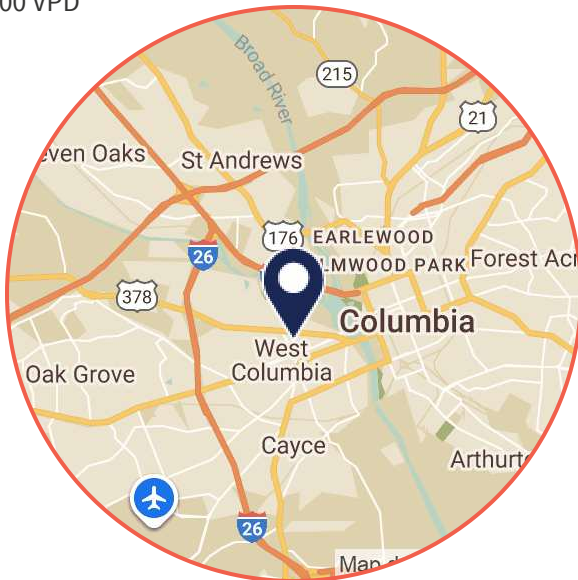


# FOR LEASE

## Lease Rate: Contact Broker For Pricing

# 1049 Sunset Blvd. West Columbia, SC

- 4,662 SF open & private office space with additional warehouse space
- One (1) roll up door
- Fenced & secure yard
- Ample parking
- Two points of access
- Highly visible location in West Columbia
- Proximity to Downtown Columbia and I-26
- 23,400 VPD



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



The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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# 1049 Sunset Blvd.

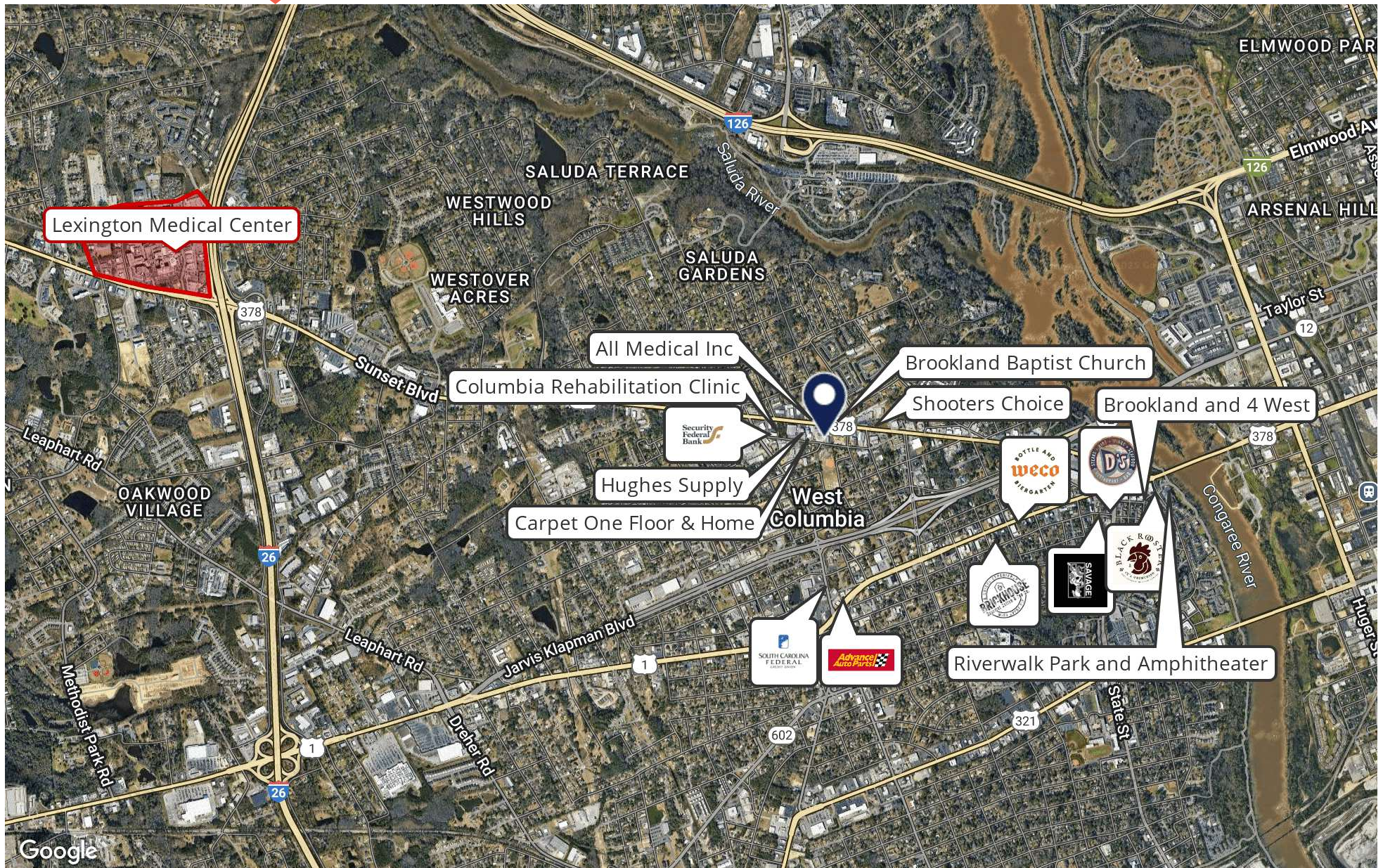
## 4,662 SF Available For Lease





# Location Map

1049 Sunset Blvd.





# Demographics Map & Report

1049 Sunset Blvd.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,542	67,136	142,909
Average Age	42	36	38
Average Age (Male)	40	35	37
Average Age (Female)	44	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,602	29,516	63,952
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$67,597	\$65,256	\$67,378
Average House Value	\$228,816	\$253,091	\$252,886

## TRAFFIC COUNTS

Sunset Blvd. | 23,400 Vehicles /day

*Demographics data derived from AlphaMap*

