

68,356 SF OFFICE BUILDING

917

FOR SALE

Chapin Road

FOR LEASE



Modern Office Building

917 Chapin Road is a ±68,356 SF two-story office building situated on 7.54 acres in the heart of Chapin, South Carolina. Constructed in 2007, the property offers highly functional floorplates, abundant parking at a 9 per 1,000 ratio, flexible workspace layouts, and immediate access to the region's major corridors. The building is currently 50% occupied with limited term remaining, providing an opportunity for a full building user.

SALE PRICE
\$7,250,000

LEASE RATE
CONTACT BROKERS

AVAILABILITY
CONTACT BROKERS FOR DETAILS

68,356 SF TWO STORY OFFICE BUILDING



917 CHAPIN ROAD



Property Highlights



917 CHAPIN ROAD

FOR SALE OR LEASE

68,356 SF two story office building

**SITE SIZE
7.54 acres**

**BUILT
2007**

**PARKING
9 per 1,000**

**ZONING
GC/OC**

**ELECTRIC
Dominion
Energy**

**WATER
City of
Columbia**

**COUNTY
Lexington**

**AMENITIES
Large board
room**

**WELL
MAINTAINED
BUILDING
WITH FLEXIBLE
LAYOUT**

**Central
courtyard with
outdoor seating**

Loading dock

Access & Amenities

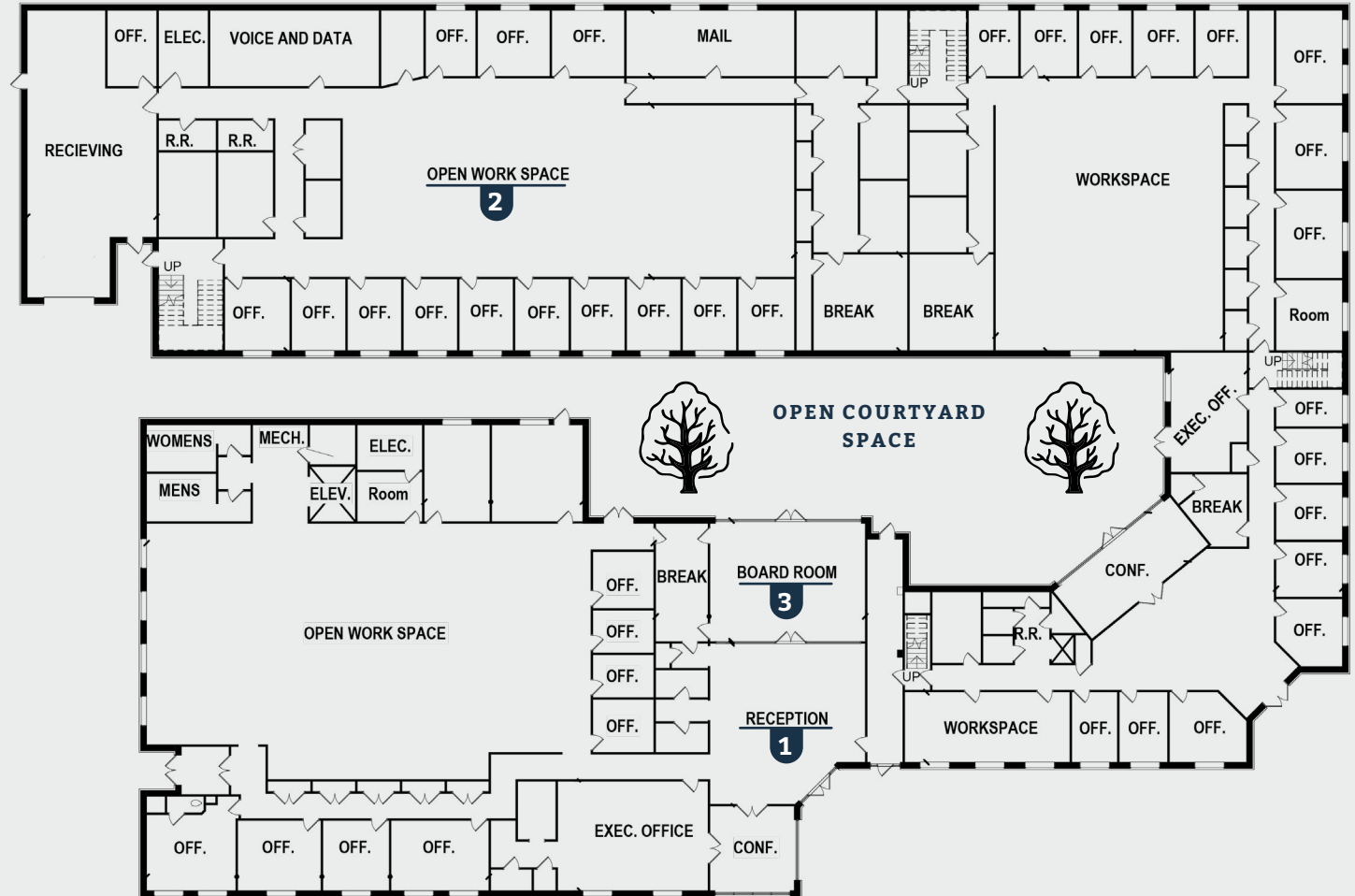
UPGRADED ACCESS WITH NEW ROADWAYS, STOP LIGHTS, AND TRAFFIC CIRCLE PLANNED



917 CHAPIN ROAD

Floor 1 Floorplan

FOR SALE OR LEASE



917 CHAPIN ROAD

Floor 2 Floorplan

FOR SALE OR LEASE



Location Overview

CHAPIN, SOUTH CAROLINA



917 CHAPIN ROAD

CAPITAL OF LAKE MURRAY



Why Chapin, South Carolina

Chapin is one of the Midlands’ most desirable suburban communities, known as the “Capital of Lake Murray.” The area blends small-town character with strong residential growth, excellent schools, and proximity to the Columbia metropolitan area. The town attracts families, professionals, and retirees, offering recreation, strong demographics, and a business-friendly environment.

RAPID POPULATION AND INCOME GROWTH

Demographic Overview



	3 Miles	5 Miles	10 Miles
2024 POPULATION	7,028	23,736	65,672
2029 PROJECTED POPULATION	7,304	25,243	69,049



	3 Miles	5 Miles	10 Miles
2024 AVERAGE HHI	\$98,878	\$126,425	\$135,320
2029 PROJECTED AVERAGE HHI	\$116,641	\$147,862	\$157,629

LOCAL ADVANTAGES

TOP-RATED LEXINGTON-RICHLAND SCHOOL DISTRICT 5

IMMEDIATE ACCESS TO LAKE MURRAY AND ITS 55,000 ACRES OF WATER

STRONG SMALL-BUSINESS ECOSYSTEM

RAPID POPULATION AND INCOME GROWTH

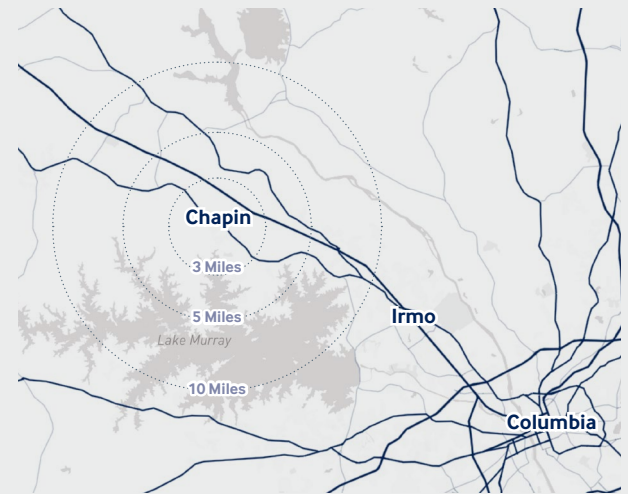
SHORT COMMUTE TO COLUMBIA’S EMPLOYMENT CENTERS

ECONOMIC DRIVERS

LAKE MURRAY TOURISM (500,000+ ANNUAL VISITORS)

STEADY RESIDENTIAL GROWTH

EXPANDING RETAIL, MEDICAL, AND PROFESSIONAL SERVICES



917 CHAPIN ROAD



Contact Trinity Partners for more details:



917 CHAPIN ROAD



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