

FOR

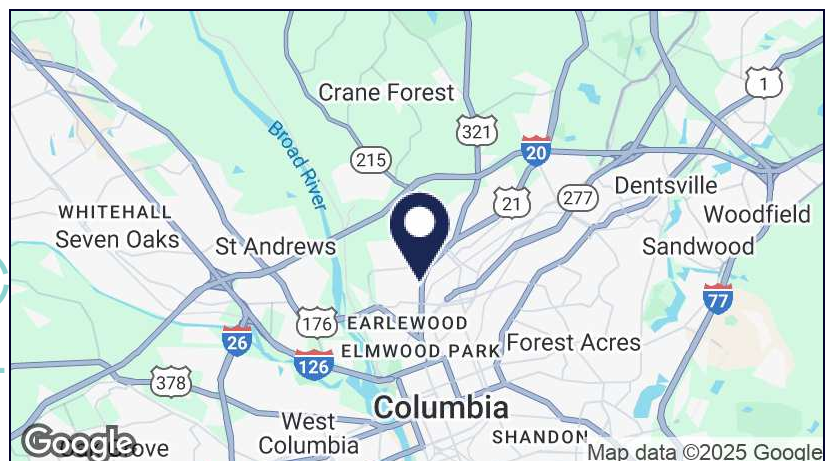
SALE / LEASE\$11.00 - 13.71 PSF
MODIFIED GROSS**3619 NORTH
MAIN STREET**
COLUMBIA, SC 29203

N. Main Multi-use, Standalone Building Available for Sale

- High Visibility property on Columbia's North Main Street suited for a variety of different uses
- Composed of 3 different spaces that can be leased together or separately
- Top Floor Main Building: 4,000 SF (\$11.00 PSF)
- Bottom Level Main Building: 3,100 SF (\$11.00 PSF)
- Warehouse: 875 SF (\$13.71 PSF)
- Total Available Space: 8,000 SF
- Floor plan of main building available upon request
- Recently renovated by owner
- Situated on the corner of a signalized intersection at Miller Avenue and North Main Street
- 15,800 views per day on North Main Street
- Zoned CAC (Community Activity Center) by the City of Columbia
- Two (2) points of ingress/egress on Miller and Fern Avenue
- Contact brokers for sale price



Situated on the corner of a signalized intersection at Miller Avenue and North Main Street



CONTACT

CRAWFORD PREZIOSO

803.567.1388

CPREZIOSO@TRINITY-PARTNERS.COM

JOHN COLEMAN

803.567.1876

JCOLEMAN@TRINITY-PARTNERS.COM

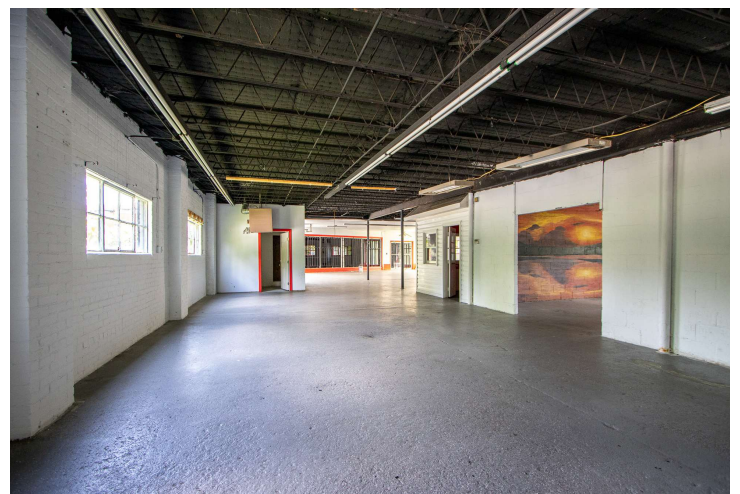
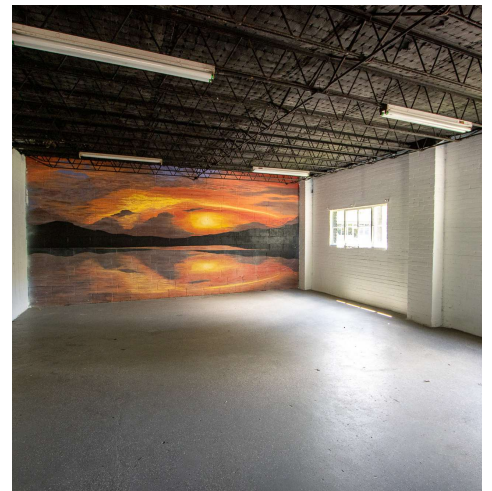
The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.



**TRINITY
PARTNERS**

TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

4,000 SF TOP FLOOR



CONTACT

CRAWFORD PREZIOSO
803.567.1388
CPREZIOSO@TRINITY-PARTNERS.COM

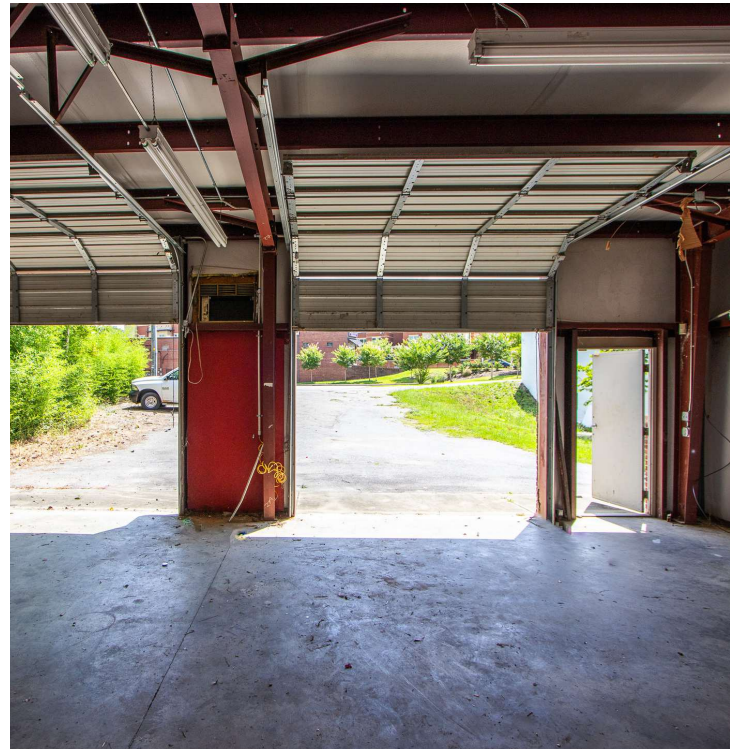
JOHN COLEMAN
803.567.1876
JCOLEMAN@TRINITY-PARTNERS.COM



**TRINITY
PARTNERS**

TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

875 SF STANDALONE WAREHOUSE



CONTACT

CRAWFORD PREZIOSO
803.567.1388
CPREZIOSO@TRINITY-PARTNERS.COM

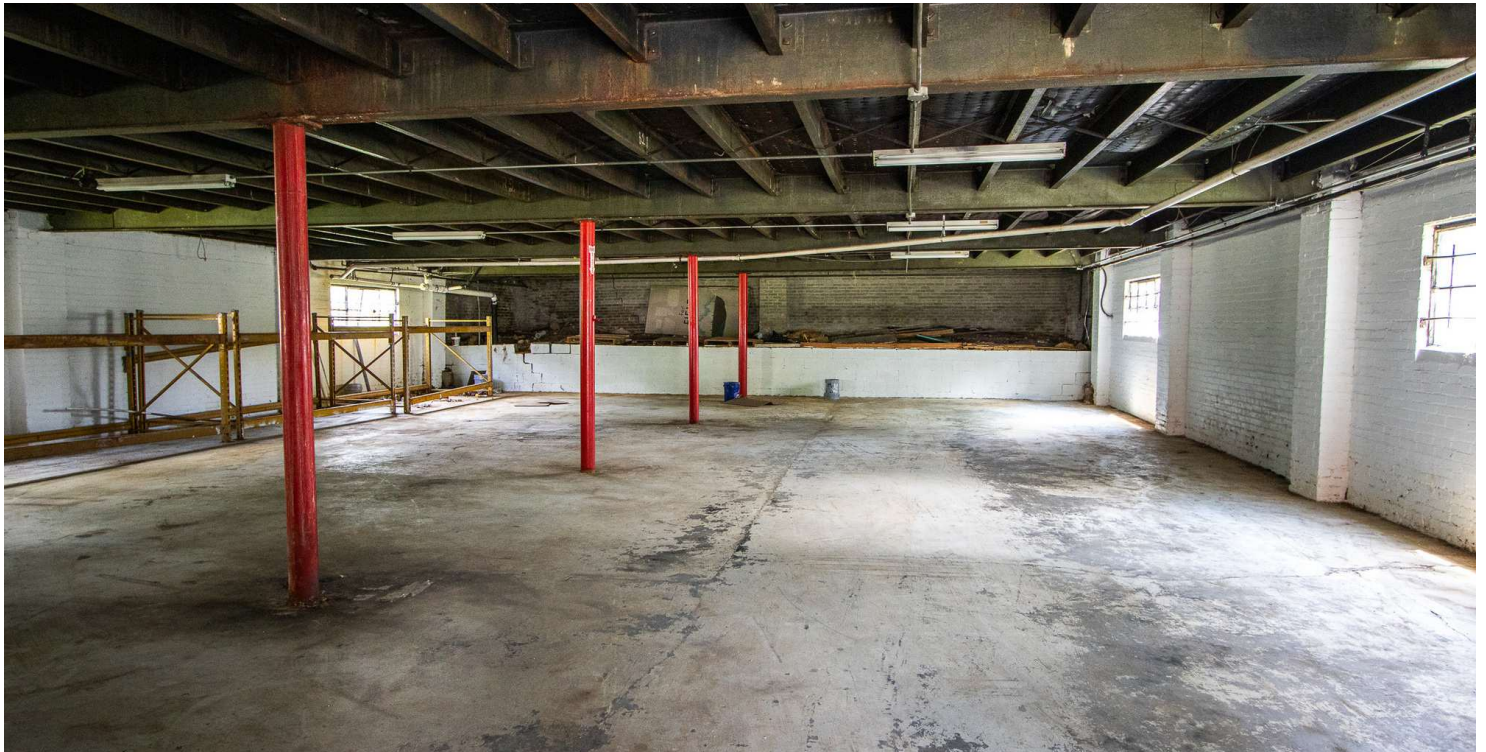
JOHN COLEMAN
803.567.1876
JCOLEMAN@TRINITY-PARTNERS.COM



**TRINITY
PARTNERS**

TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

3,100 SF BOTTOM FLOOR



CONTACT

CRAWFORD PREZIOSO
803.567.1388
CPREZIOSO@TRINITY-PARTNERS.COM

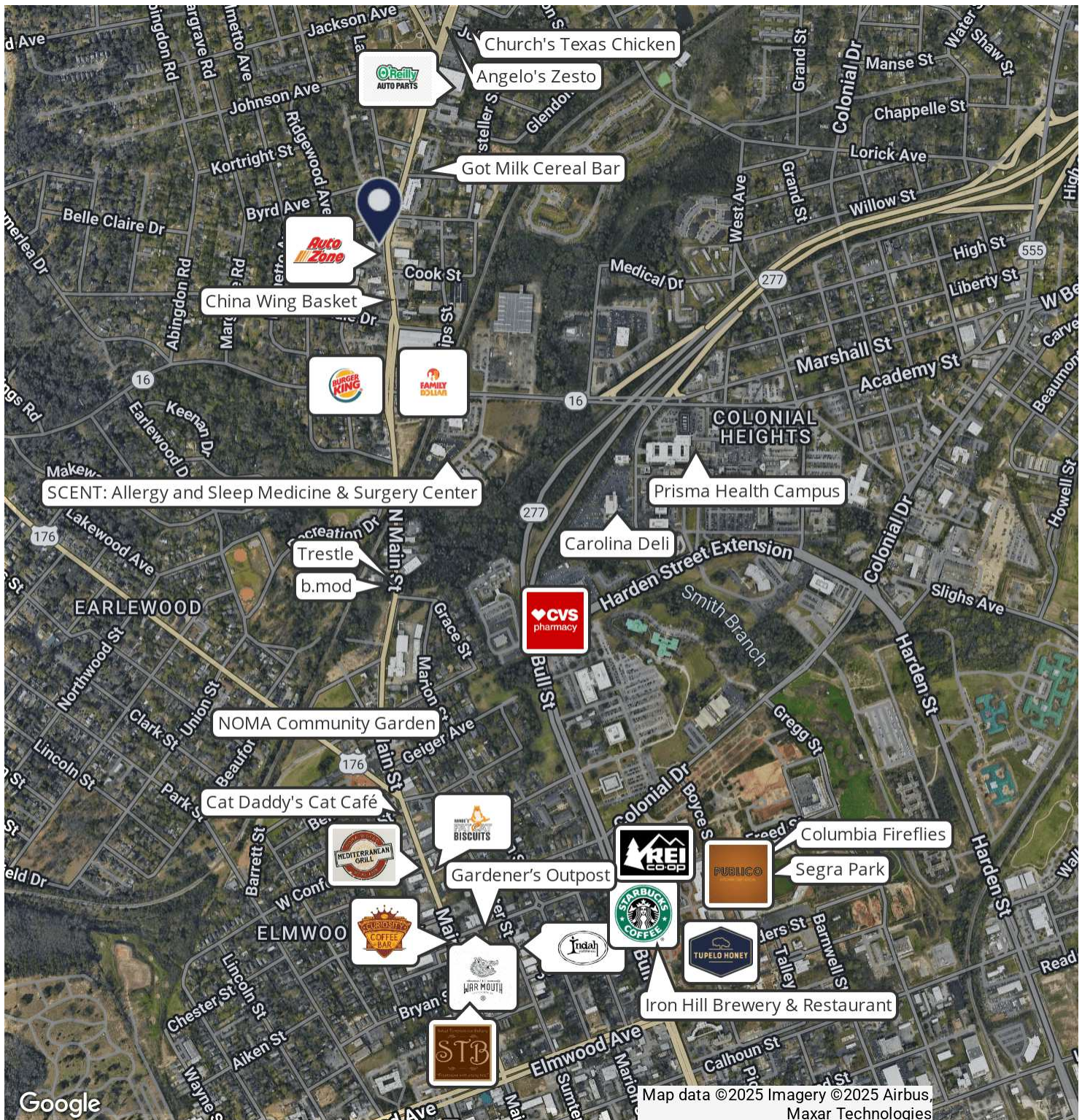
JOHN COLEMAN
803.567.1876
JCOLEMAN@TRINITY-PARTNERS.COM



**TRINITY
PARTNERS**

TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

RETAILER MAP



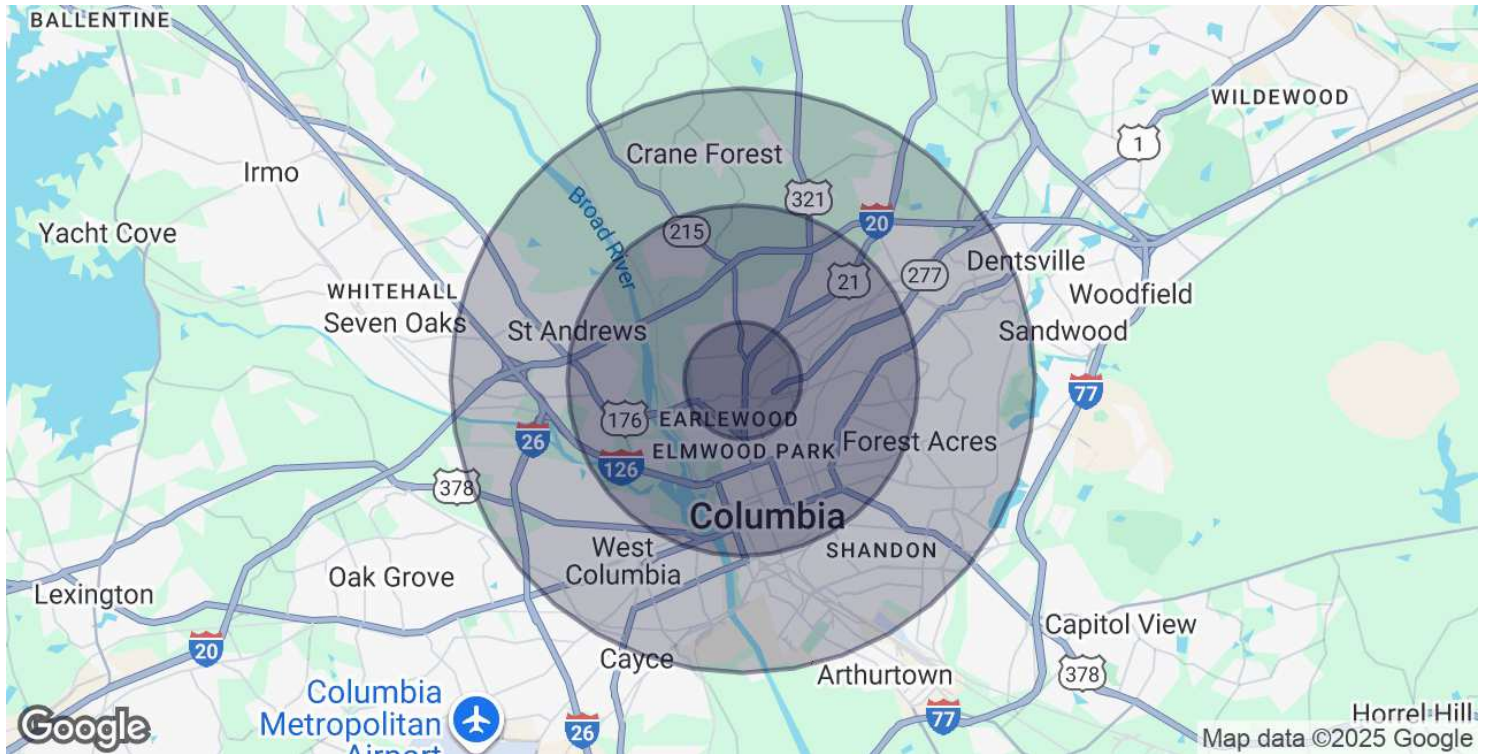
CONTACT

CRAWFORD PREZIOSO
803.567.1388
CPREZIOSO@TRINITY-PARTNERS.COM

JOHN COLEMAN
803.567.1876
JCOLEMAN@TRINITY-PARTNERS.COM



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,191	69,140	165,539
Average Age	41	37	39
Average Age (Male)	39	36	37
Average Age (Female)	42	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,882	30,492	72,579
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$61,096	\$57,853	\$70,346
Average House Value	\$249,275	\$243,481	\$266,314

Demographics data derived from AlphaMap

CONTACT

CRAWFORD PREZIOSO
803.567.1388
CPREZIOSO@TRINITY-PARTNERS.COM

JOHN COLEMAN
803.567.1876
JCOLEMAN@TRINITY-PARTNERS.COM