

**FOR SALE**

10,203 SF MULTI-TENANT BUILDING  
1,050 SF SINGLE-TENANT BUILDING



**4439 & 4449 Devine Street**

**Columbia, South Carolina**

**NAI Columbia**

807 Gervais Street, Suite 200  
Columbia, South Carolina 29201  
803.254.0100  
[www.naicolumbia.com](http://www.naicolumbia.com)

Bill Lamar  
803.960.6090  
[blamar@naicolumbia.com](mailto:blamar@naicolumbia.com)

John Gregory, CCIM  
803.873.1883  
[jgregory@naicolumbia.com](mailto:jgregory@naicolumbia.com)

Tristen Lee  
803.870.8928  
[tlee@naicolumbia.com](mailto:tlee@naicolumbia.com)



# PROPERTY Features

4439 & 4449 Devine Street

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## 4439 Devine Street

- 10,203 SF multi-tenant building
- Four rentable spaces
- Leases with Tegra, Tattoo Shop & Hammer Construction
- Monthly rental income \$9,000±
- 1,000 SF suite available
- Total lot is .29± acres withg parking in front and in rear

## 4449 Devine Street

- 1,050 SF building (not currently occupied)
- Total lot is .36± acres
- 35 ft road frontage on Devine Street for access
- Fenced in for private parking or storage

Sale Price      \$1,800,000



# SITE Overview

4439 & 4449 Devine Street





# SITE Overview

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# LOCATION Map

4439 & 4449 Devine Street





# DEMOGRAPHIC Profile

4439 & 4449 Devine Street

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2023 Age Dist.</b>				<b>Median Household Income</b>			
2020 Census	3,034	22,741	58,724	0 - 4	7.1%	7.0%	6.5%	2023 Estimate	\$55,634	\$61,514	\$66,170
2023 Estimate	3,035	23,984	61,722	5 - 9	7.4%	7.3%	6.9%	2028 Projection	\$58,940	\$66,311	\$72,556
2028 Projection	3,215	24,973	64,161	10 - 14	7.2%	7.2%	6.8%				
% Chg. 2022-2027	5.9%	4.1%	4.0%	15 - 19	6.1%	6.2%	6.0%	<b>Average Household Income</b>			
				20 - 24	5.5%	5.4%	5.8%	2023 Estimate	\$71,539	\$78,107	\$86,864
<b>Households</b>				25 - 34	15.0%	15.8%	14.8%	2028 Projection	\$79,795	\$87,315	\$97,463
2020 Census	1,176	8,489	22,335	35 - 44	15.7%	15.1%	14.5%				
2023 Estimate	1,185	8,966	23,488	45 - 54	11.8%	12.6%	13.0%	<b>Per Capita Household Income</b>			
2028 Projection	1,260	9,387	24,519	55 - 64	12.0%	11.4%	12.0%	2023 Estimate	\$27,247	\$29,237	\$32,891
				65 - 74	8.4%	8.3%	9.2%	2028 Projection	\$30,482	\$32,861	\$37,065
<b>Families</b>				75 - 84	3.3%	3.0%	3.7%				
2010 Census	688	5,156	13,505	85+	0.7%	0.6%	0.8%	<b>2023 Household Income Dist.</b>			
2023 Estimate	816	6,358	16,521					Less than \$15,000	13.4%	10.6%	8.1%
2028 Projection	867	6,633	17,188	<b>Median Age</b>				\$15,000 - \$24,999	4.7%	6.0%	5.8%
				2010 Census	31.4	33.3	34.9	\$25,000 - \$34,999	9.6%	7.1%	6.9%
<b>2023 Housing Data</b>				2023 Estimate	36.0	35.6	37.1	\$35,000 - \$49,999	12.5%	10.3%	10.2%
Owner Occ. Housing Units	896	7,254	18,663	2028 Projection	36.2	35.5	37.1	\$50,000 - \$74,999	29.4%	27.8%	25.7%
Renter Occ. Housing Units	287	1,712	4,825					\$75,000 - \$99,999	9.6%	13.2%	13.1%
				<b>Average Household Size</b>				\$100,000 - \$149,999	13.7%	16.8%	19.4%
<b>2023 Business Data</b>				2020 Census	0.00	0.00	0.00	\$150,000 - \$199,999	5.1%	6.1%	6.9%
Total Businesses:	123	346	1,281	2023 Estimate	2.56	2.67	2.62	\$200,000 and Up	1.9%	2.2%	4.0%
Total Employees:	1,220	3,124	14,589	2028 Projection	2.55	2.66	2.61				