



Exclusively Presented By

SHERRI C. BURRISS

803.900.8017

sburris@roicommercialsc.com

BILLY WAY, CCIM, SIOR

803.900.8018

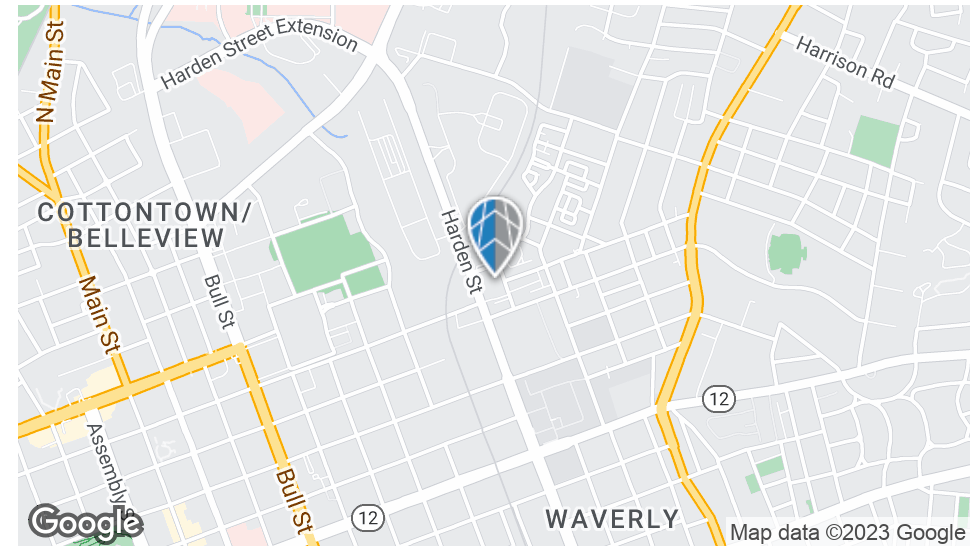
bway@roicommercialsc.com

ROI COMMERCIAL, LLC

1300 Sumter Street

Columbia, SC 29201

803.900.8020

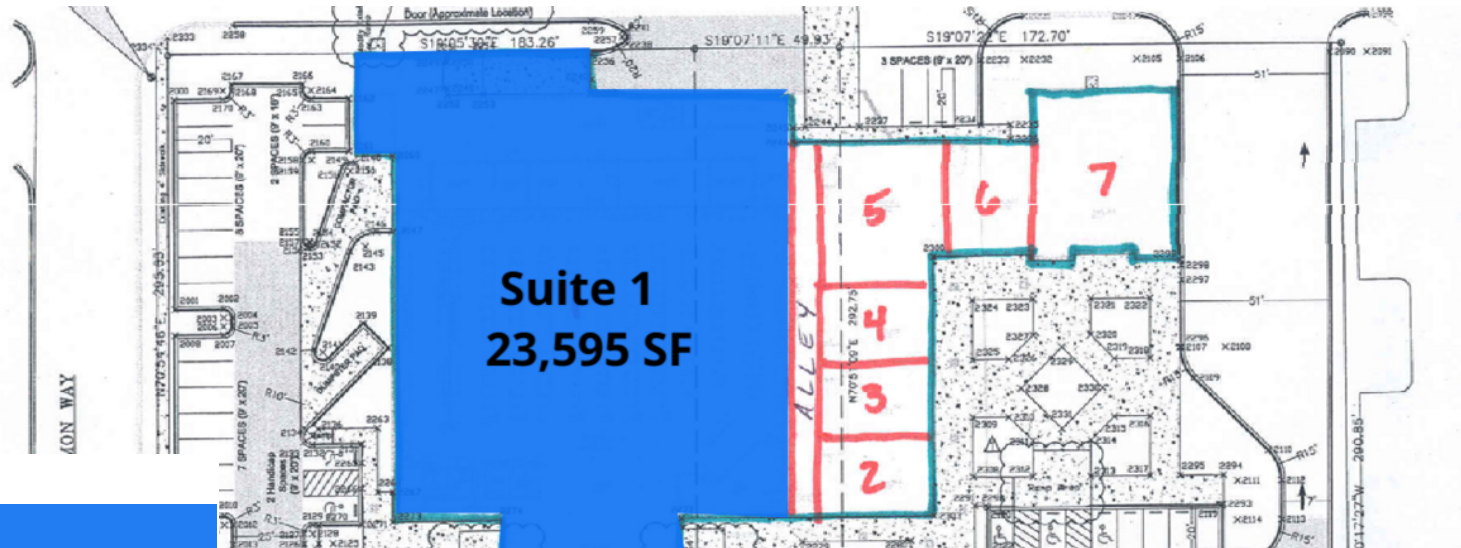


PROPERTY SUMMARY

Available SF:	23,595 SF
Lease Rate:	\$10.50 SF/yr (NNN)
Lot Size:	2.74 Acres
Building Size:	32,892 SF
Cross Streets:	Calhoun Street

PROPERTY HIGHLIGHTS

- Retail Shopping Center located one block from the Bull Street District, Columbia's 181 acre mixed-use neighborhood
- +/- 23,595sf Former grocery anchor space available – great for retail, office, medical or educational uses.
- Co-Tenants include Carol's Tax Service, City of Columbia Employee Health Clinic, Clyburn Foundation and AllSouth Federal Credit Union



LEGEND

Available Space

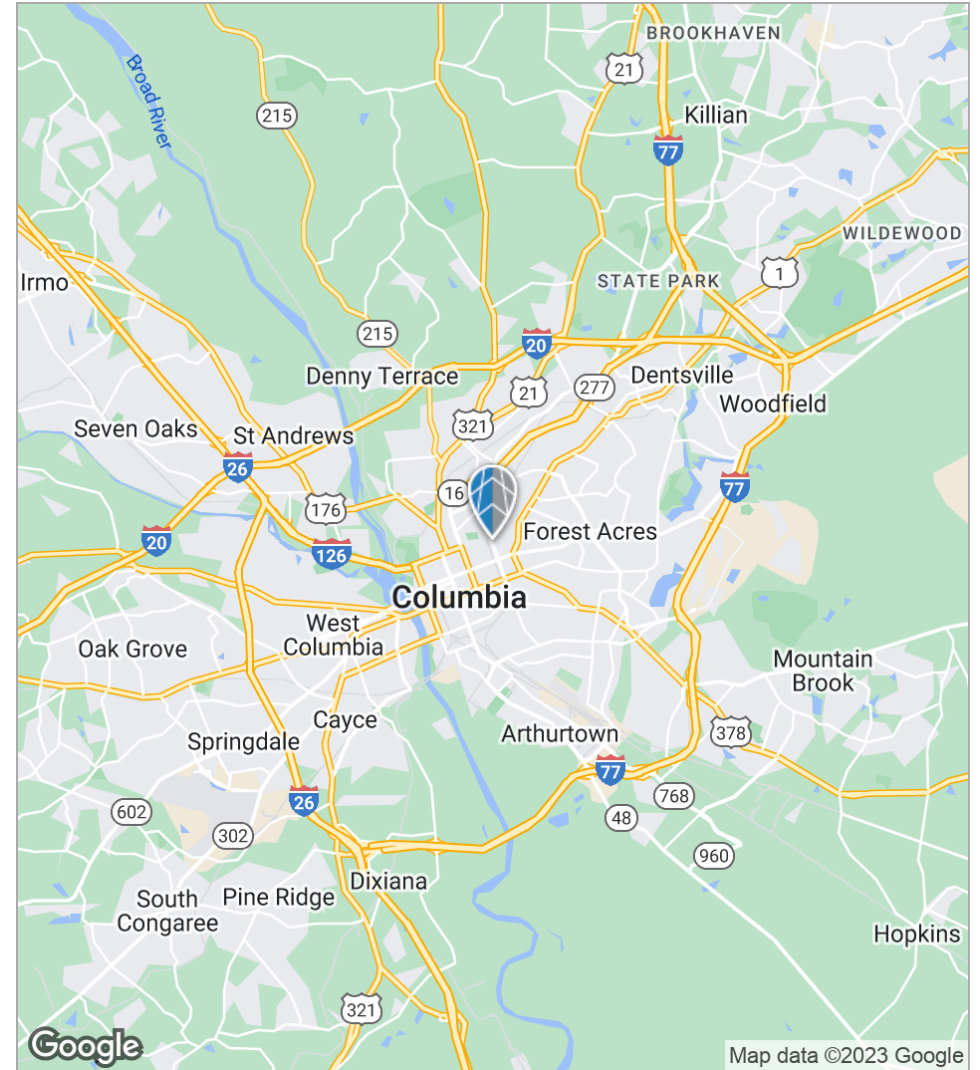
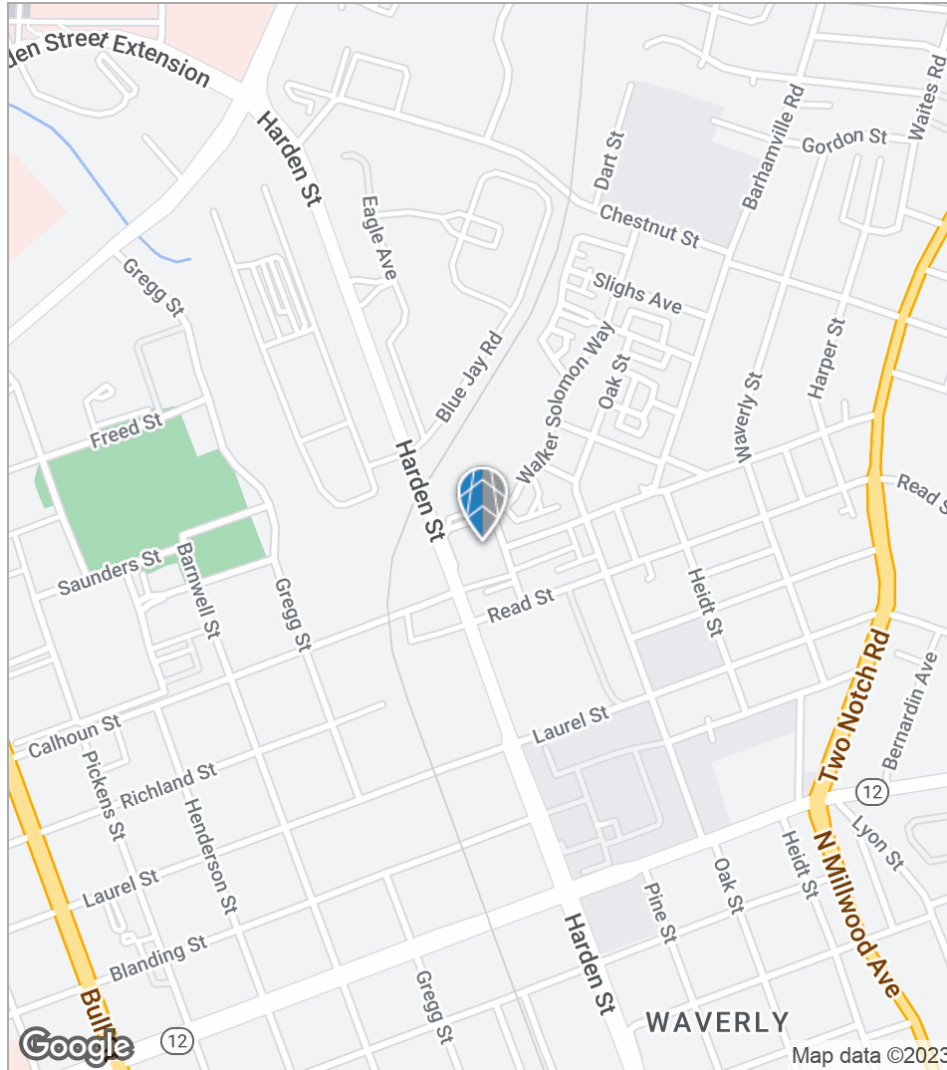
LEASE INFORMATION

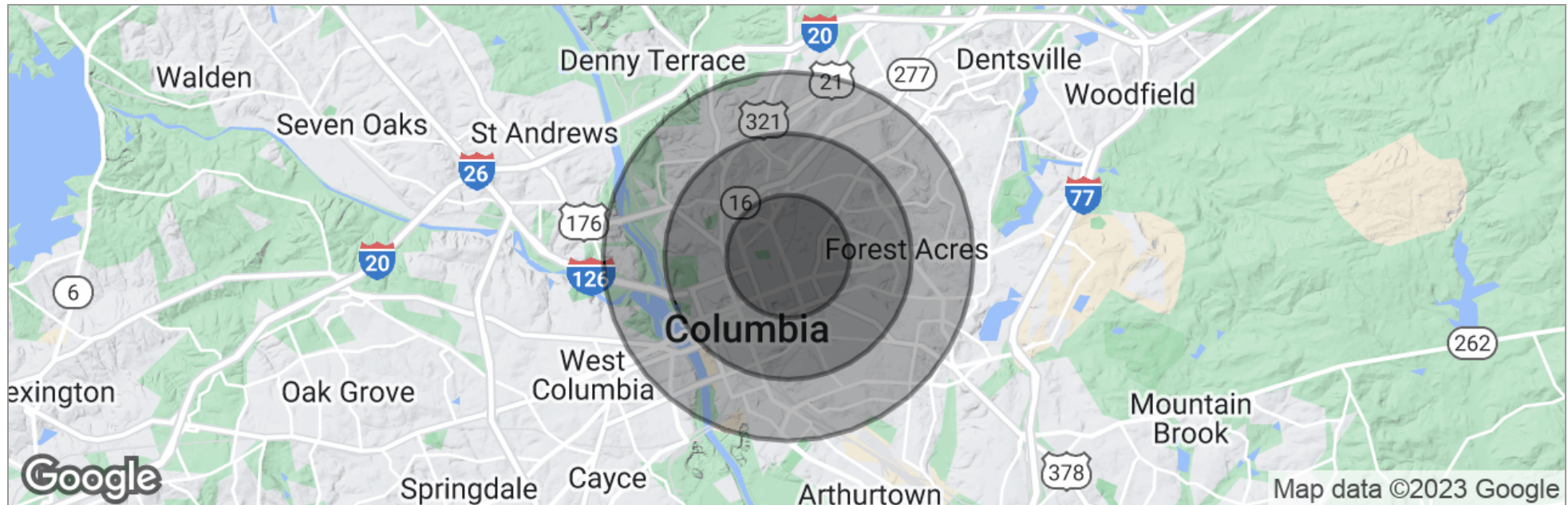
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	23,595 SF	Lease Rate:	\$10.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2016 Harden Street	Available Space	23,595 SF	NNN	\$10.50 SF/yr	Former grocery anchor space available – great for retail, office, medical or educational uses







	1 Mile	2 Miles	3 Miles
Total Population	11,259	41,997	83,761
Population Density	3,584	3,342	2,962
Median Age	29.5	31.2	32.2
Median Age (Male)	28.5	29.0	30.7
Median Age (Female)	30.4	33.8	34.2
Total Households	4,217	17,121	34,565
# of Persons Per HH	2.7	2.5	2.4
Average HH Income	\$33,301	\$43,709	\$51,113
Average House Value	\$120,937	\$156,535	\$192,340

* Demographic data derived from 2020 ACS - US Census