

# 5243 Forest Drive, Columbia, SC 29206



## For Sublease

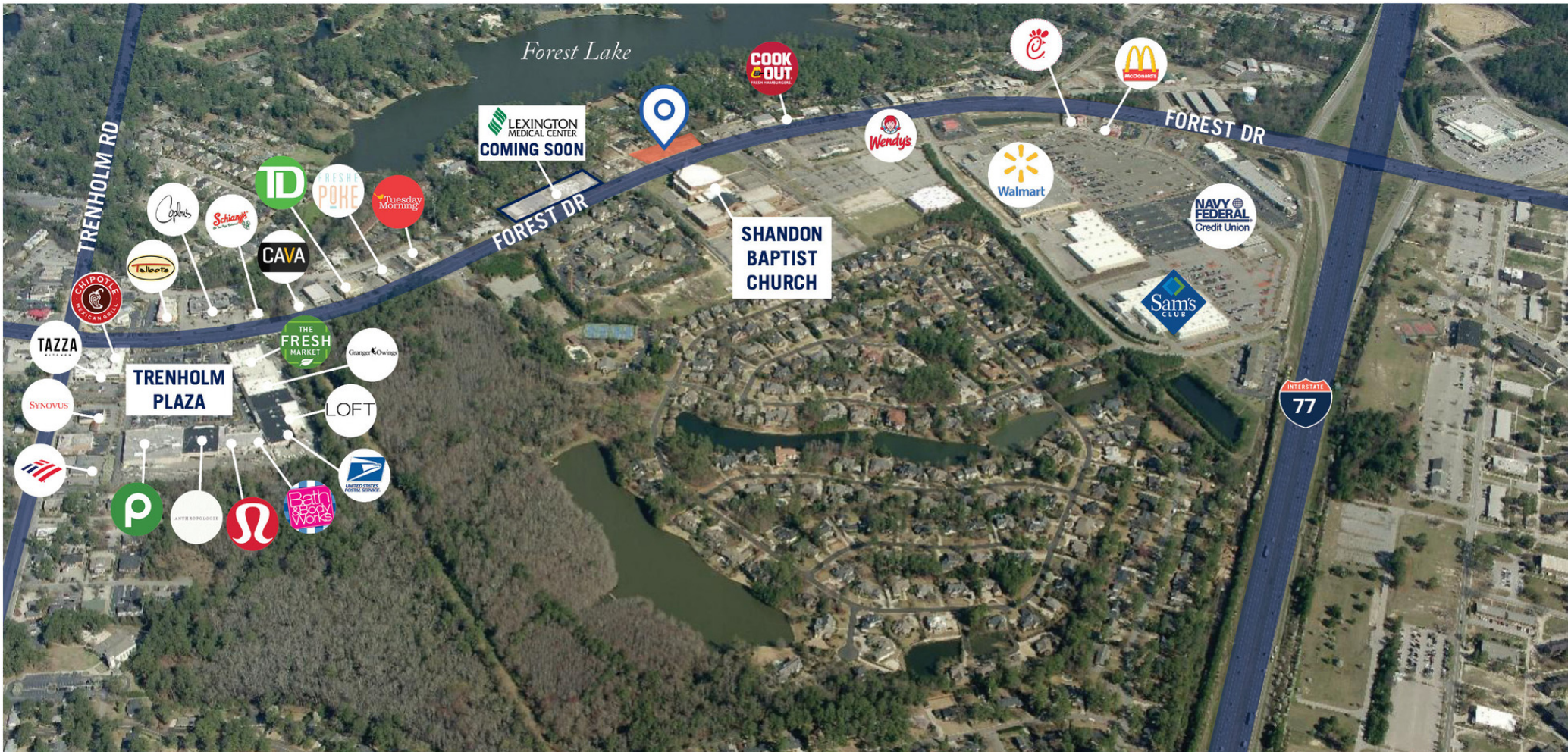
### Prime Commercial Outparcel Available in Forest Acres

- Long-term ground lease with renewal options
- 1.30 acres of usable acreage with existing curb cuts in place
- Zoning: GC City of Columbia
- Traffic Count: 28,000 VPD
- Contact broker for pricing details



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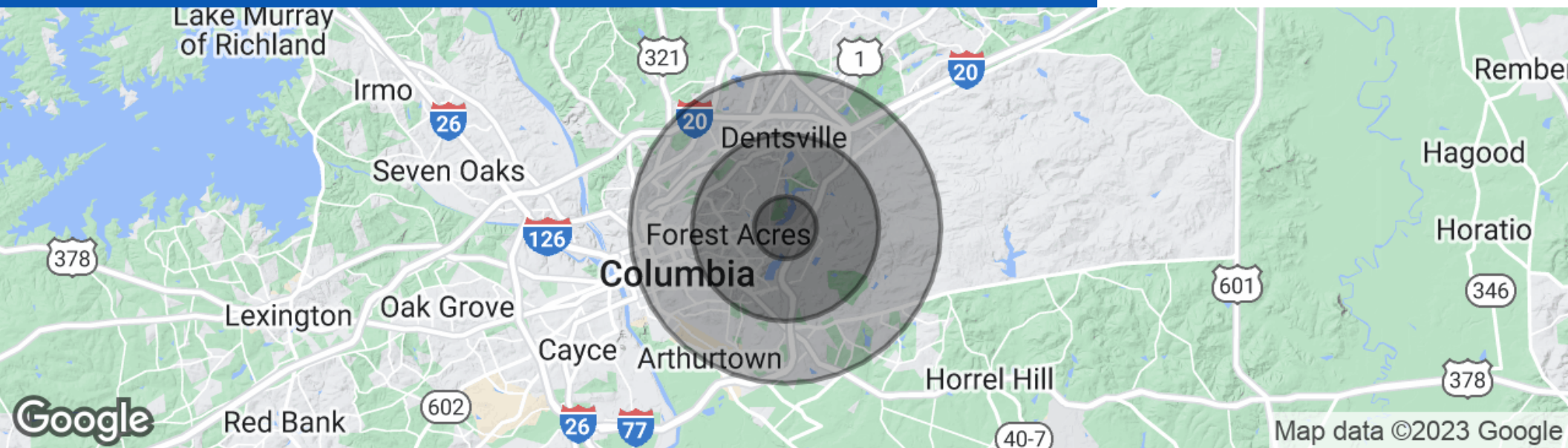
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## Population

	1 Mile	3 Miles	5 Miles
Total Population	5,712	62,276	150,630
Average Age	38.6	35.2	34.5
Average Age (Male)	34.6	32.4	32.7
Average Age (Female)	40.2	37.6	36.4

## Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,403	24,226	64,246
# of Persons per HH	2.4	2.6	2.3
Average HH Income	\$110,622	\$86,045	\$65,859
Average House Value	\$401,509	\$232,468	\$185,000

\* Demographic data derived from 2020 ACS - US Census