

±1,120-±2,130 SF AVAILABLE

LE JAC OFFICE PARK

455 ST. ANDREWS ROAD - COLUMBIA, SOUTH CAROLINA



NAIColumbia

Exclusively Offered By:

Jack Springs

+1 803 744 9882

jsprings@naiavant.com

Ben Kelly, CCIM

+1 803 744 9830

bkelly@naicolumbia.com

LOCATION

This professional office park is conveniently located on Saint Andrews Road less than one mile from the Interstate 26 interchange.

PROPERTY DESCRIPTION

This property has excellent visibility and exposure to passing traffic. There is an abundant amount of parking to accommodate tenants and clients. A variety of floor plans are available to choose from. All buildings are brick construction with walk in common areas.

NAIColumbia



TRAFFIC COUNTS

22,700 VPD (Station 753) St. Andrews Road
2,000 VPD (Station 775) Sidney Road
148,400 VPD (Station 2139) I-26

DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	12,237	52,992	124,510
Households:	5,666	21,597	51,416
Avg. Household Income:	\$46,163	\$56,310	\$62,913

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

For more information:

Jack Springs

+1 803 744 9882

jsprings@naicolumbia.com

Ben Kelly, CCIM

+1 803 744 9830

bkelly@naicolumbia.com



AVAILABILITY

- Building A
 - » A3: ±1,120 SF Suite
 - » A4: ±1,120 SF Suite
- Building D
 - » D1: ±2,130 SF Suite

LEASE RATE

\$12 per SF Full Service

OVERVIEW



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

For more information:

Jack Springs

+1 803 744 9882

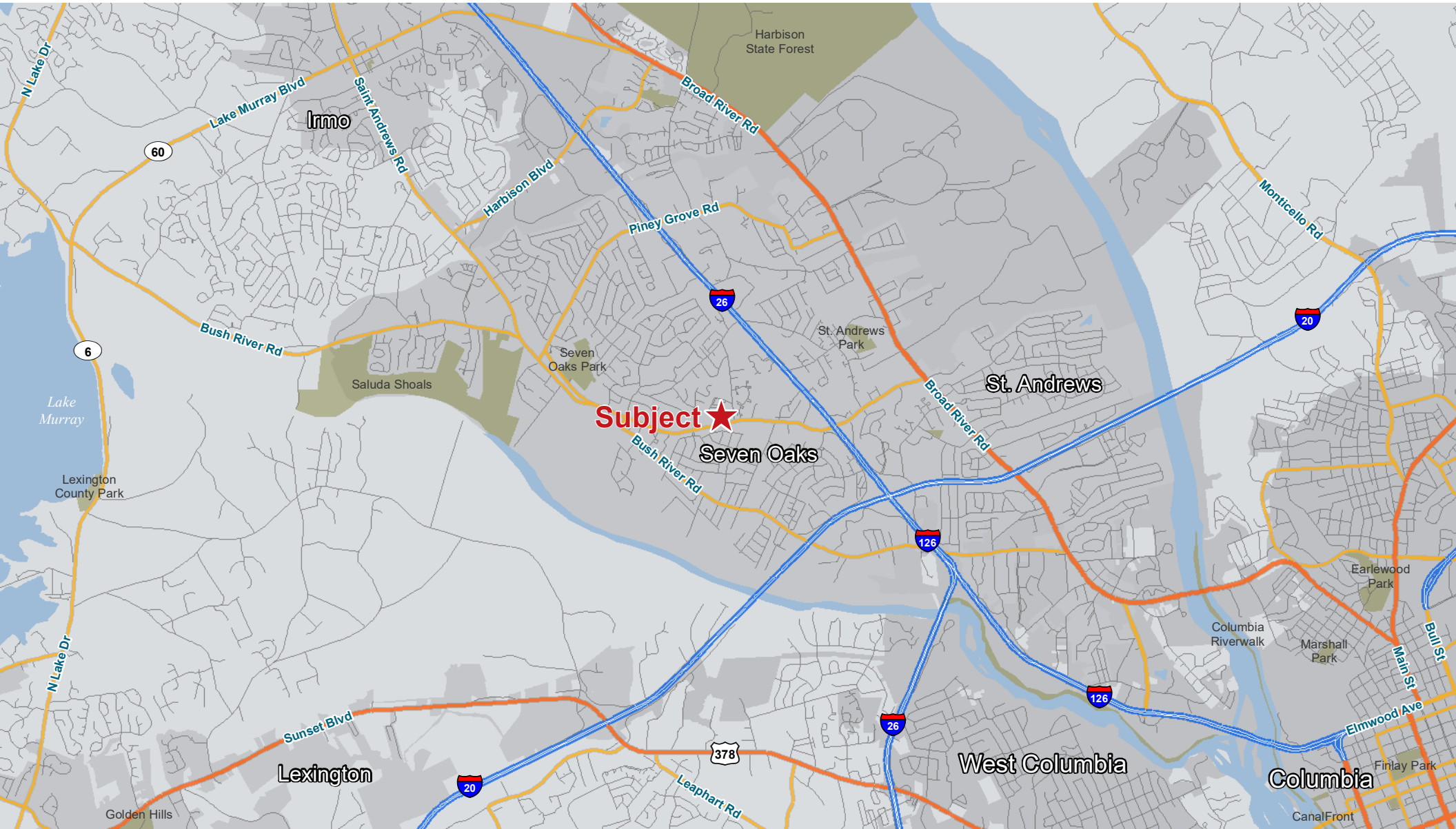
jsprings@naicolumbia.com

Ben Kelly, CCIM

+1 803 744 9830

bkelly@naicolumbia.com

LOCATION MAP



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

For more information:

Jack Springs

+1 803 744 9882

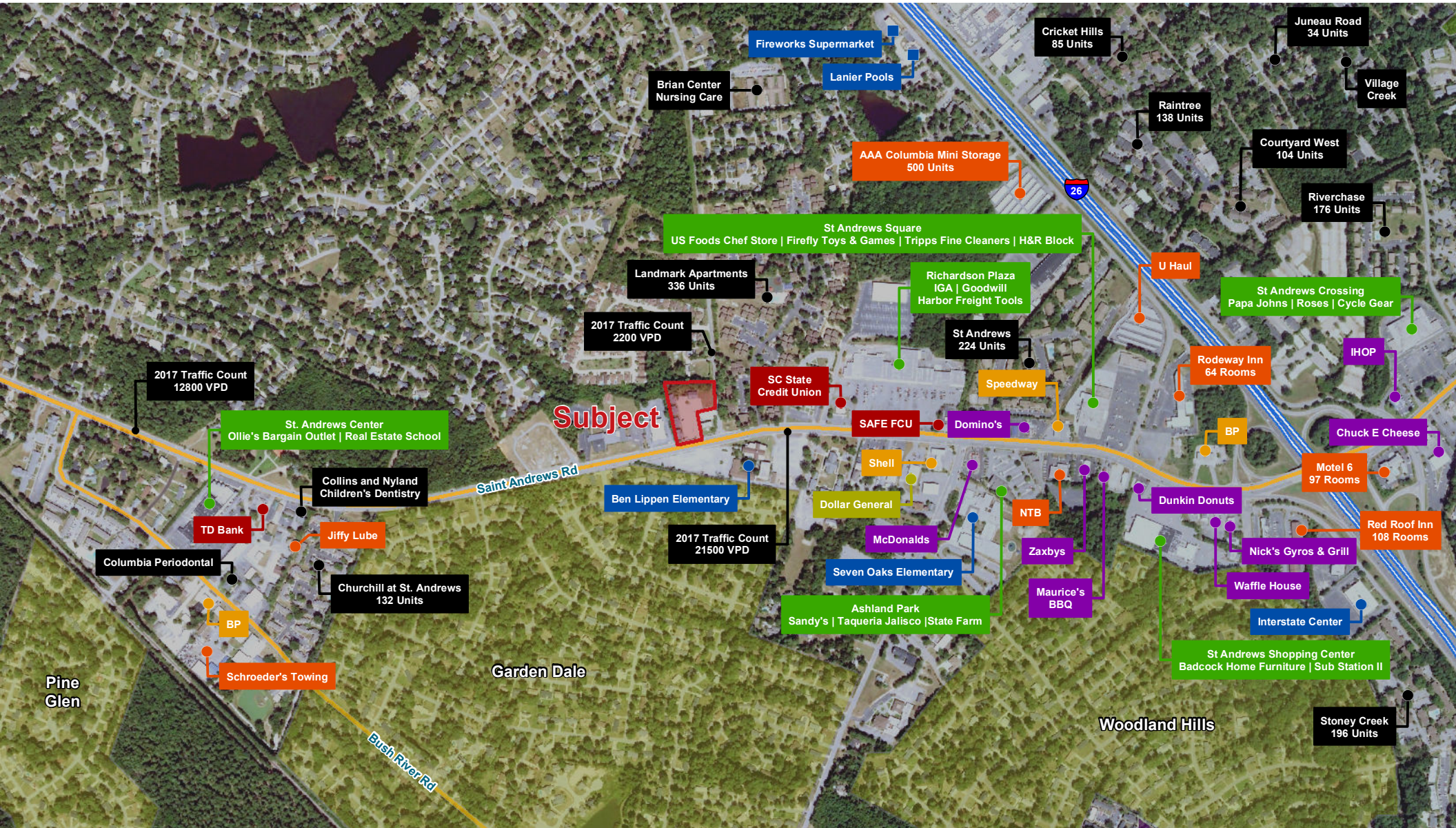
jsprings@naicolumbia.com

Ben Kelly, CCIM

+1 803 744 9830

bkelly@naicolumbia.com

AERIAL MAP



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

For more information:

Jack Springs

+1 803 744 9882

jsprings@naicolumbia.com

Ben Kelly, CCIM

+1 803 744 9830

bkelly@naicolumbia.com

NAI Columbia

Demographic Profile

Demographic Profile

St. Andrews Rd & I-26 | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2019 Age Dist.				Median Household Income			
2010 Census	11,433	50,200	114,329	0 - 4	7.9%	5.4%	5.9%	2019 Estimate	\$35,834	\$42,582	\$48,072
2019 Estimate	12,237	52,992	124,510	5 - 9	5.7%	4.7%	5.5%	2024 Projection	\$39,463	\$48,797	\$53,969
2024 Projection	12,787	55,109	130,854	10 - 14	4.9%	4.7%	5.4%				
% Chg. 2019-2024	4.5%	4.0%	5.1%	15 - 19	5.3%	5.8%	5.6%	Average Household Income			
				20 - 24	12.7%	9.6%	8.0%	2019 Estimate	\$46,163	\$56,310	\$62,913
Households				25 - 34	21.7%	19.2%	17.0%	2024 Projection	\$53,093	\$63,911	\$72,253
2010 Census	5,431	20,490	47,333	35 - 44	12.8%	13.7%	13.8%				
2019 Estimate	5,666	21,597	51,416	45 - 54	9.8%	11.3%	11.7%	Per Capita Household Income			
2024 Projection	5,877	22,517	54,096	55 - 64	8.6%	10.5%	11.7%	2019 Estimate	\$21,213	\$23,360	\$26,209
				65 - 74	5.9%	8.3%	9.1%	2024 Projection	\$24,230	\$26,506	\$30,090
Families				75 - 84	3.2%	4.5%	4.4%				
2010 Census	2,601	10,581	26,600	85+	1.5%	2.2%	2.0%	2019 Household Income Dist.			
2019 Estimate	2,654	10,857	28,158					Less than \$15,000	18.2%	14.9%	14.3%
2024 Projection	2,735	11,209	29,361	Median Age				\$15,000 - \$24,999	14.4%	12.4%	10.6%
				2010 Census	29.4	34.0	34.9	\$25,000 - \$34,999	15.7%	12.9%	11.9%
2019 Housing Data				2019 Estimate	30.5	35.4	36.7	\$35,000 - \$49,999	20.0%	16.8%	14.6%
Owner Occ. Housing Units	1,340	9,401	27,002	2024 Projection	30.6	36.0	37.5	\$50,000 - \$74,999	17.1%	20.5%	19.8%
Renter Occ. Housing Units	4,326	12,196	24,414					\$75,000 - \$99,999	6.2%	9.6%	11.2%
				Average Household Size				\$100,000 - \$149,999	6.4%	8.9%	11.7%
2019 Business Data				2010 Census	2.06	2.11	2.25	\$150,000 - \$199,999	1.2%	2.8%	3.7%
Total Businesses:	613	2,415	5,296	2019 Estimate	2.12	2.14	2.27	\$200,000 and Up	0.8%	1.4%	2.2%
Total Employees:	6,517	40,866	79,279	2024 Projection	2.14	2.15	2.28				

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

For more information:

Jack Springs

+1 803 744 9882

jsprings@naicolumbia.com

Ben Kelly, CCIM

+1 803 744 9830

bkelly@naicolumbia.com