



RETAIL SPACE AVAILABLE



Palmetto Plaza | FOR LEASE

1401-1469 Sumter St. & 1237 Washington St.

1545 Sumter Street
Columbia, SC 29201

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Property Details

HIGHLIGHTS

- Multiple suites available below centrally-located parking garage on Sumter Street
- Located in the heart of the Central Business District in downtown Columbia- directly across from Palmetto Health Baptist (352 beds), the YMCA, and the Sheraton
- One block away from the Hub student housing (850 student beds) and in close proximity to Capitol Places, 1331 Lofts, and the Sheraton (67 Rooms)
- NNN: \$2.50 PSF

Suite	Sq. Ft.	Price/SF
1409 (25' hood & walk-in)	±4,303 SF	\$17.00
1419	±1,100 SF	\$17.00
1459 (unfinished)	±1,654 - ±3,308	\$14.00
1237 Washington	±1,650 SF	\$17.00



Demographics

Radius	1 Mile		3 Mile		5 Mile
Population					
2028 Projection	11,682		88,422		171,576
2023 Estimate	11,398		87,049		170,252
2010 Census	9,604		77,396		159,040
Growth 2023 - 2028	2.49%		1.58%		0.78%
Growth 2010 - 2023	18.68%		12.47%		7.05%
2023 Population by Hispanic Origin	376		4,567		10,222
2023 Population	11,398		87,049		170,252
White	6,262	54.94%	45,495	52.26%	89,382
Black	4,135	36.28%	36,951	42.45%	72,456
Am. Indian & Alaskan	30	0.26%	308	0.35%	773
Asian	720	6.32%	2,536	2.91%	4,133
Hawaiian & Pacific Island	3	0.03%	63	0.07%	137
Other	247	2.17%	1,696	1.95%	3,369
U.S. Armed Forces	60		286		1,629
Households					
2028 Projection	4,892		38,509		74,097
2023 Estimate	4,684		37,857		73,443
2010 Census	3,372		33,086		67,691
Growth 2023 - 2028	4.44%		1.72%		0.89%
Growth 2010 - 2023	38.91%		14.42%		8.50%
Owner Occupied	1,096	23.40%	14,719	38.88%	34,620
Renter Occupied	3,588	76.60%	23,138	61.12%	38,824
2023 Households by HH Income	4,684		37,856		73,445
Income: <\$25,000	1,942	41.46%	13,544	35.78%	22,613
Income: \$25,000 - \$50,000	783	16.72%	8,583	22.67%	18,386
Income: \$50,000 - \$75,000	578	12.34%	5,076	13.41%	10,679
Income: \$75,000 - \$100,000	413	8.82%	3,414	9.02%	6,999
Income: \$100,000 - \$125,000	186	3.97%	1,765	4.66%	3,875
Income: \$125,000 - \$150,000	242	5.17%	1,767	4.67%	3,684
Income: \$150,000 - \$200,000	181	3.86%	1,448	3.83%	3,130
Income: \$200,000+	359	7.66%	2,259	5.97%	4,079
2023 Avg Household Income	\$68,598		\$65,827		\$68,083
2023 Med Household Income	\$39,931		\$41,104		\$43,546

Area Attractions

