

**Office For Lease**  
**±1,600 SF**



**108 Oak Park Drive**  
Irmo, South Carolina

**NAI Columbia**  
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# PROPERTY Features

108 Oak Park Dr. | Irmo, SC

<b>Address</b>	108 Oak Park Drive Irmo, SC 29063
<b>Size</b>	±1,600 SF
<b>Lot Size</b>	±0.43 AC
<b>Zoning</b>	GC (General Commercial)
<b>Traffic Counts</b>	±32,300 Vehicles Per Day (VPD) Station 245 - Lake Murray Blvd.
<b>Lease Rate</b>	\$14.00/SF NNN



This excellently maintained office building in the Saint Andrews submarket of Columbia offers a rare opportunity for a small business to benefit from highly visible signage in a heavily trafficked area. Located just seconds from I-20 and neighboring the S.C. Department of Revenue, this single-story, ±2,601-square-foot building includes sixteen (16) parking spaces, a reception area, four (4) offices, two (2) additional conference rooms (that could also be used as private office space), three (3) restrooms, a file room, and a break area, with additional space to use as needed, making it an attractive opportunity for a variety of businesses.

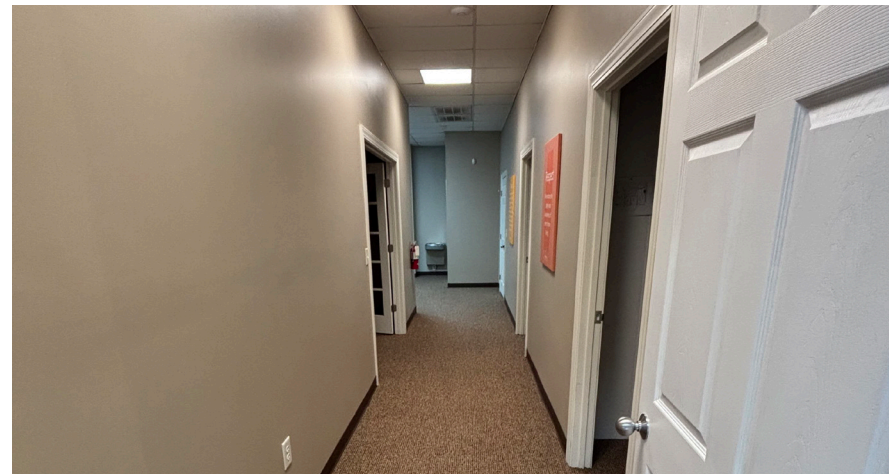


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# INTERIOR Photos

108 Oak Park Dr. | Irmo, SC



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# OVERVIEW Map

108 Oak Park Dr. | Irmo, SC





# DEMOGRAPHIC Profile

108 Oak Park Dr. | Irmo, SC

## 1 MILE RADIUS

### Summary

	2025	2030
Population	5,894	6,019
Households	2,482	2,584
Families	1,573	1,622
Average Household Size	2.36	2.32
Owner Occupied Housing Units	1,846	1,967
Renter Occupied Housing Units	636	617
Median Age	41.4	42.7
Average Household Income	\$105,120	\$117,766

## 3 MILE RADIUS

### Summary

	2025	2030
Population	48,846	49,889
Households	21,196	22,099
Families	13,416	13,859
Average Household Size	2.30	2.25
Owner Occupied Housing Units	15,926	16,929
Renter Occupied Housing Units	5,270	5,170
Median Age	41.5	42.9
Average Household Income	\$107,280	120,424

## 5 MILE RADIUS

### Summary

	2025	2030
Population	90,051	92,407
Households	36,559	38,283
Families	23,306	24,219
Average Household Size	2.33	2.29
Owner Occupied Housing Units	26,561	28,418
Renter Occupied Housing Units	9,998	9,865
Median Age	40.7	41.8
Average Household Income	\$111,420	\$125,484

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