

REDEVELOPMENT  
OPPORTUNITY



**Presented By:**

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**FOR SALE**

**1201 Lyon St.  
Columbia, SC**

**NAI**Columbia

# PROPERTY Features

Lyon Street | Columbia, South Carolina

- Redevelopment or Investment Opportunity
- Excellent location on corner of Gervais and Lyon St.
- Large flat 0.75 acre parcel with four duplexes
  - Each unit consists of 2 bedrooms and 1 bathroom
- Potential for continued affordable housing or redevelopment
- Abundant parking area
- Utilities available
  - City of Columbia (water and sewer)

**Price Reduced - \$525,000**



# POINTS OF INTEREST

Lyon Street | Columbia, South Carolina



# Demographic Profile

1201 Lyon St | Columbia, SC



## 1 MILE RADIUS

Summary	2024	2029
Population	13,440	13,932
Households	5,803	6,226
Families	2,033	2,083
Average Household Size	1.77	1.72
Owner Occupied Housing Units	2,583	2,826
Renter Occupied Housing Units	3,462	3,401
Median Age	29	29.7
Average Household Income	\$83,781	\$99,609

## 3 MILE RADIUS

Summary	2024	2029
Population	89,022	90,373
Households	36,993	40,619
Families	15,818	16,307
Average Household Size	1.98	1.94
Owner Occupied Housing Units	17,914	19,359
Renter Occupied Housing Units	21,241	21,260
Median Age	29.5	30.6
Average Household Income	\$88,455	103,588

## 5 MILE RADIUS

Summary	2024	2029
Population	170,822	173,704
Households	75,083	77,925
Families	34,468	35,504
Average Household Size	2.06	2.03
Owner Occupied Housing Units	36,937	39,929
Renter Occupied Housing Units	38,146	37,995
Median Age	32.6	34.1
Average Household Income	\$85,403	\$100,003



**Jeff Hein, SIOR**  
Shareholder & Senior Broker

*Jeff Hein, SIOR, is a shareholder and senior broker at NAI Columbia with 33 years of commercial real estate experience. He has extensive experience across South Carolina markets specifically focusing his attention on office and industrial properties. Jeff began his real estate career in 1990, joining Edens and Avant (now NAI Columbia) in 1993. Jeff holds the SIOR (Society of Industrial and Office Realtors) designation and has sat on the Carolinas Chapter Board, serving SIOR committees at both the national and state level. He is a Life Member of the Central Carolina Realtors Association (CCRA), past President of the CCRA Commercial Alliance, and served on its Circle of Excellence Committee. Jeff has received 19 “Circle of Excellence” Awards including “Gold Level” status in 2006 as well as the CCRA 2009 and 2010 “Commercial Transaction of the Year” award. He earned his B.S.A. Degree from the University of Georgia.*



**Will DuPree**  
Brokerage Associate

*Will DuPree is a member of NAI Columbia’s brokerage team where he specializes in the sales and leasing of medical offices and investment properties. His goal is to utilize his understanding and experience with doctors and healthcare administrators to meet the real estate needs of those clients. Born in Greenville, SC, and raised in Atlanta, GA, Will began his college education in Bridgton, ME, where he played tennis at Bridgton Academy and later graduated from Lander University in Greenwood, SC. Before joining the NAI Columbia, Will spent the majority of his career in medical device sales throughout Georgia and South Carolina. Will has always had a true passion for commercial real estate and finally decided to pursue his real estate dream with NAI Columbia.*



**Hope Andrews**  
Brokerage Associate

*Hope recently took on the role of Brokerage Associate at NAI Columbia. In her position, she works alongside NAI Columbia’s Senior Broker Jeff Hein, SIOR, and Will DuPree. She specializes in office and industrial spaces. Throughout her career, Hope has gained experience in human resources, customer service, and commercial real estate. In each role, Hope has focused on fostering and maintaining a positive culture and utilizing her team’s strengths to create productive outcomes. She enhances NAI Columbia, its brand, and the organization by providing daily operations support, property reporting, and deal flow administration. A Columbia native, Hope received a Bachelor’s degree in Community Organization and Leadership from Columbia College. In 2022, Hope acquired her South Carolina Real Estate License. In 2024, she transitioned to brokerage after serving as a Sales and Leasing Administrator for four years with the firm.*