

Wilson Kibler
COMMERCIAL REAL ESTATE



**267 Columbia Ave,
Chapin, SC 29036**



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Property Outline



Hyde

CHOPHOUSE

müv
FITNESS

LAKE MERRILL
TIRE & AUTOMOTIVE

TD



Chapin
High School

Property Overview



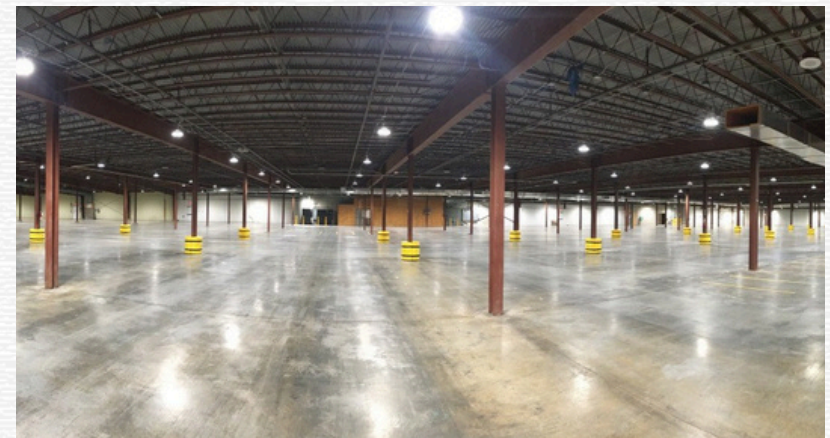
Address

267 Columbia Ave,
Chapin, SC 29036

\$8,160,000

±204,000 Total SF on ±17.0 AC

- ±154,000 SF of Industrial space
- ±50,000 SF Office space
- ±5 miles from Lake Murray
- Across from Chapin High School
- All public utilities to site
- Fully sprinklered
- ±312 Parking Spaces
- New LED lighting installed 2021
- Warehouse Parcel is zoned light industrial
- ±5.88 acres zoned for commercial use along Columbia Ave.



Property Details

204,000

Square Feet

17

Acres

1.4

Miles to I-26

312

Parking Spaces

Location Map



Chapin High School

Lake Murrery

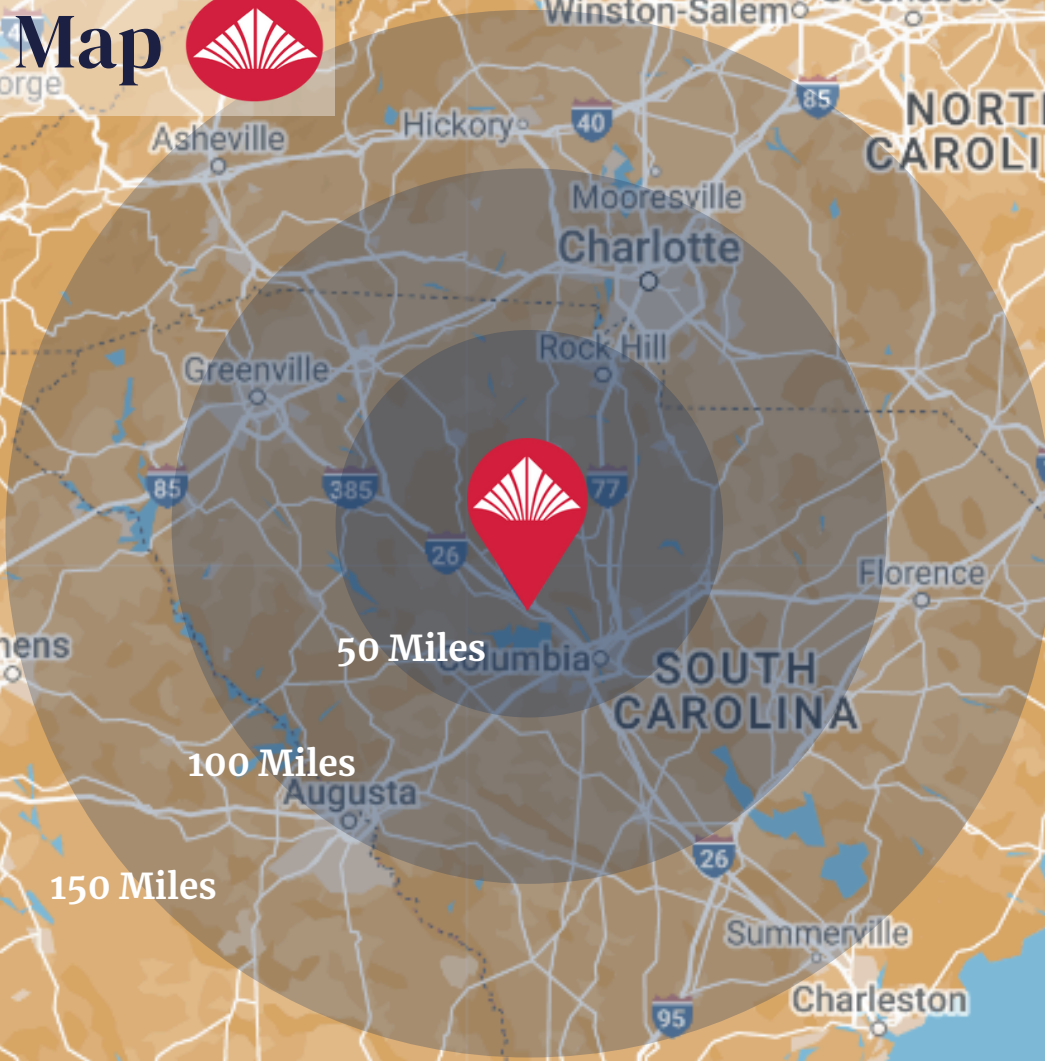


Crooked Creek Park

Chapin Elementary

Chapin Intermediate

Location Map



50 Miles

100 Miles

150 Miles

Property Demographics



3-Mile 5-Mile 10-Mile


Total Population

8,056 23,920 72,169


Total Households

3,262 9,605 29,577



Median Age

40.10 42.70 44.00



Avg. Household Income

\$91,007 \$111,331 \$116,830



Education



Employment

High School Grad 22.7%

Associate Degree 3.24%

Bachelor Degree 26.3%

Advanced Degree 15.4%

Other 32.4%

Management, Business, Science & Arts 38.45%

Sales & Office 24.5%

Service 14.17%

Production, Transportation, and Material Moving 8.34%

Other 4.51%

