

**Office For Lease**  
**±1,627 SF**



**1904 Sunset Blvd.**  
West Columbia, South Carolina

**NAI Columbia**

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# PROPERTY Features

1904 Sunset Blvd. | West Columbia, SC

- Approximately 1,627 SF of executive office space
- Flexible layout including: Reception area, (1) conference room, (3) offices and larger break room.
- Prime location with great visibility on Sunset Blvd
- Convenient access to I-26, I-77 and I-20
- Well positioned to serve both Lexington and Richland County markets
- Approximately 1 mile to Lexington Medical Center
- Plenty of on-site parking

**Lease rate: \$15.00/SF NNN**



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# INTERIOR Photos

1904 Sunset Blvd. | West Columbia, SC



# OVERVIEW Map

1904 Sunset Blvd. | West Columbia, SC



# DEMOGRAPHIC Profile

1904 Sunset Blvd. | West Columbia, SC

**5**  
MILE  
RADIUS

Summary	2025	2030
Population	13,871	14,665
Households	6,510	6,978
Families	3,159	3,330
Average Household Size	2.06	2.04
Owner Occupied Housing Units	3,614	4,017
Renter Occupied Housing Units	2,896	2,961
Median Age	40.3	41.5
Average Household Income	\$77,928	\$86,103

**10**  
MILE  
RADIUS

Summary	2025	2030
Population	77,249	81,063
Households	36,330	38,732
Families	15,768	16,574
Average Household Size	2.01	1.98
Owner Occupied Housing Units	15,957	17,561
Renter Occupied Housing Units	20,373	21,171
Median Age	33.6	34.9
Average Household Income	\$74,858	83,198

**15**  
MILE  
RADIUS

Summary	2025	2030
Population	200,145	207,060
Households	89,400	94,310
Families	43,539	45,368
Average Household Size	2.10	2.06
Owner Occupied Housing Units	47,497	51,633
Renter Occupied Housing Units	41,903	42,677
Median Age	34.8	36.3
Average Household Income	\$81,148	\$90,556

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