

1701 ST. JULIAN PLACE

COLUMBIA, SC 29204

FOR SALE / LEASE

\$1,850,000 / CONTACT BROKERS FOR LEASE RATE

TRINITY
PARTNERS

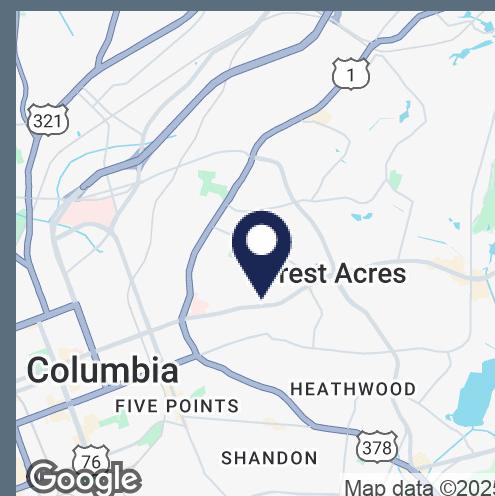
TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201



MEDICAL OFFICE

±2,500 - 14,442 SF Available for Sale or Lease

- 60 parking spots on site
- Fully plumbed for medical use throughout
- Close proximity to MUSC and Baptist Medical Campus
- Multiple suite options for smaller private practice



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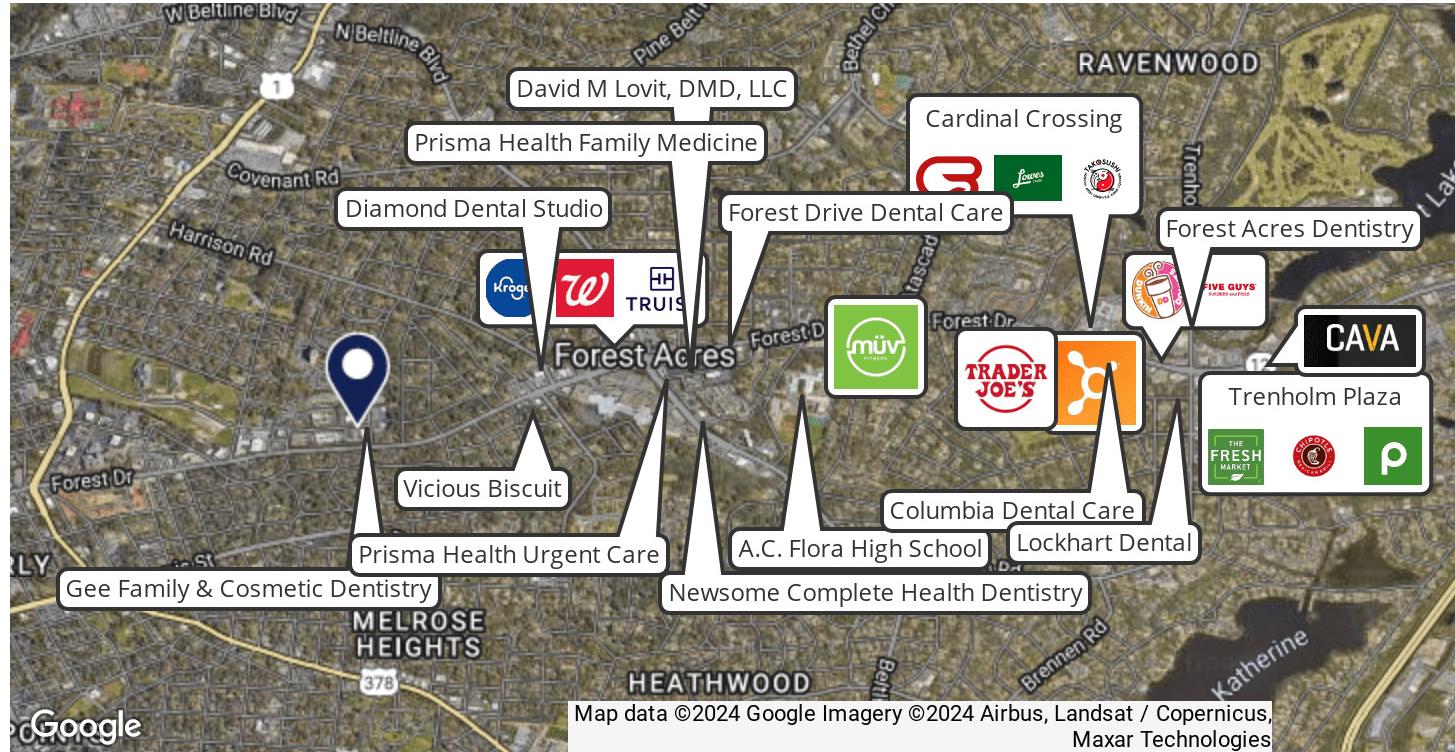
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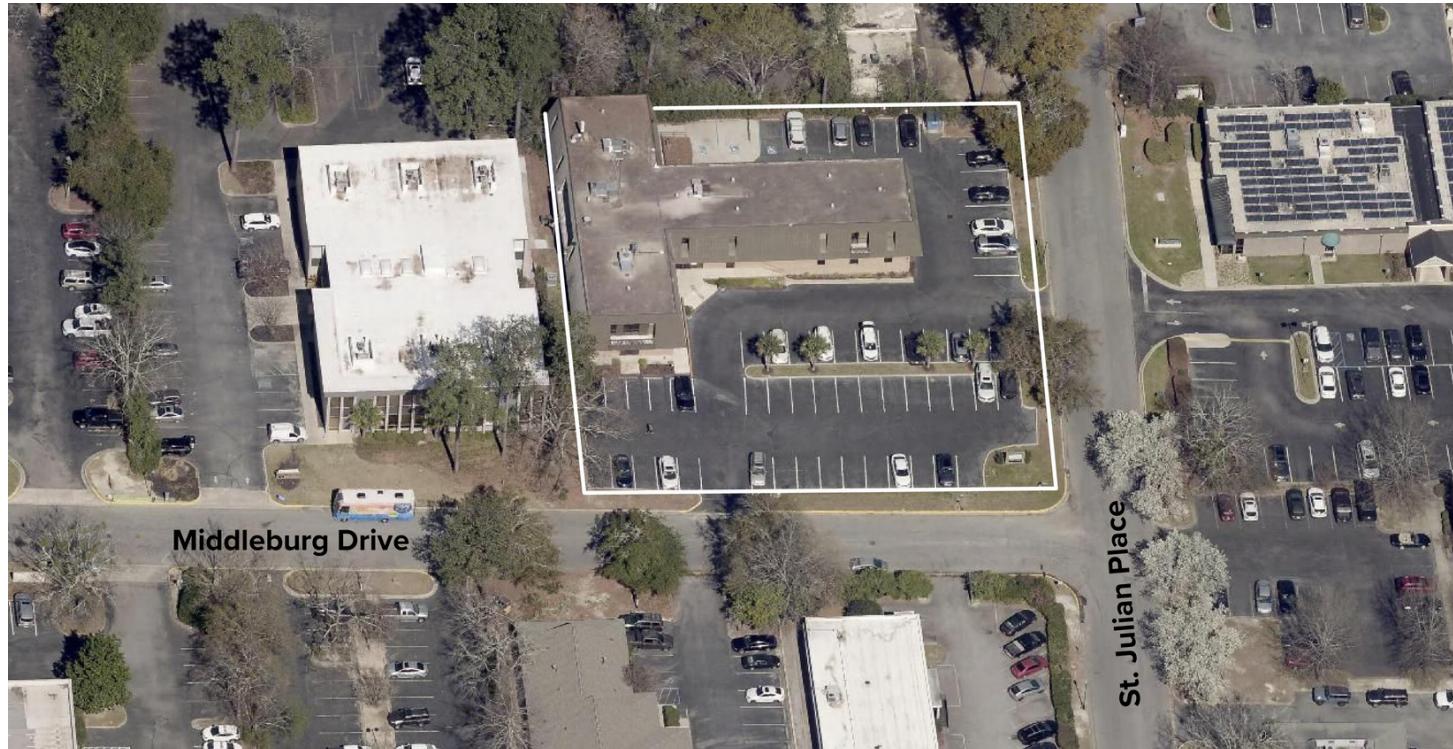
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**LOCATION
MAP**
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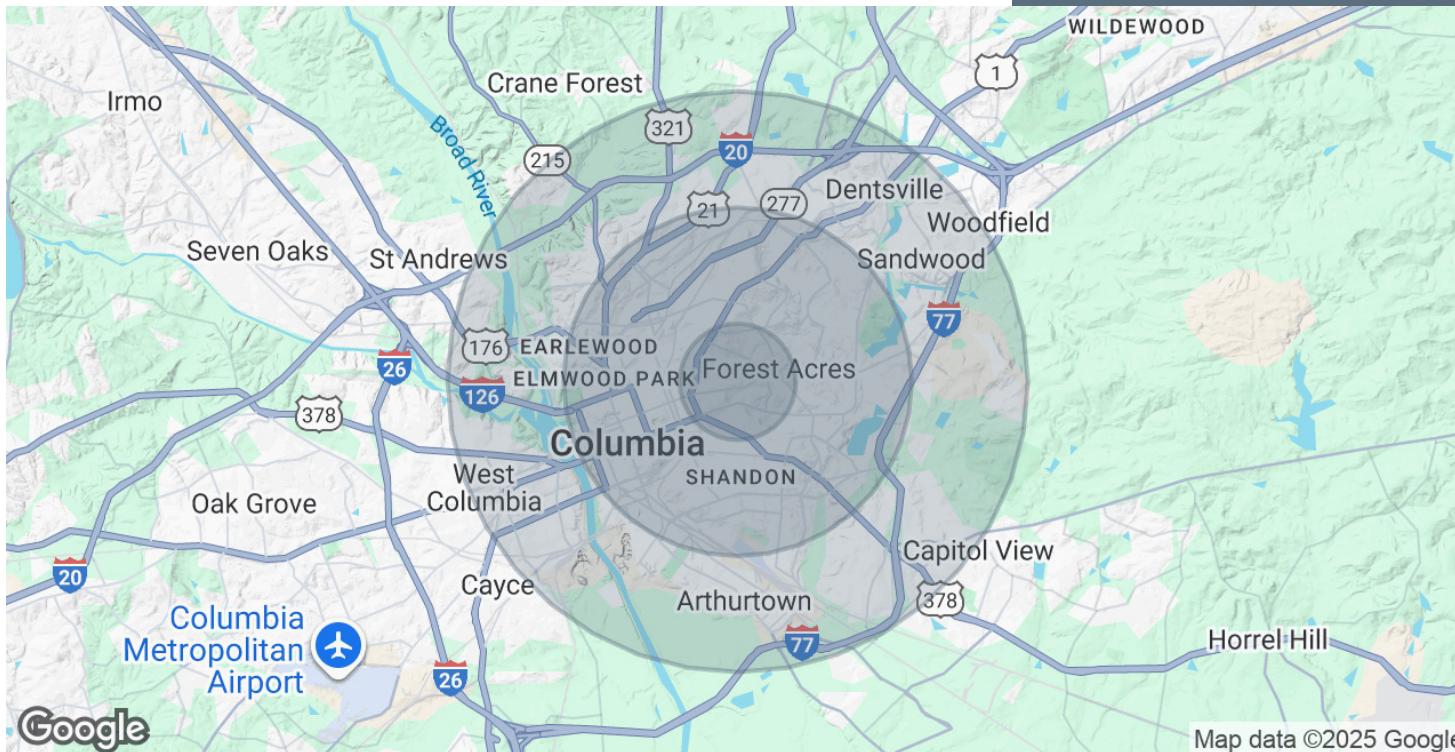
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,332	88,411	183,354
Average Age	43	37	38
Average Age (Male)	41	36	37
Average Age (Female)	44	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,298	37,798	78,770
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$85,196	\$80,748	\$75,644
Average House Value	\$331,797	\$336,951	\$291,154

Demographics data derived from AlphaMap

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