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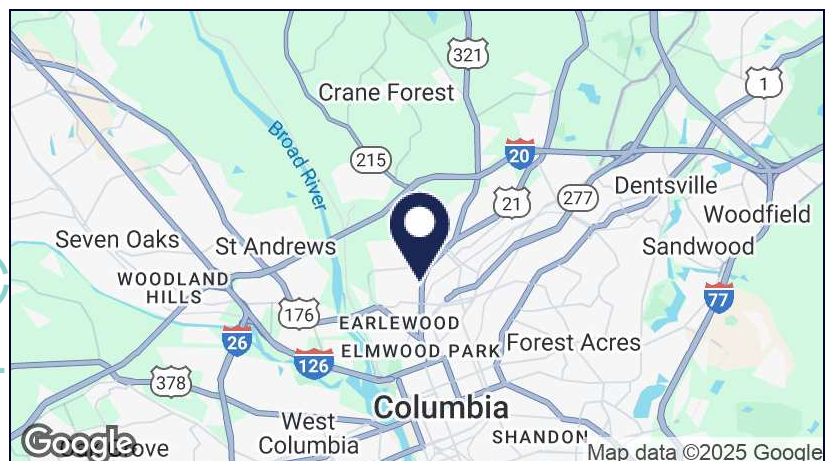
LEASE\$11.00 - 13.71 PSF
MODIFIED GROSS**3619 NORTH
MAIN STREET**
COLUMBIA, SC 29203

Standalone Building Available For Lease

- High visibility property on Columbia's North Main Street suited for a variety of different uses
- Situated on the corner of a signalized intersection at Miller Avenue and North Main Street
- Composed of three (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
- 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



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



CONTACT

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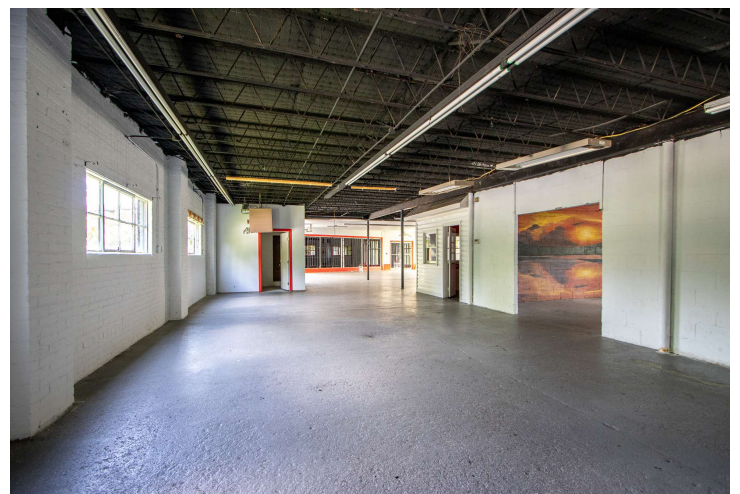
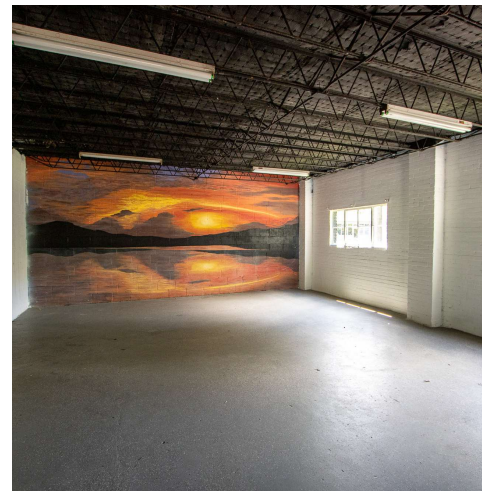
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**TRINITY
PARTNERS**

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

4,000 SF TOP FLOOR



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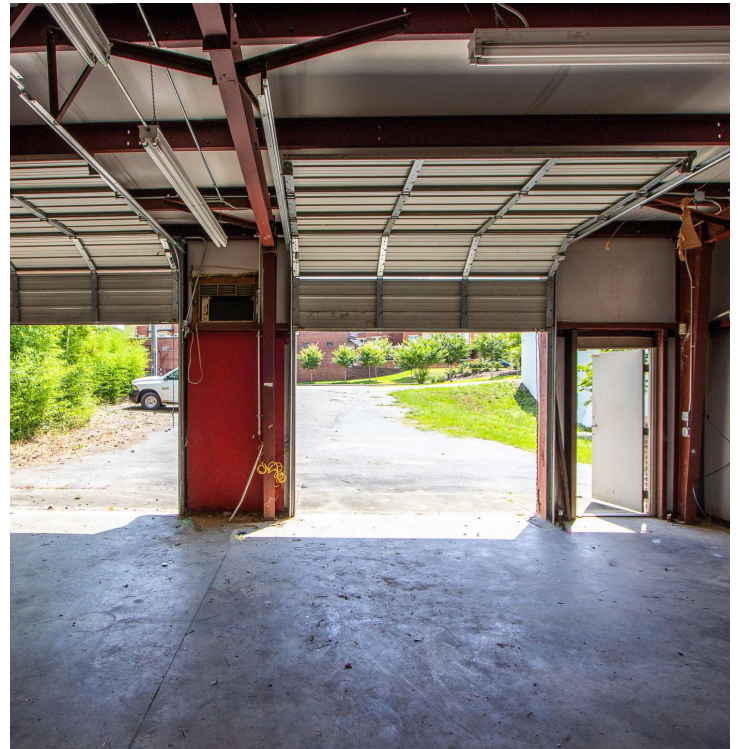
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1501 MAIN STREET SUITE 410
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875 SF STANDALONE WAREHOUSE



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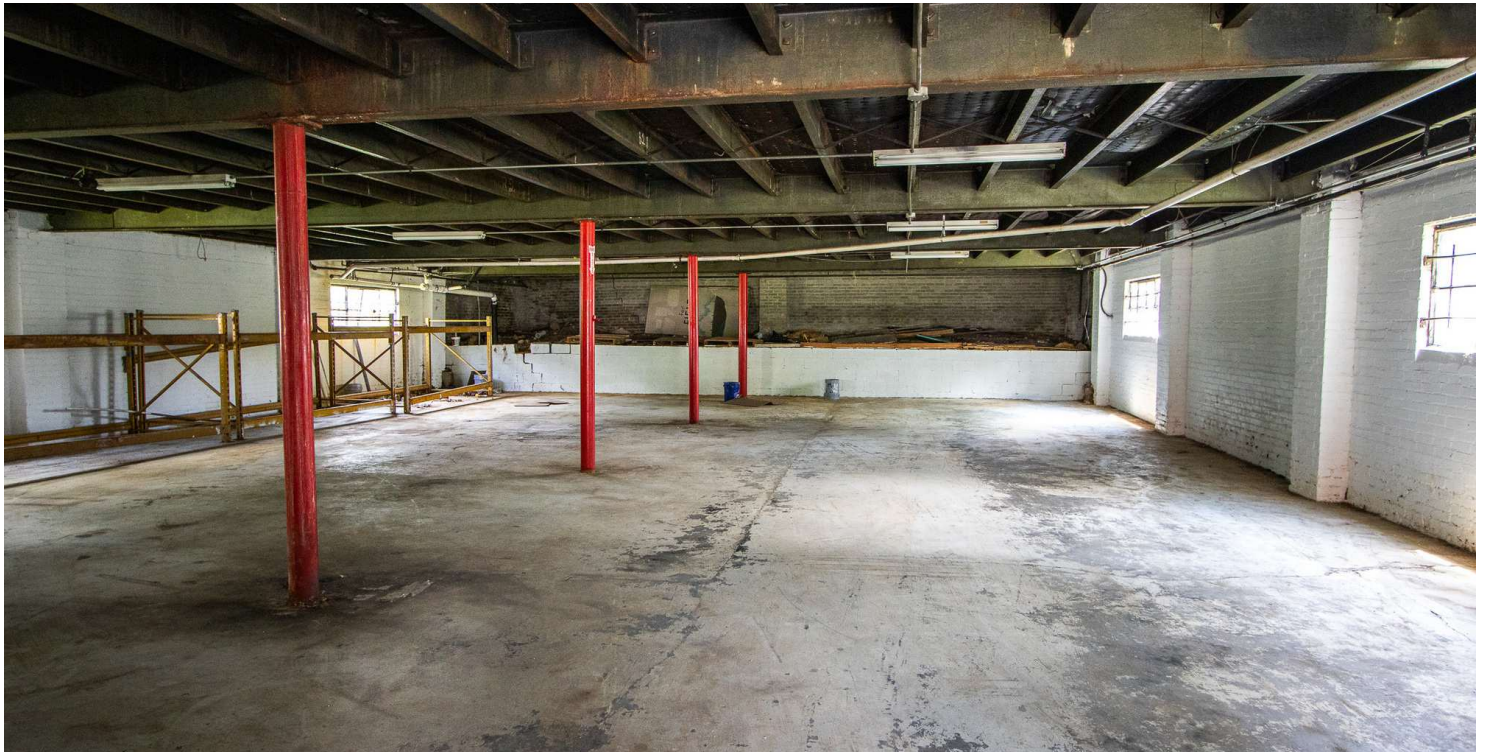
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1501 MAIN STREET SUITE 410
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3,100 SF BOTTOM FLOOR



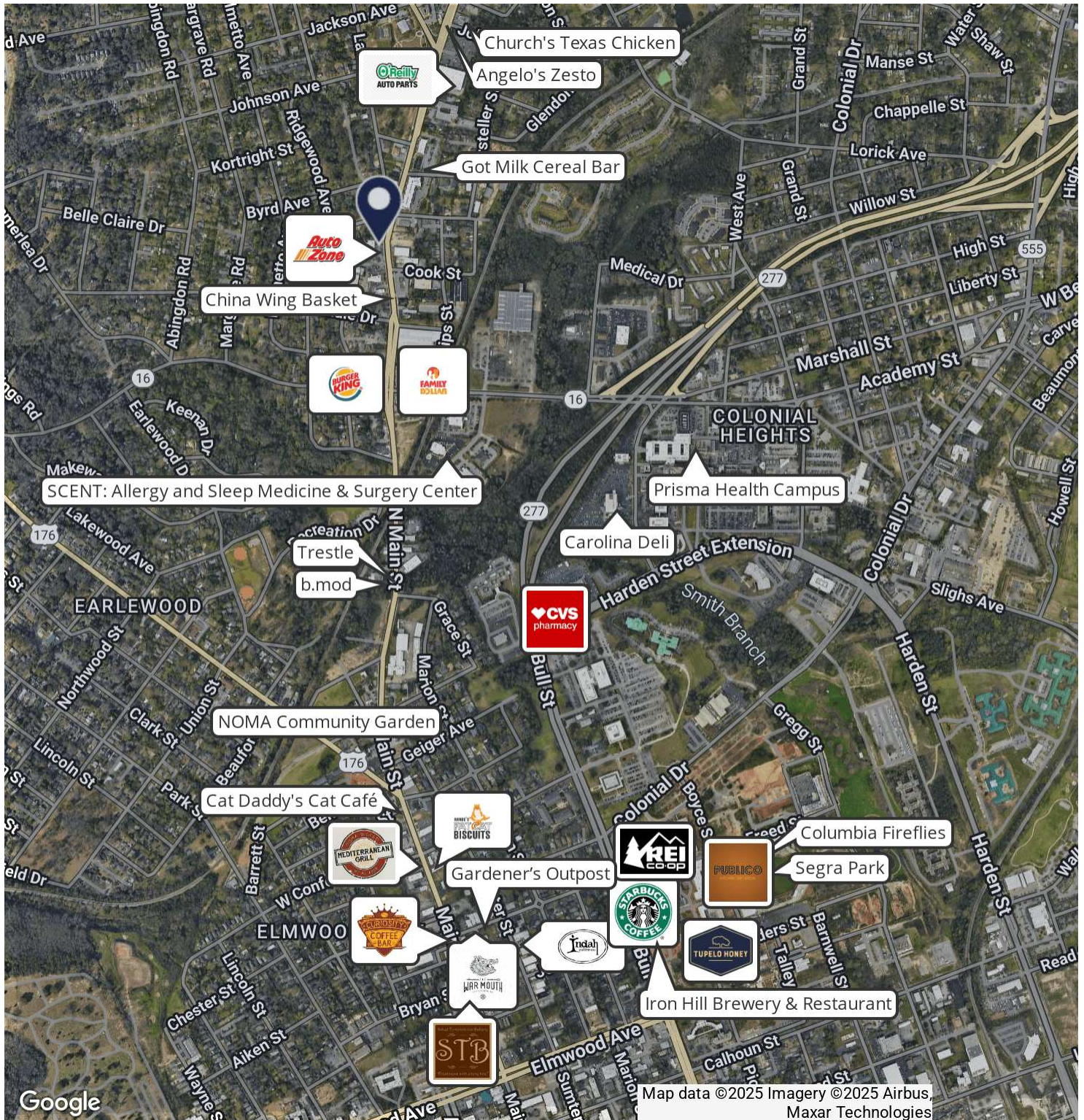
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RETAILER MAP



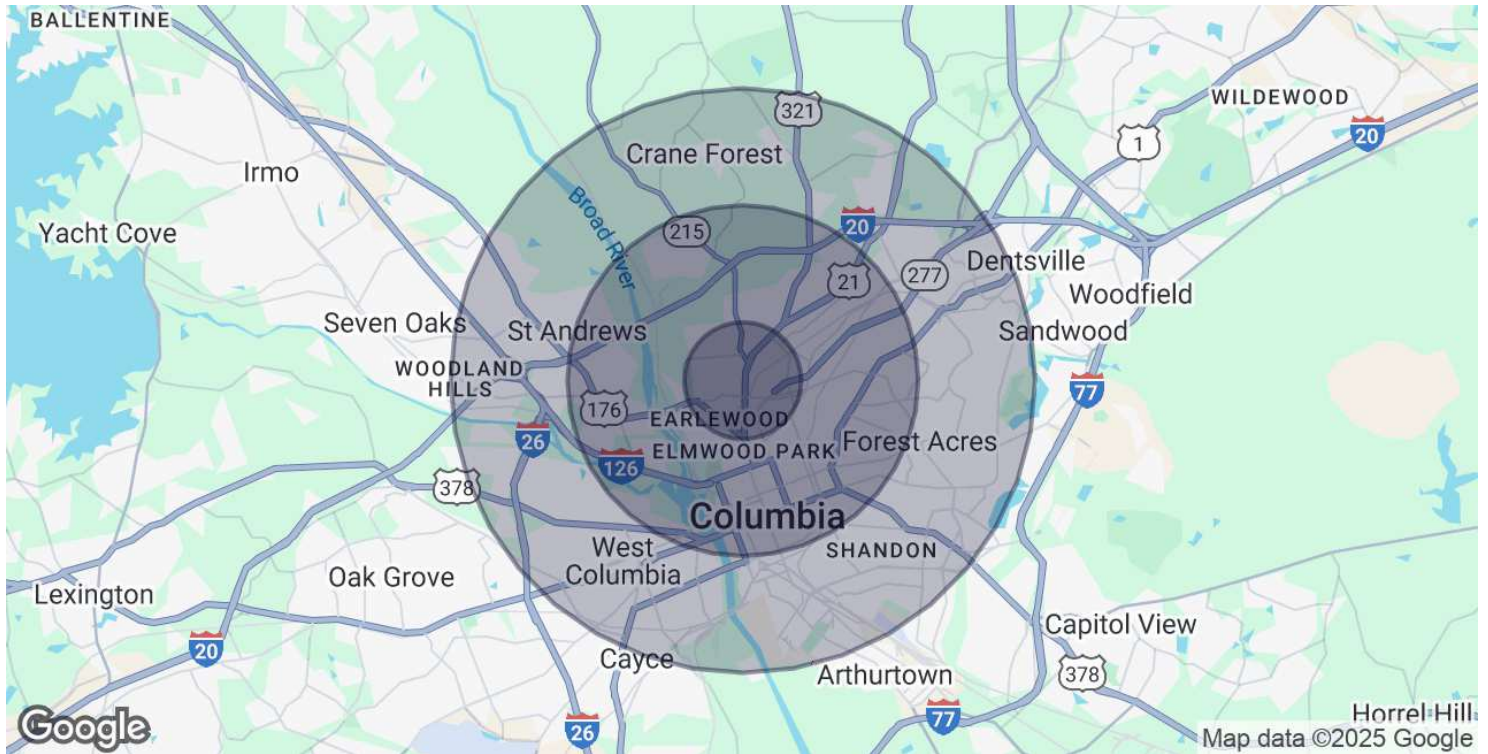
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DEMOGRAPHICS MAP & REPORT



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

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