

**FOR LEASE:
CLASS A MEDICAL OFFICE SPACE**

115 Blarney Drive
Columbia, South Carolina
Northeast Richland County



Exclusively Offered By:

Will DuPree
803.744.9822

wdupree@naicolumbia.com

Bill Lamar
803.744.9818

blamar@naicolumbia.com

NAI Columbia

NAI Columbia

PROPERTY SUMMARY

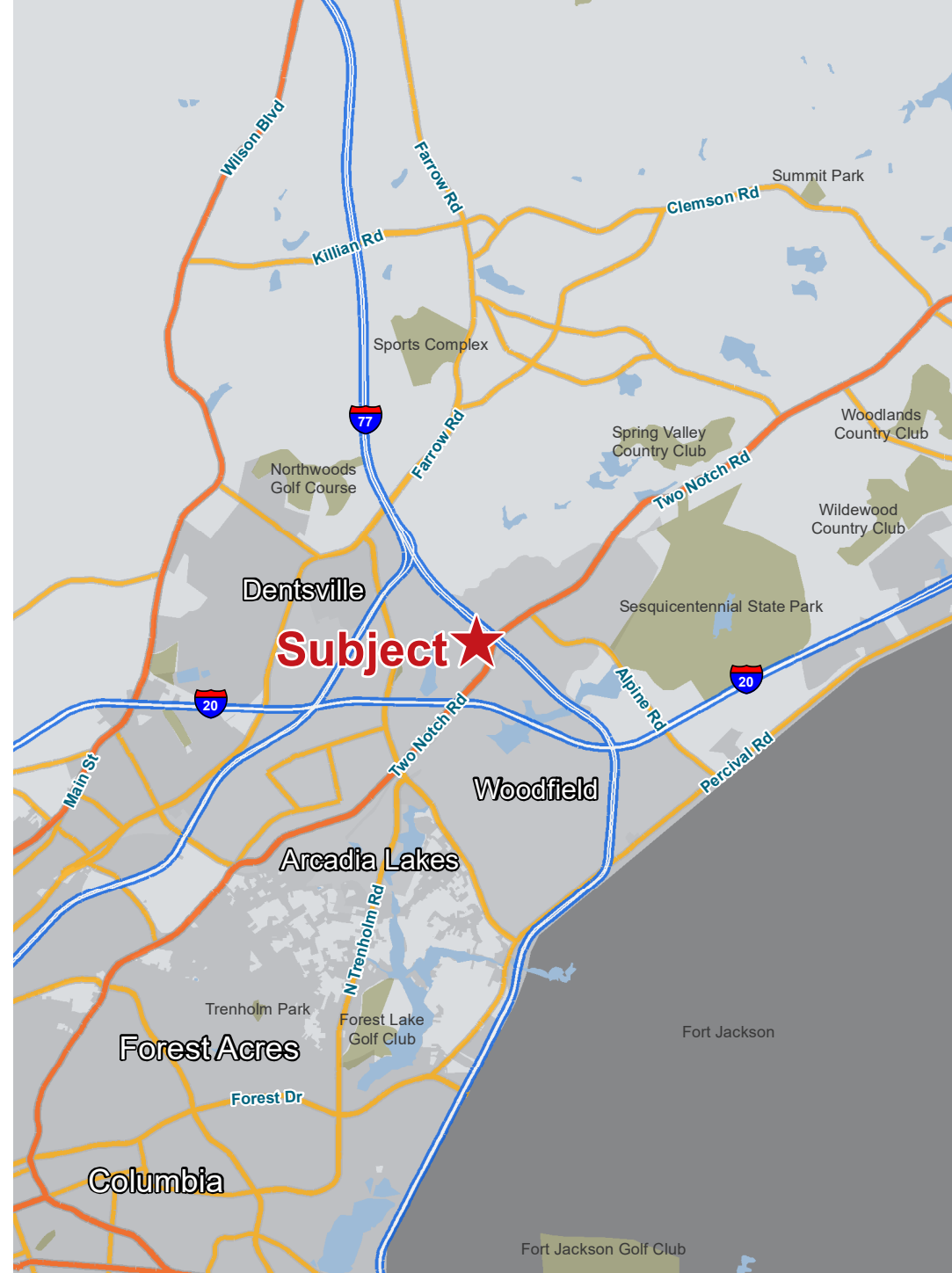
±43,000 SF medical office building with multiple suites available for lease

Suite	Size	Lease Rate
206	±1,668 RSF	\$22.00 PSF Full Service
209	±6,120 RSF	\$22.00 PSF Full Service

- COMING JANUARY 2025 - Suite 206 and 209
- Common areas were updated and enhanced in Q1 2024
- Multiple 2nd generation suites available
- 213 surface spaces are available for parking; ratio of over 4 spaces per 1,000 RSF

LOCATION

The property is conveniently located near Providence Hospital Northeast and the Palmetto Surgery Center and features easy access to I-77, I-20, and downtown Columbia.



Will Dupree

803.744.9822

wdupree@naicolumbia.com

Bill Lamar

803.744.9818

blamar@naicolumbia.com

PROPERTY PICTURES



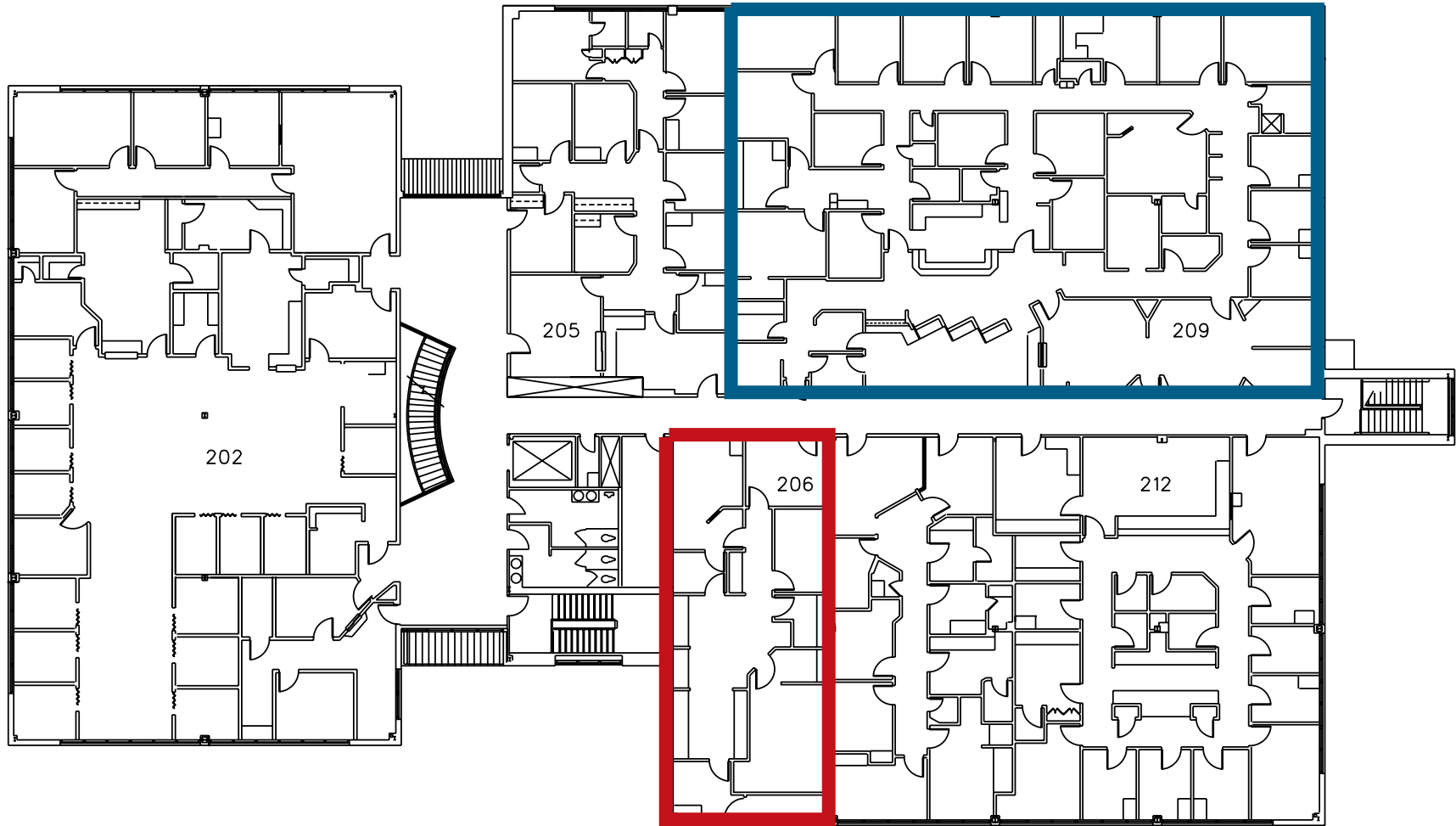
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

Will Dupree
803.744.9822
wdupree@naicolumbia.com

Bill Lamar
803.744.9818
blamar@naicolumbia.com

FLOOR PLAN

2nd Floor



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

Will Dupree
803.744.9822
wdupree@naicolumbia.com

Bill Lamar
803.744.9818
blamar@naicolumbia.com

AERIAL MAP



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

Will Dupree
 803.744.9822
wdupree@naicolumbia.com

Bill Lamar
 803.744.9818
blamar@naicolumbia.com

NAI Columbia

Demographic Profile

Demographic Profile

Two Notch Rd & I-77 | Columbia, SC

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
Population				2023 Age Dist.				Median Household Income			
2020 Census	6,556	45,362	111,691	0 - 4	6.8%	5.9%	5.6%	2023 Estimate	\$52,394	\$49,522	\$56,401
2023 Estimate	6,830	45,956	115,380	5 - 9	6.0%	5.8%	5.7%	2028 Projection	\$56,005	\$54,419	\$63,614
2028 Projection	6,993	46,396	117,275	10 - 14	5.5%	5.9%	5.9%				
% Chg. 2022-2027	2.4%	1.0%	1.6%	15 - 19	6.1%	5.8%	6.4%	Average Household Income			
				20 - 24	9.1%	7.1%	8.5%	2023 Estimate	\$62,427	\$72,555	\$85,755
Households				25 - 34	18.2%	15.0%	14.2%	2028 Projection	\$69,734	\$82,445	\$97,630
2020 Census	3,015	18,801	44,669	35 - 44	14.0%	14.0%	13.4%				
2023 Estimate	3,126	19,237	46,613	45 - 54	9.6%	10.8%	10.8%	Per Capita Household Income			
2028 Projection	3,234	19,639	47,927	55 - 64	10.5%	11.4%	11.8%	2023 Estimate	\$28,011	\$30,663	\$35,414
				65 - 74	7.5%	10.3%	10.4%	2028 Projection	\$31,598	\$35,189	\$40,630
Families				75 - 84	4.6%	5.6%	5.3%				
2010 Census	1,666	10,868	26,460	85+	2.2%	2.5%	2.1%	2023 Household Income Dist.			
2023 Estimate	1,720	11,514	29,027					Less than \$15,000	12.6%	14.5%	13.4%
2028 Projection	1,772	11,699	29,740	Median Age				\$15,000 - \$24,999	10.4%	8.5%	6.8%
				2010 Census	32.7	36.0	34.2	\$25,000 - \$34,999	13.8%	11.3%	9.1%
2023 Housing Data				2023 Estimate	34.0	38.1	37.7	\$35,000 - \$49,999	9.7%	16.1%	14.6%
Owner Occ. Housing Units	1,036	10,382	28,666	2028 Projection	33.2	38.5	38.0	\$50,000 - \$74,999	24.1%	18.3%	17.8%
Renter Occ. Housing Units	2,094	8,855	17,947					\$75,000 - \$99,999	14.6%	11.3%	12.3%
				Average Household Size				\$100,000 - \$149,999	10.3%	11.8%	13.4%
2023 Business Data				2020 Census	0.00	0.00	0.00	\$150,000 - \$199,999	4.0%	4.3%	6.1%
Total Businesses:	374	1,584	3,624	2023 Estimate	2.16	2.30	2.32	\$200,000 and Up	0.5%	3.9%	6.4%
Total Employees:	5,137	22,415	47,741	2028 Projection	2.13	2.27	2.30				

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

Will Dupree
 803.744.9822
wdupree@naicolumbia.com

Bill Lamar
 803.744.9818
blamar@naicolumbia.com