



**TRINITY  
PARTNERS**

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

FOR **LEASE** \$12.00 SF/YR (NNN)

## 20/21 BUSINESS CENTER

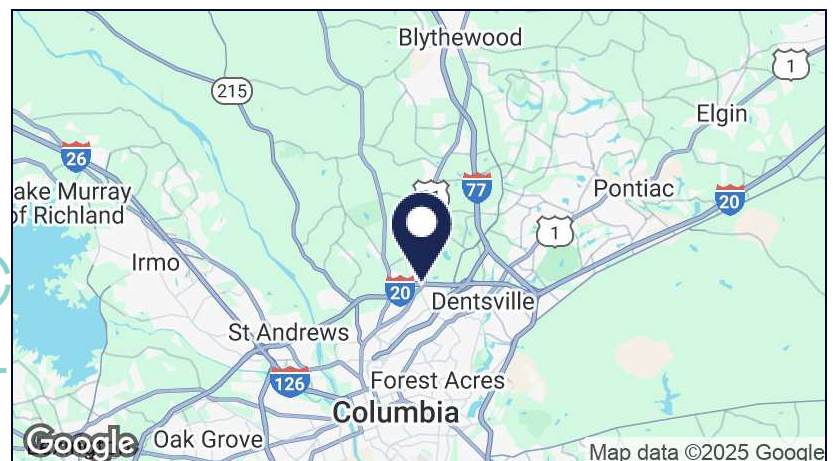
6904 N. MAIN ST. , COLUMBIA, SC 29203

### 4,976 SF Flex Space for Sublease

- Office: ±2,896 SF mixture of private offices, huddle areas, and conference/training rooms
- Warehouse: ±2,080 SF with access to both, a dock-high door and drive-in door
- Concrete ramp built up to the drive-in access
- Building signage available on the façade with visibility to I-20



**Located in  
North Columbia  
next to I-20.**



#### CONTACT

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**NICK STOMSKI, SIOR**

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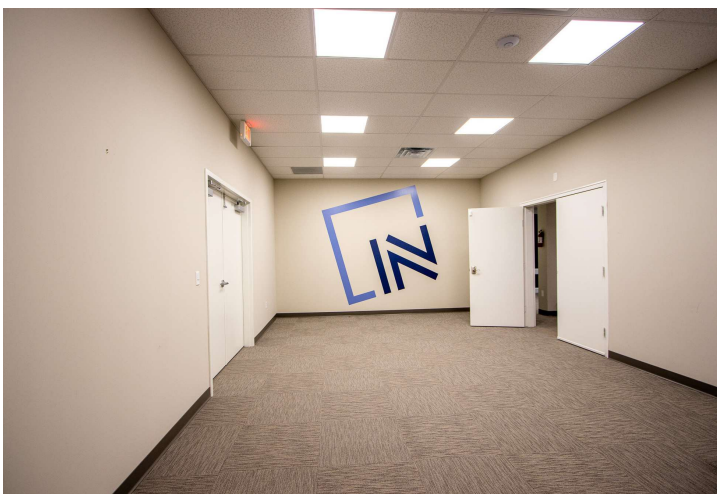
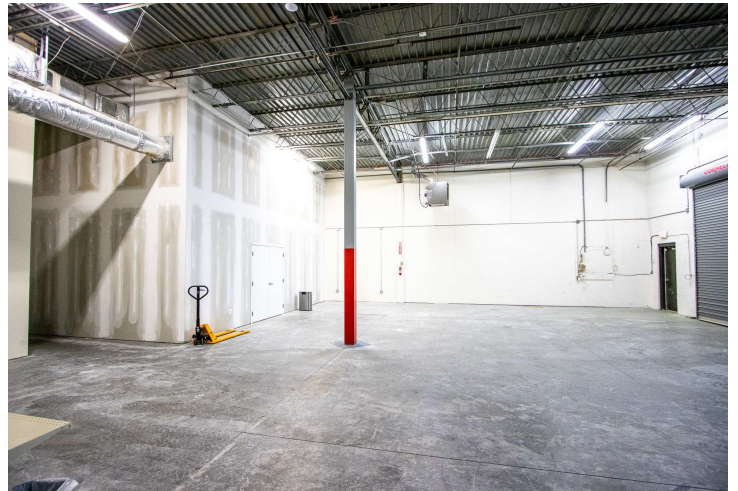
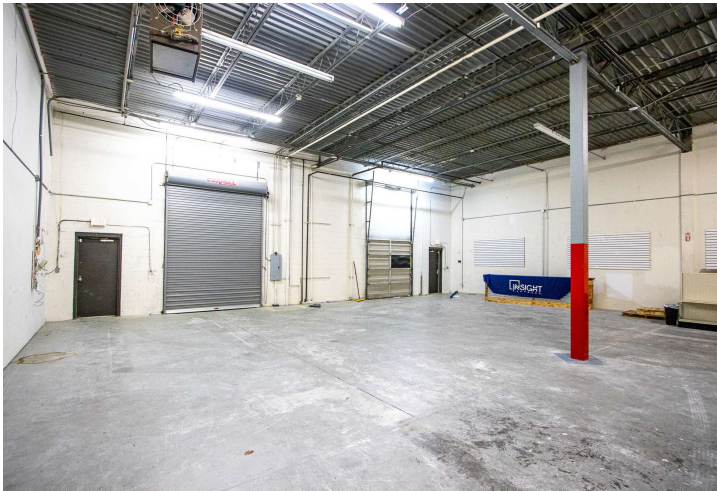




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## ADDITIONAL PHOTOS



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## RETAILER MAP



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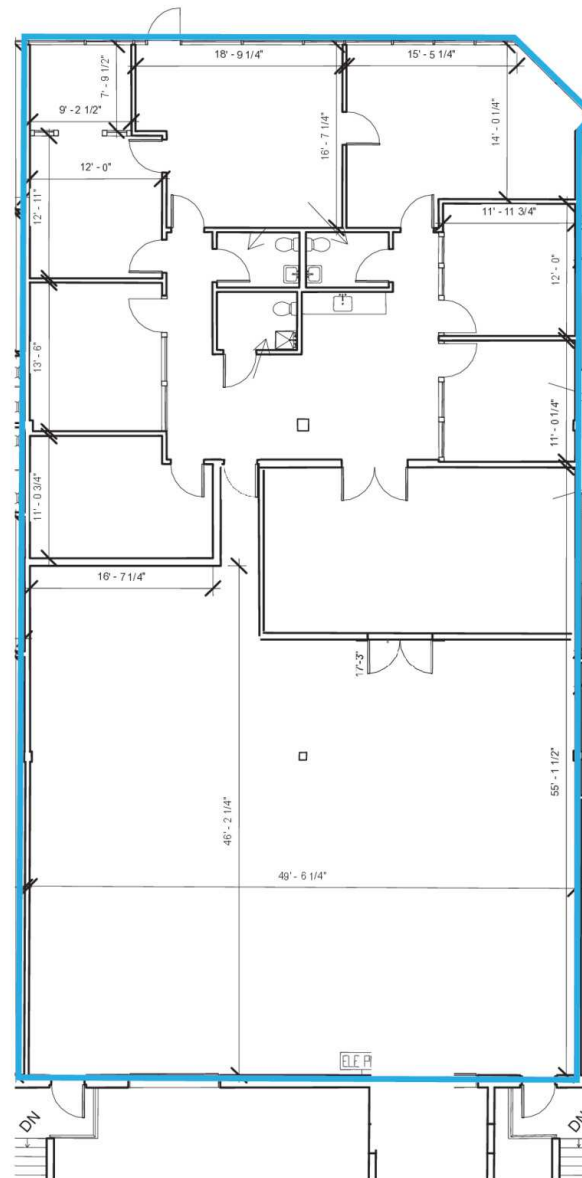
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# FLOOR PLANS

20/21 Business Center  
6904 N. Main St., Columbia, SC

Suite 110  
±4,976 RSF



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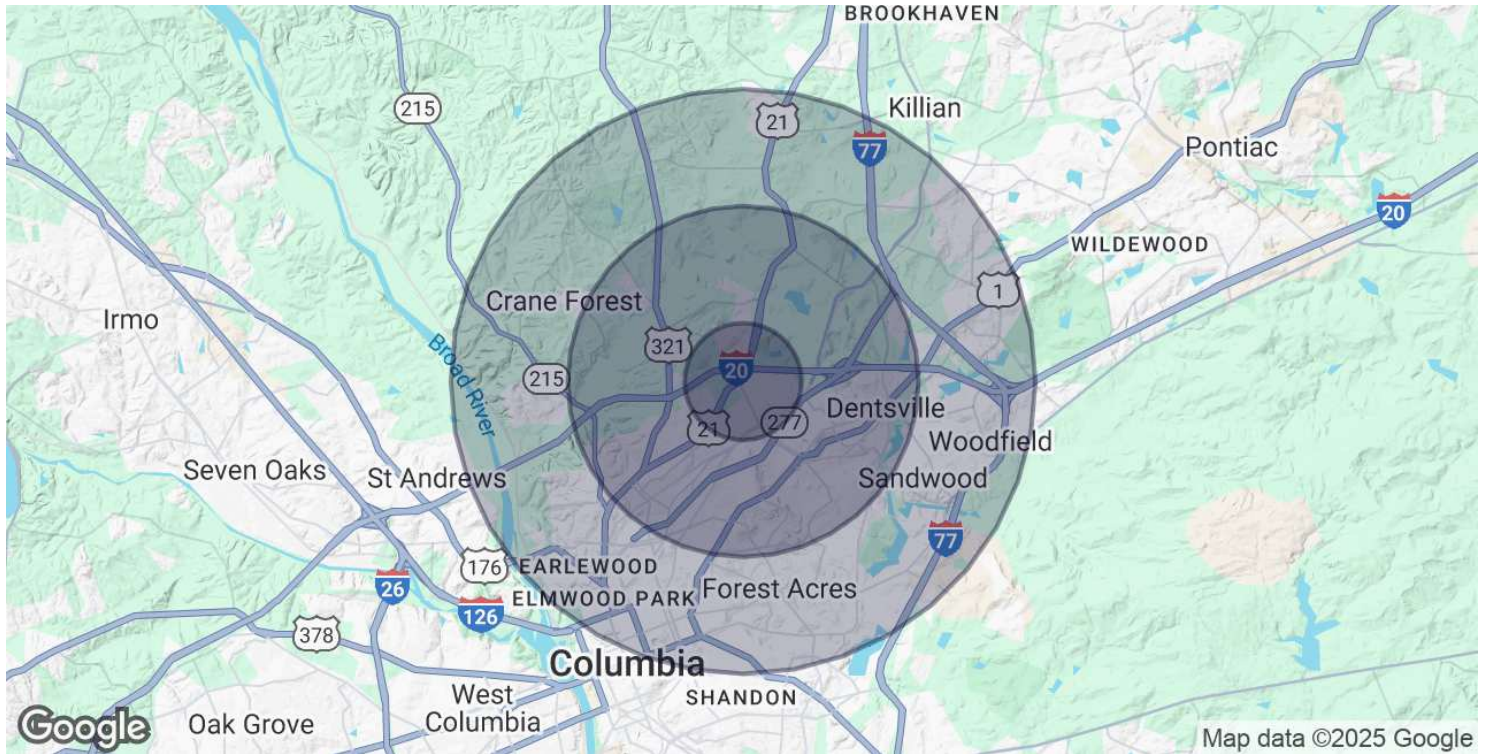
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Square footage advertised is according to the county tax card. All square footage to be verified by the Purchaser.



## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,046	42,181	121,292
Average Age	47	42	40
Average Age (Male)	44	40	39
Average Age (Female)	50	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,096	17,916	50,701
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$53,353	\$62,741	\$72,713
Average House Value	\$156,839	\$207,603	\$267,667

Demographics data derived from AlphaMap

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