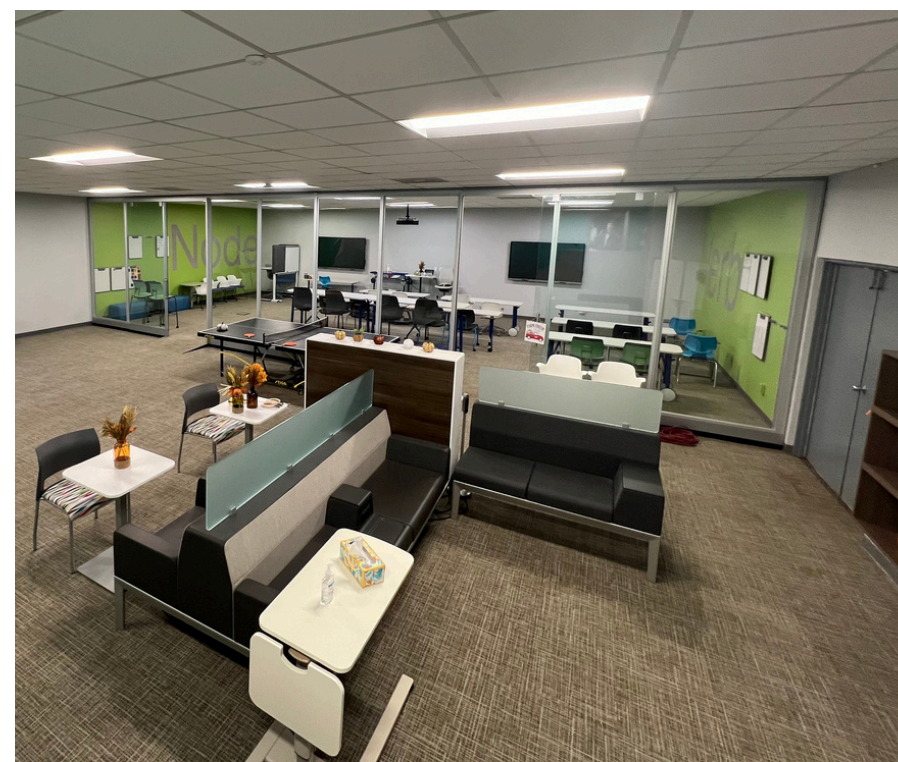
Parking Spaces

\$3,750,000









Location Map

Downtown Columbia
±2 Minutes

South Carolina
State Fair

Williams-Brice
Stadium

Gamecock Park

George Rogers Blvd.

Bridgestone
HosePower

The Gates at
Williams- Brice

The Row at the
Stadium

Bluff Rd.

Shop Rd.



Hood Construction
Company

Jim Hamilton -LB
Owens Airport

Interstate 77
±10 Minutes

Property Highlights

- Prime location off Shop Rd., situated near major commercial corridors in the surrounding area.
- Positioned within a well-established yet evolving corridor close to a mix of Class A student and professional housing.
- Offers stunning views and is in close proximity to Williams Brice Stadium, home of the South Carolina Gamecocks
- Minutes from USC Campus and Central Business District of Columbia, SC.
- ±2 minute drive to I-77
- ±10 minute drive to I-26
- Surrounded by dense development of office, retail, institutional, multifamily, and industrial use
- 36,513 Students at the University of South Carolina (2024)
- 400,000 average annual visitors to the South Carolina State Fair



TENANT DETAIL



Young Office

Young Office creates work environments designed to support people, the flow of information, and enhance collaboration. They believe that with a quality work environment can help a company solve tough business problems, build market share, and stay competitive. Young Office's goal is integrate architecture, furniture, and technology into the future of all work places.

With being open for 70 plus years and providing individual interiors for businesses in every industry, Young Office has also built strong, long-lasting relationships with clients, architects, and designers. Young Office is a company that people can trust to bring the best to every project and create amazing spaces.

Young Office Environments is a family-owned and operated business with seven showrooms across North Carolina, South Carolina, and Georgia.





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Sam Gamble

Broker Associate

sam.gamble@wilsonkibler.com

803.673.7952

Lee Bussell

Senior Associate

lbussell@wilsonkibler.com

803.255.8641

William Gregg

Senior Associate

wgregg@wilsonkibler.com

803.255.8654