



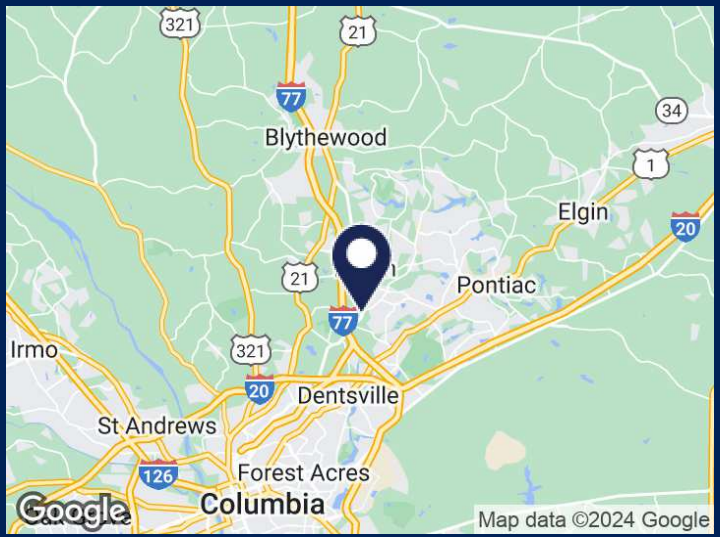
**MEDICAL OFFICE SPACE FOR SALE / LEASE**  
**\$750,000 / \$21.00 SF/YR**

# 120 Highland Center Dr.

Columbia, SC 29201



Located on Highland Center Drive in Northeast Columbia, off of Farrow Road.



- ±2,959 SF medical office space
- Close proximity to MUSC, Lexington Medical, and Prisma Campuses
- Located within an established medical office park minutes from MUSC
- Plumbing throughout all exam rooms
- Large nurse station and reception area
- Free onsite parking



TRINITY-PARTNERS.COM  
1501 MAIN STREET SUITE 410  
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# ADDITIONAL PHOTOS



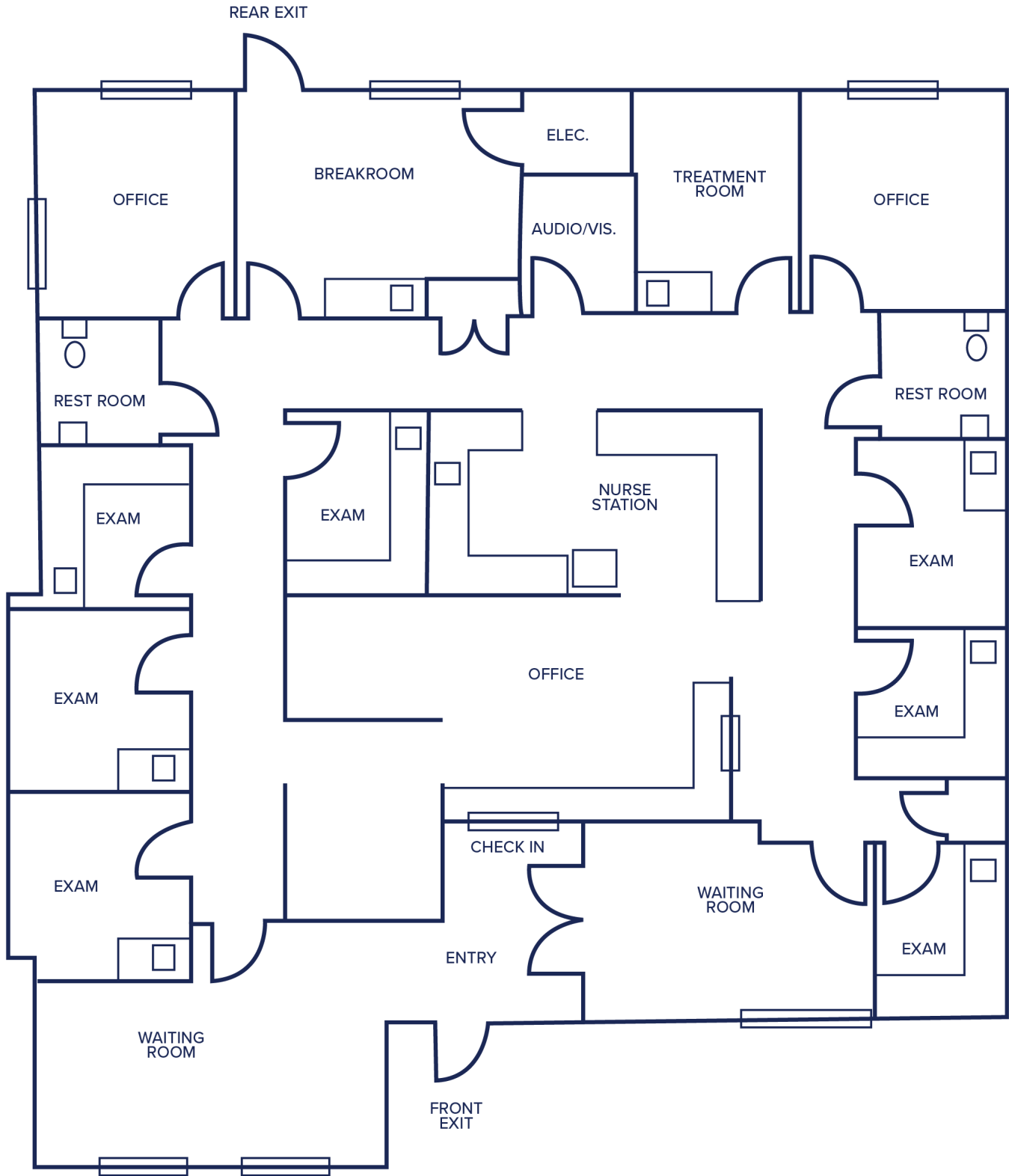
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# FLOOR PLANS



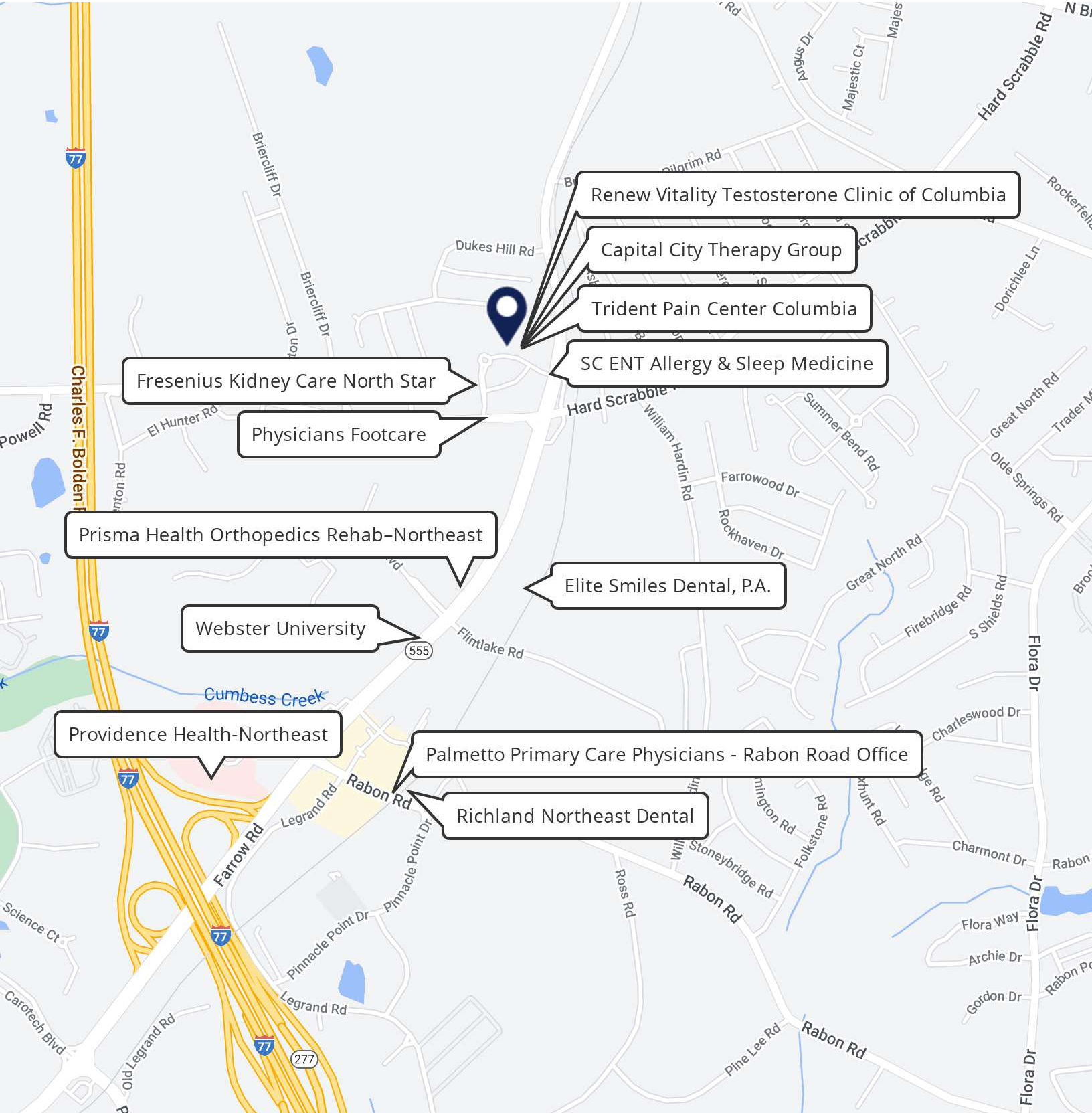
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Square footage advertised is according to the county tax card. All square footage to be verified by the Purchaser.

# RETAILER MAP



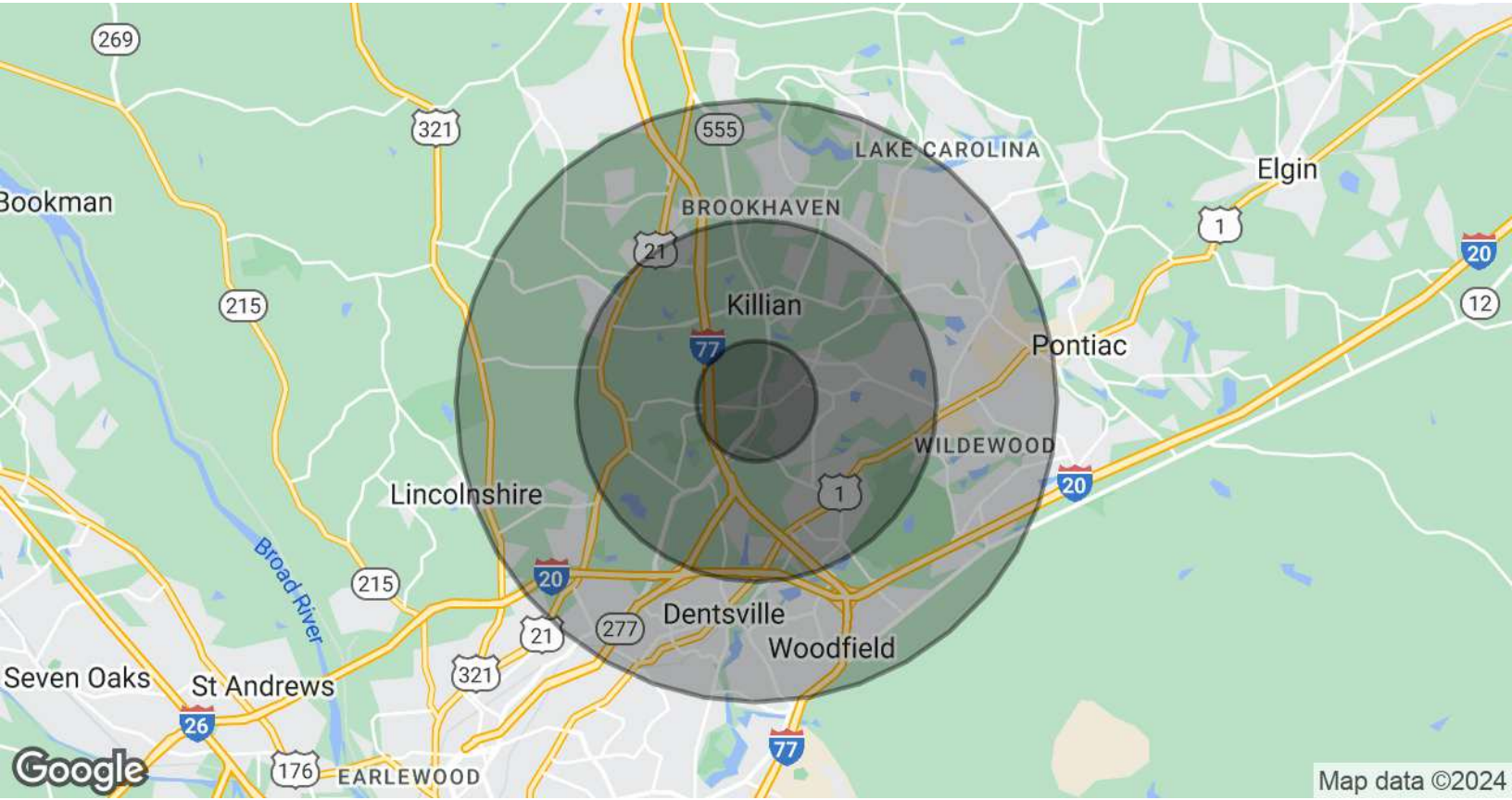
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Map  
data  
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,578	38,780	113,007
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,888	15,805	45,383
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$74,173	\$78,853	\$83,780
Average House Value	\$205,633	\$231,727	\$255,249

Demographics data derived from AlphaMap

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