

HURRICANE BUILDERS

100 CORPORATE BLVD, WEST COLUMBIA, SC 29169

FOR SUBLEASE

\$14.00 SF/YR (FULL SERVICE)

**TRINITY
PARTNERS**

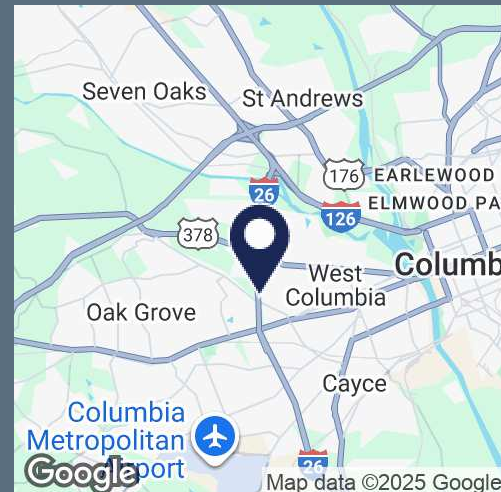
TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201



OFFICE / FLEX

± 17,800 SF Open Showroom & Office Space for Sublease

- Currently built out as a showroom, the space could be modified to offices, or converted to conditioned warehouse/flex space.
- Interstate visibility and abundant parking on site.
- Building sits between Hwy 1 and Hwy 378 immediately at I-26
- Zoning: ID, Intensive Development



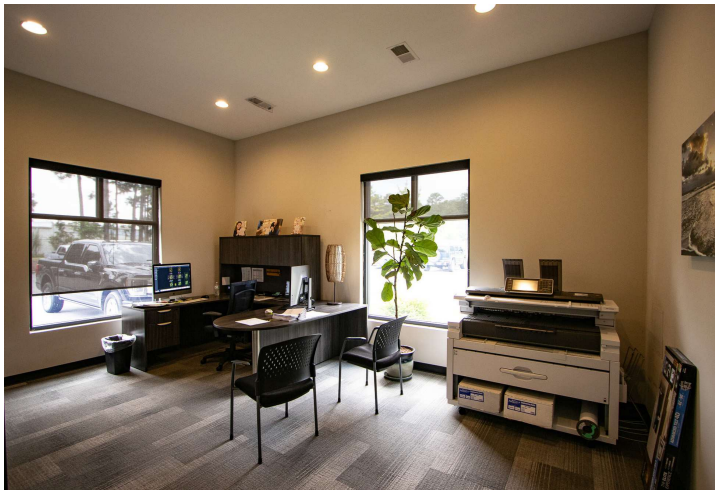
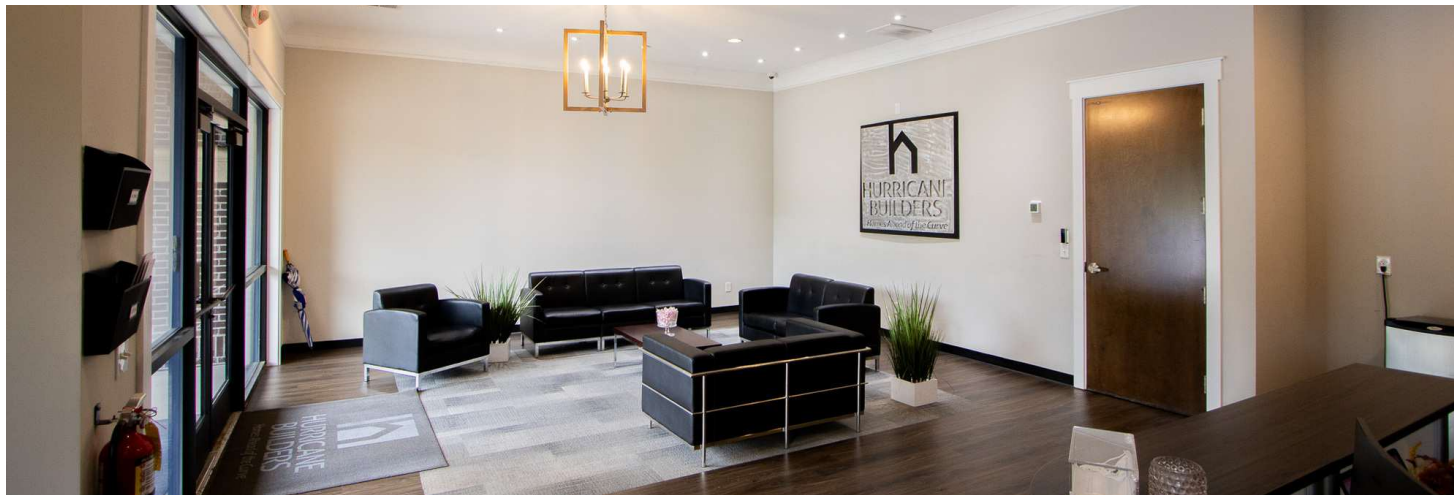
CONTACT

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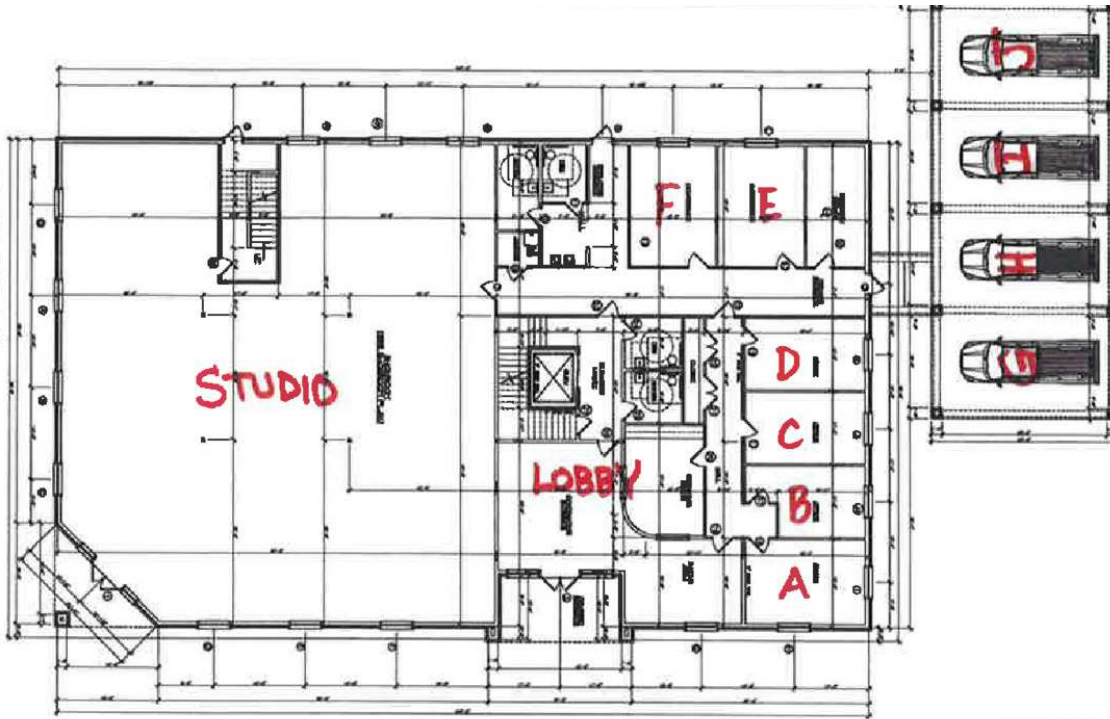
FLOOR PLANS

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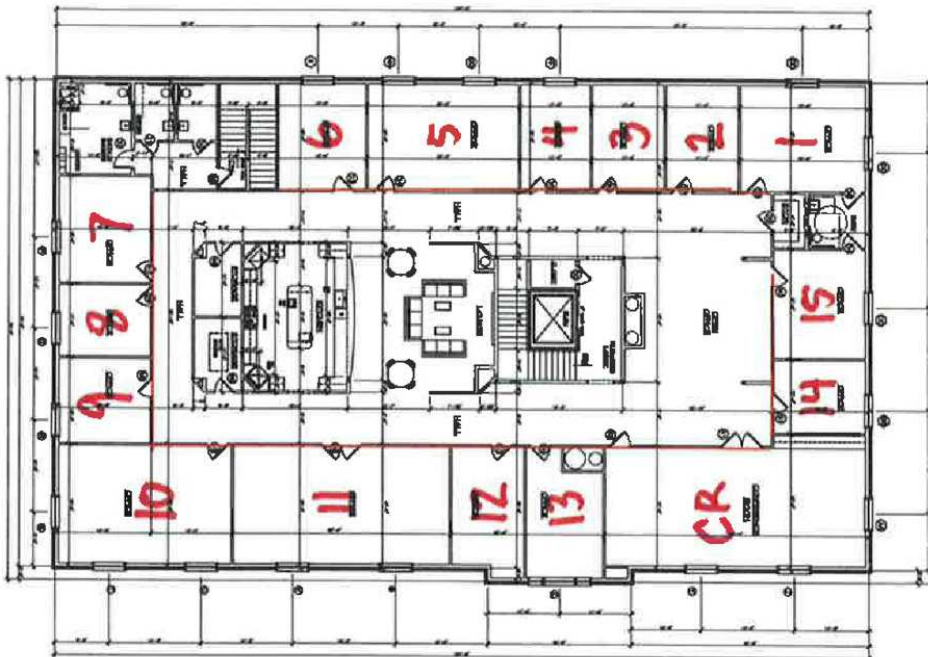
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FIRST FLOOR PLAN



SECOND FLOOR PLAN



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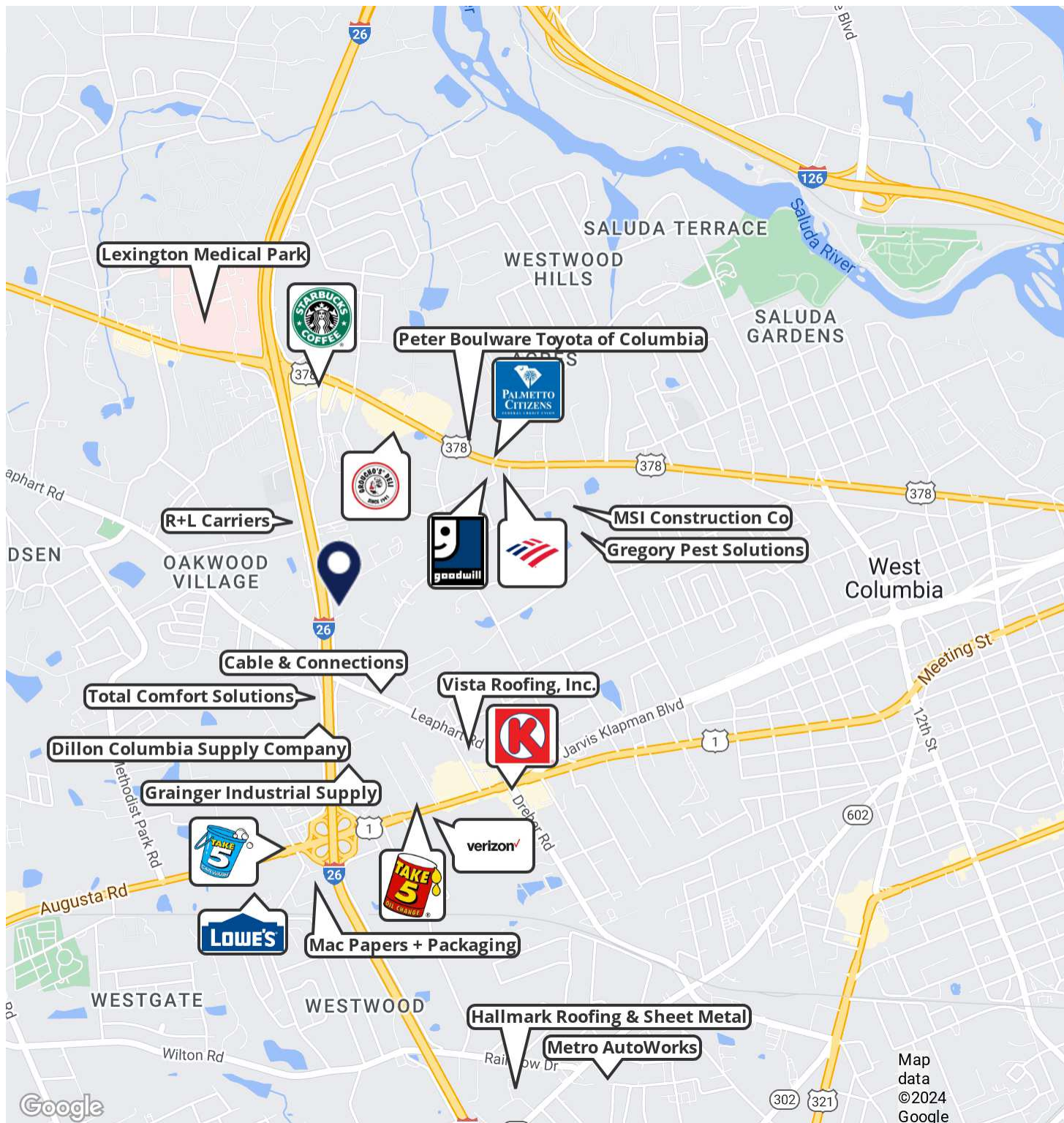
Square footage advertised is according to the county tax card. All square footage to be verified by the Purchaser.

RETAILER MAP

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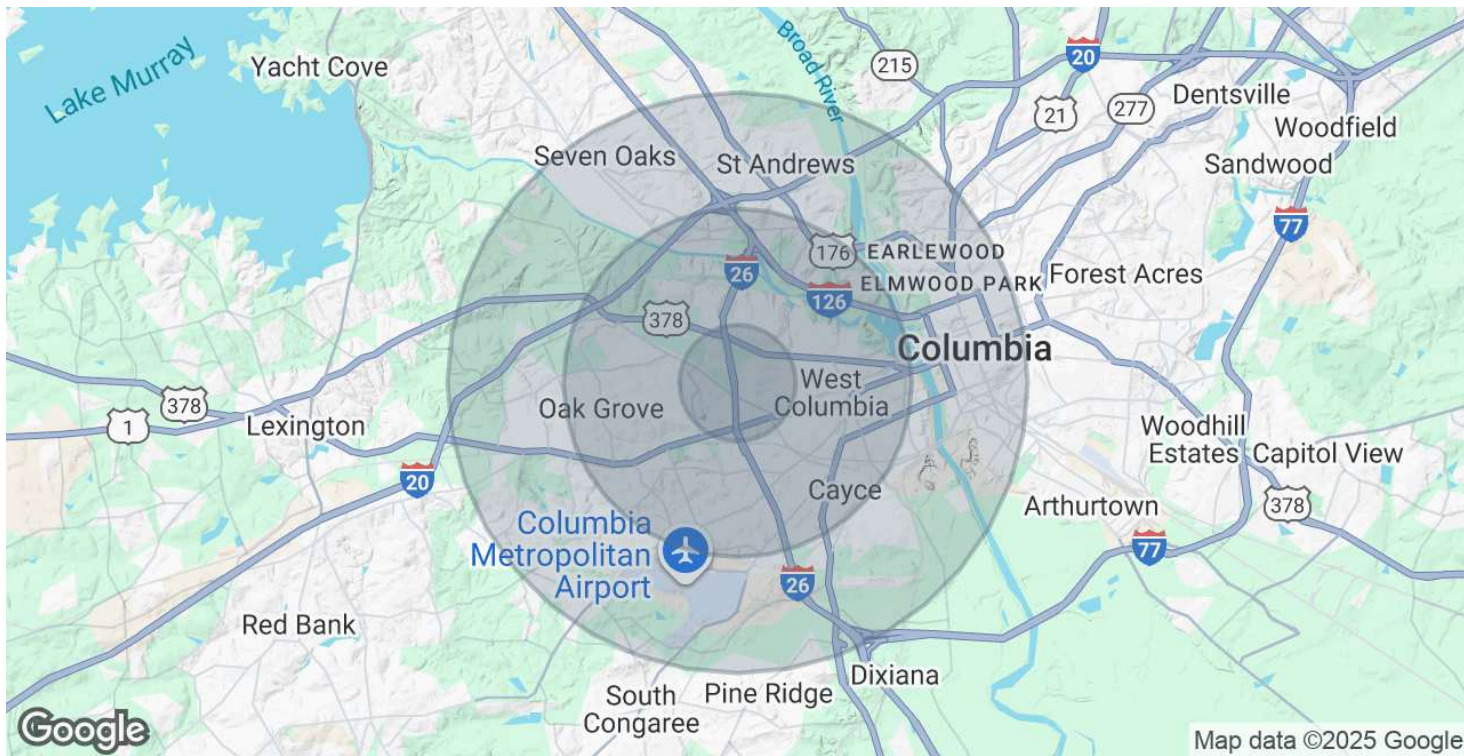
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,819	44,563	123,037
Average Age	43	42	38
Average Age (Male)	40	40	37
Average Age (Female)	45	44	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,980	20,492	54,150
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$68,139	\$72,350	\$71,820
Average House Value	\$198,977	\$221,663	\$237,410

Demographics data derived from AlphaMap

DEMOGRAPHICS MAP & REPORT

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