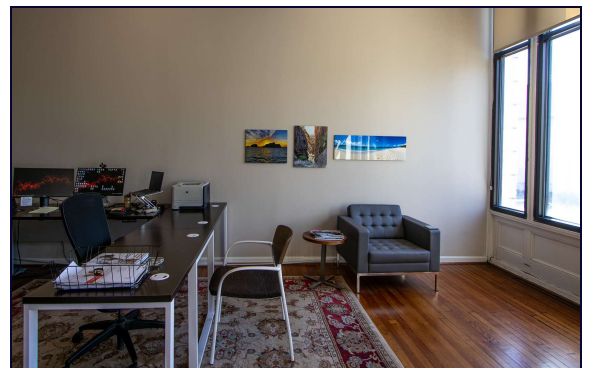
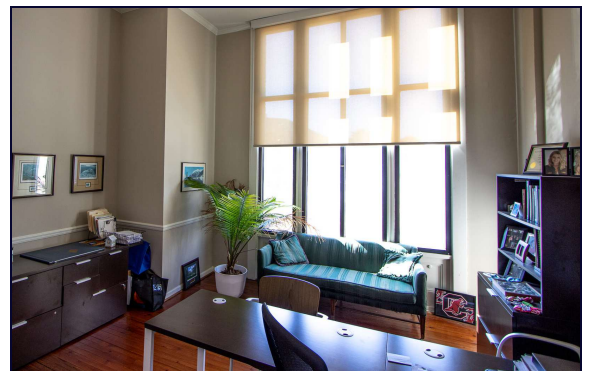


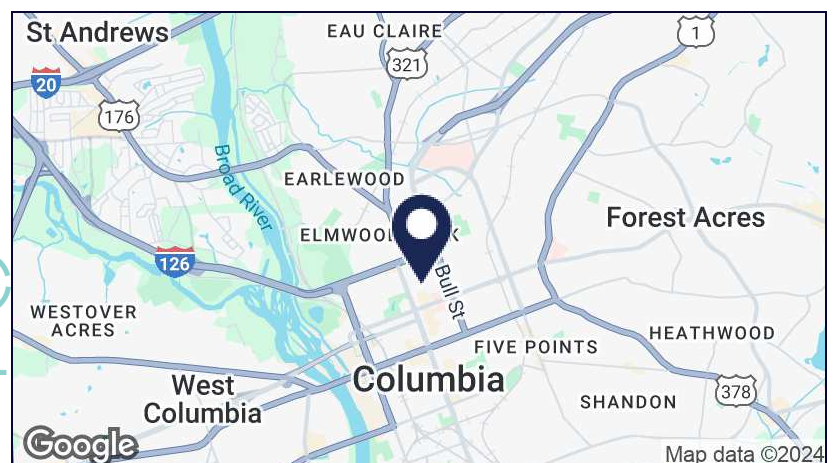
FOR **SALE** \$479,000**1722 MAIN
STREET**
COLUMBIA, SC 29201

Turnkey Office Condo for Sale

- Unit 2B is a ±2,852 SF turnkey office condo on the second floor of the Bouchier Building
- Hardwood floors, tall ceilings, natural light, and modern finishes
- Two deeded parking spaces behind building with access from Sumter St.
- Monthly regime fee covers common area janitorial, water, electric, and property/liability insurance
- Unit-specific property taxes are paid on an individual basis
- Additional regime information available upon request



Located in Columbia's Central Business District close to the State and Federal Courthouses, as well as numerous restaurants, shops, and office towers.



CONTACT

PEYTON BRYANT, CCIM, SIOR

803.567.1428

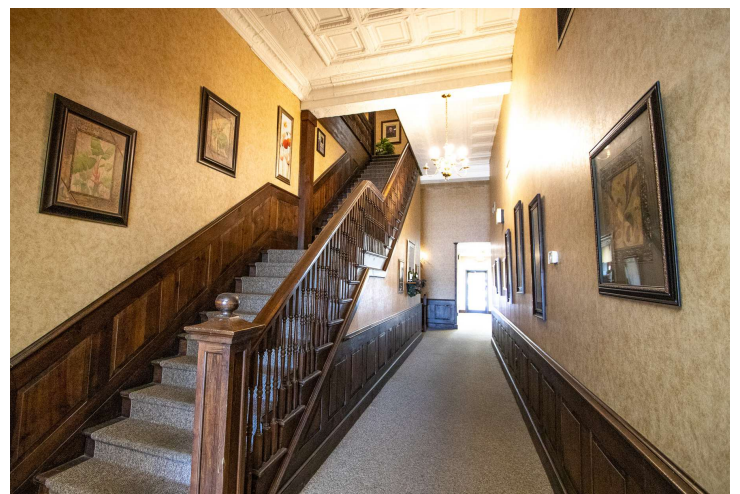
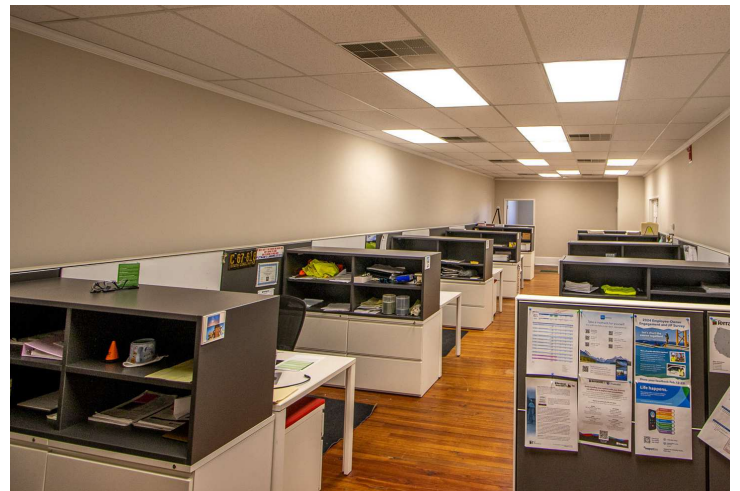
PBRYANT@TRINITY-PARTNERS.COM

MEREDITH RHODES

803.567.1897

MRHODES@TRINITY-PARTNERS.COM

ADDITIONAL PHOTOS



CONTACT

PEYTON BRYANT, CCIM, SIOR
803.567.1428
PBRYANT@TRINITY-PARTNERS.COM

MEREDITH RHODES
803.567.1897
MRHODES@TRINITY-PARTNERS.COM

RETAILER MAP

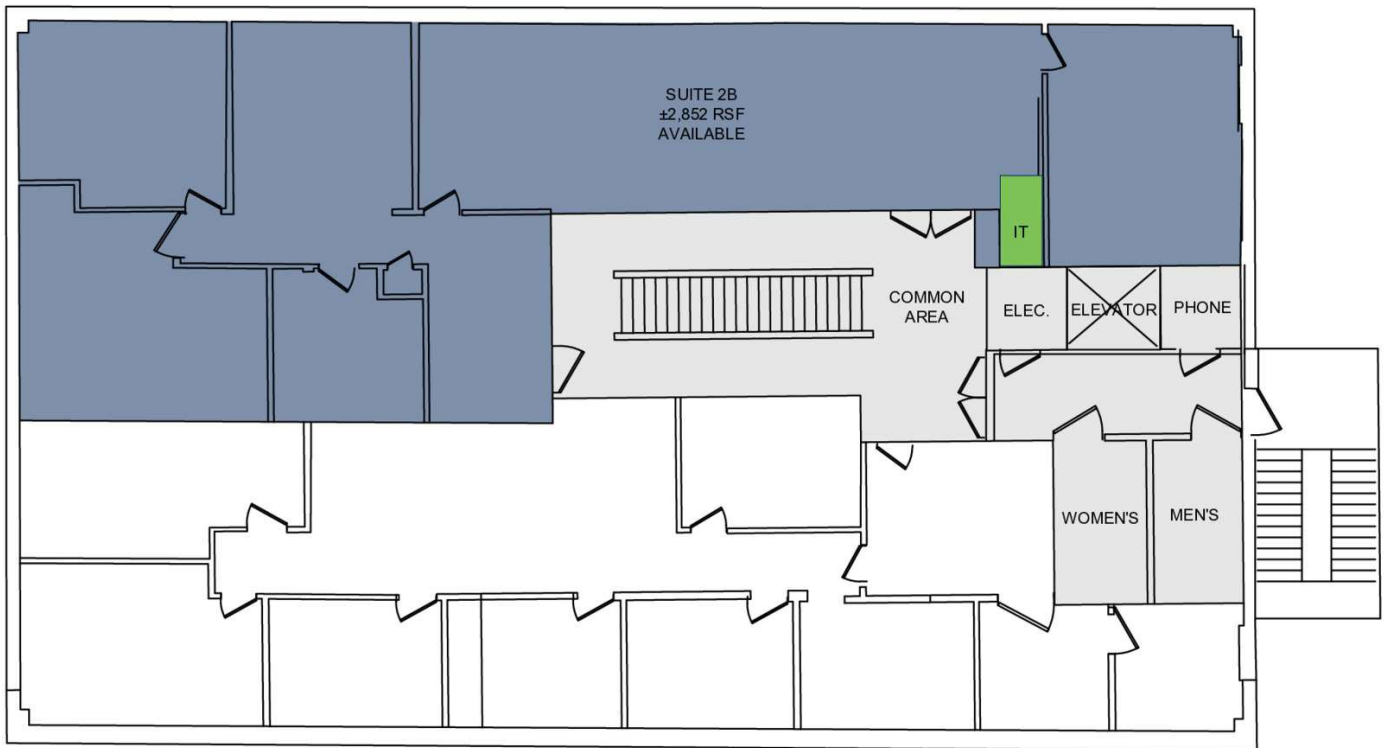


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PEYTON BRYANT, CCIM, SIOR
803.567.1428
PBRyant@TRINITY-PARTNERS.COM

MEREDITH RHODES
803.567.1897
MRHODES@TRINITY-PARTNERS.COM

FLOOR PLANS



CONTACT

PEYTON BRYANT, CCIM, SIOR

803.567.1428

PBRYANT@TRINITY-PARTNERS.COM

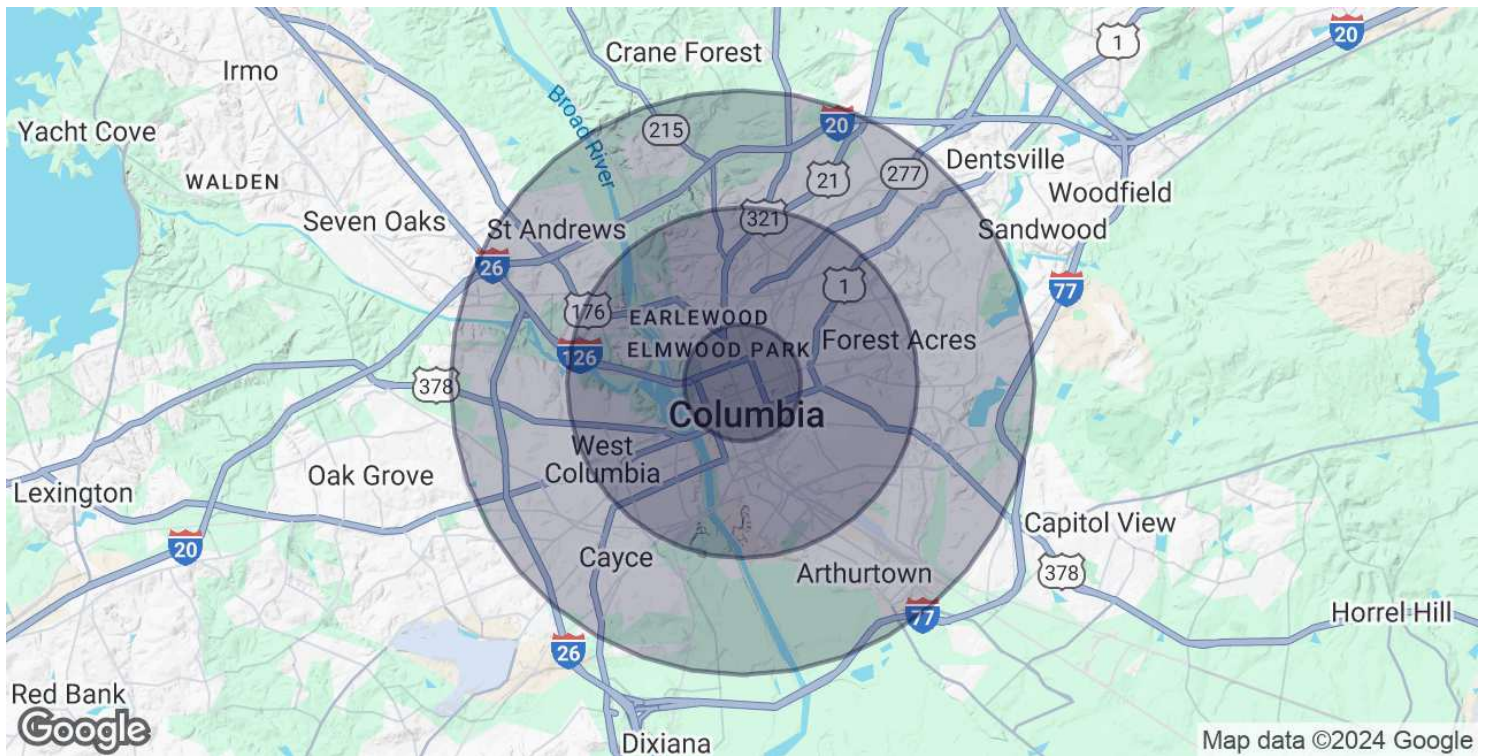
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,431	86,105	166,714
Average Age	32	36	38
Average Age (Male)	32	35	37
Average Age (Female)	32	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,267	38,344	74,195
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$67,667	\$66,877	\$73,203
Average House Value	\$319,015	\$287,247	\$284,757

Demographics data derived from AlphaMap

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