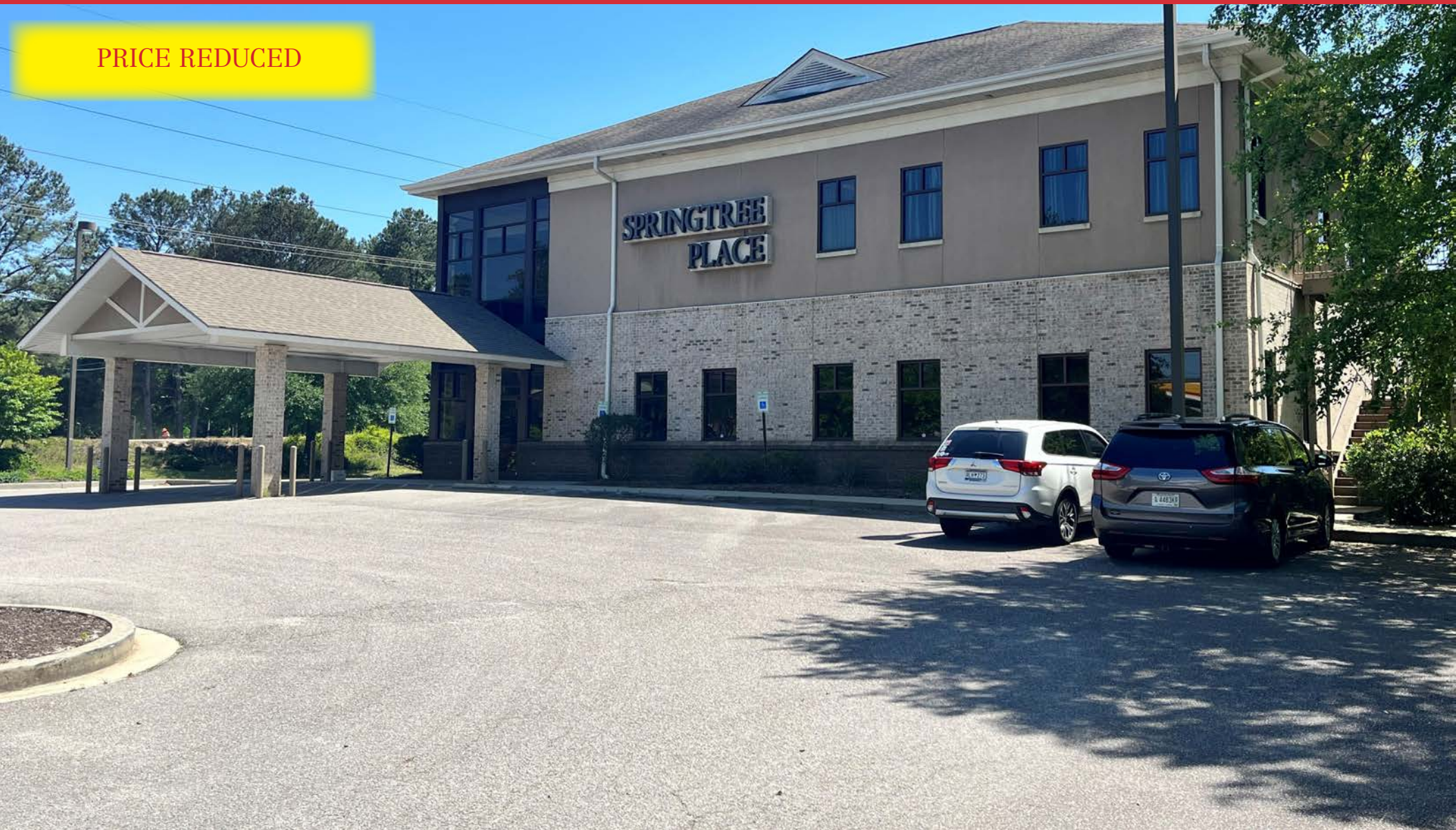


# FOR SALE OR LEASE | ±9,675 SF MEDICAL OFFICE BUILDING

PRICE REDUCED



200 Springtree Drive  
Columbia, South Carolina 29223

Will DuPree  
803.744.9822  
wdupree@naicolumbia.com

Jeff Hein, SIOR  
803.744.9825  
jhein@naicolumbia.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.



# PROPERTY Features

200 Springtree Drive

**NAL**Columbia

LOCATION DESCRIPTION: Excellent location at the signalized corner of Parklane Road and Springtree Drive across the street from the Richland library. One (1) mile to both Two Notch Road and Farrow Road with 30,000 VPD and 10,400 VPD respectively.

PROPERTY DESCRIPTION: ±9,675 SF medical office building  
- ±6,000 SF vacant  
- ±1,995 SF occupied (Palmer Counseling)

PARKING: Ample on-site parking (5.9/1,000)

SIGNAGE: Pylon signage facing Parklane Road

SYSTEMS: New HVAC systems in 2019  
Roof repair in 2022

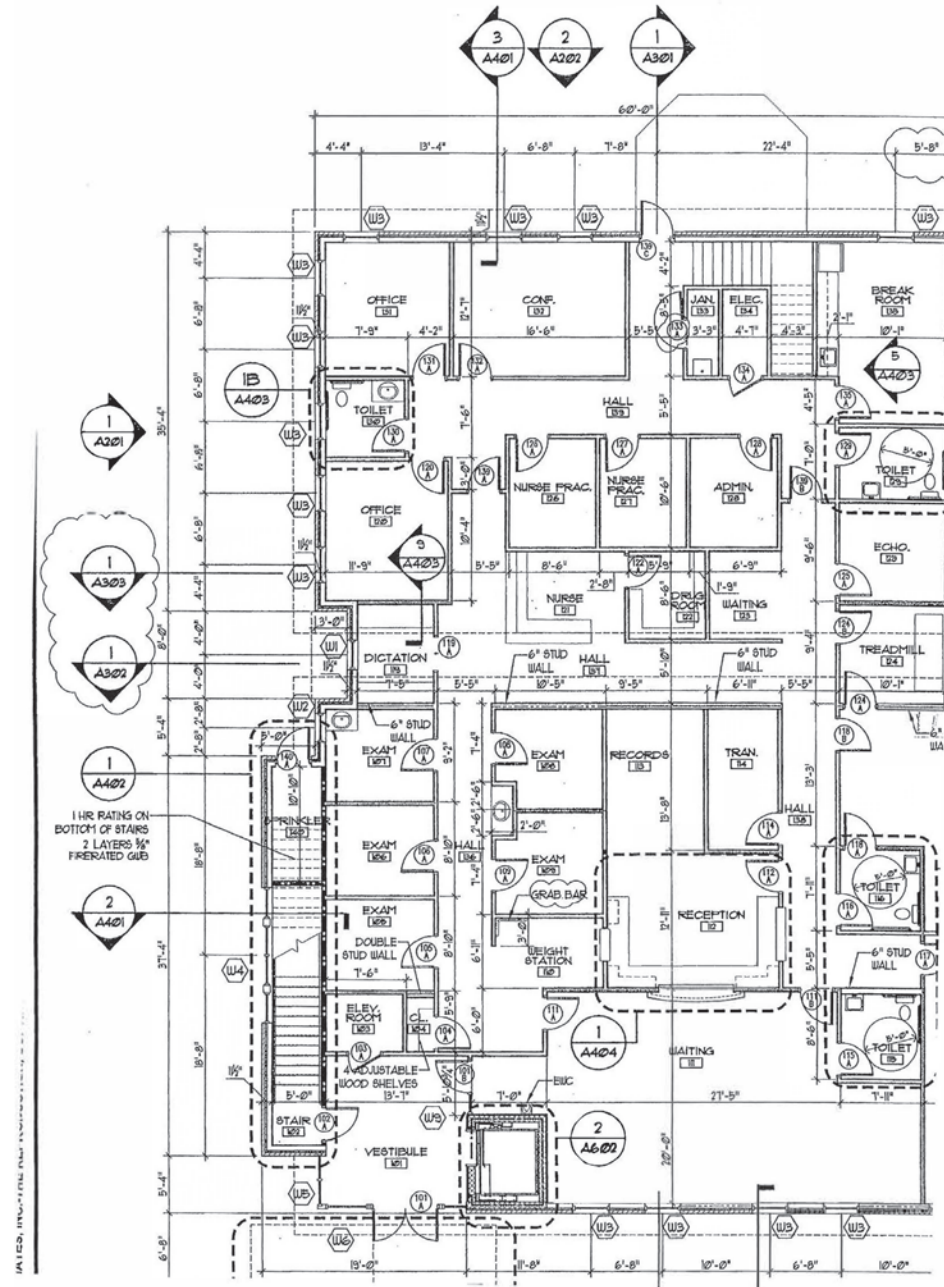
SALE PRICE: ~~\$1,950,000~~ \$1,850,000

LEASE RATE: ~~\$16.00~~ \$15.50/SF, NNN



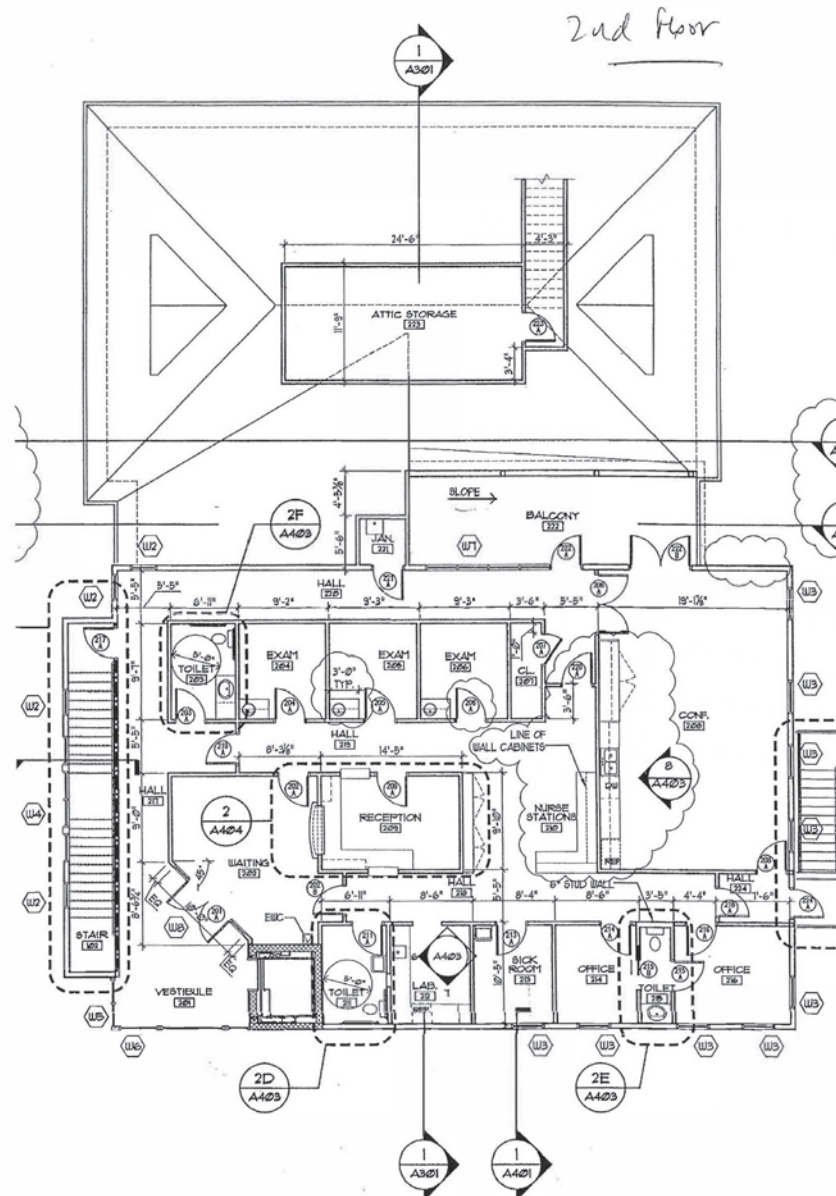
# FLOOR Plan - 1st Floor

200 Springtree Drive



200 Springtree Drive

200 Springtree Drive

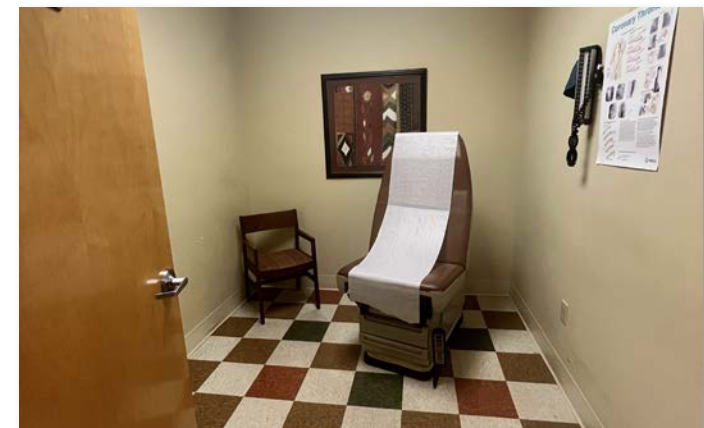
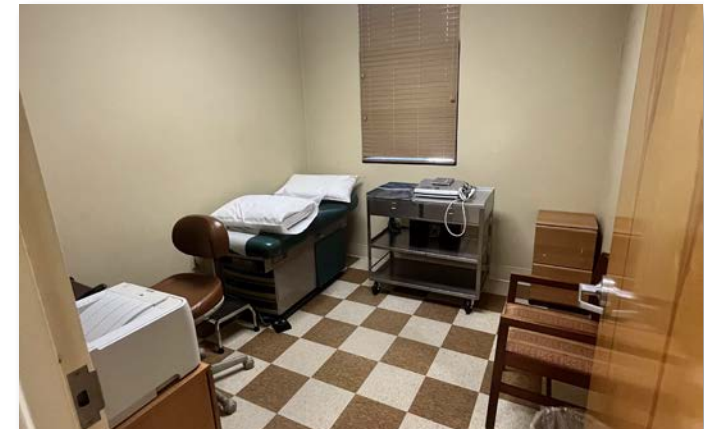




# INTERIOR Photos

200 Springtree Drive

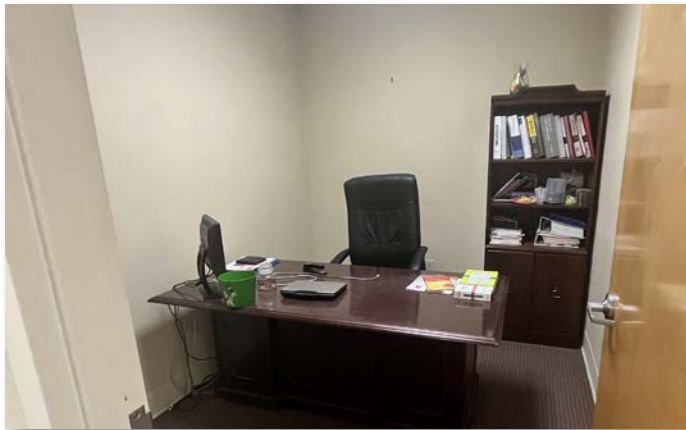
**NAI**Columbia



# INTERIOR Photos

200 Springtree Drive

**NAI**Columbia





# EXTERIOR Photos

200 Springtree Drive

**NAI**Columbia



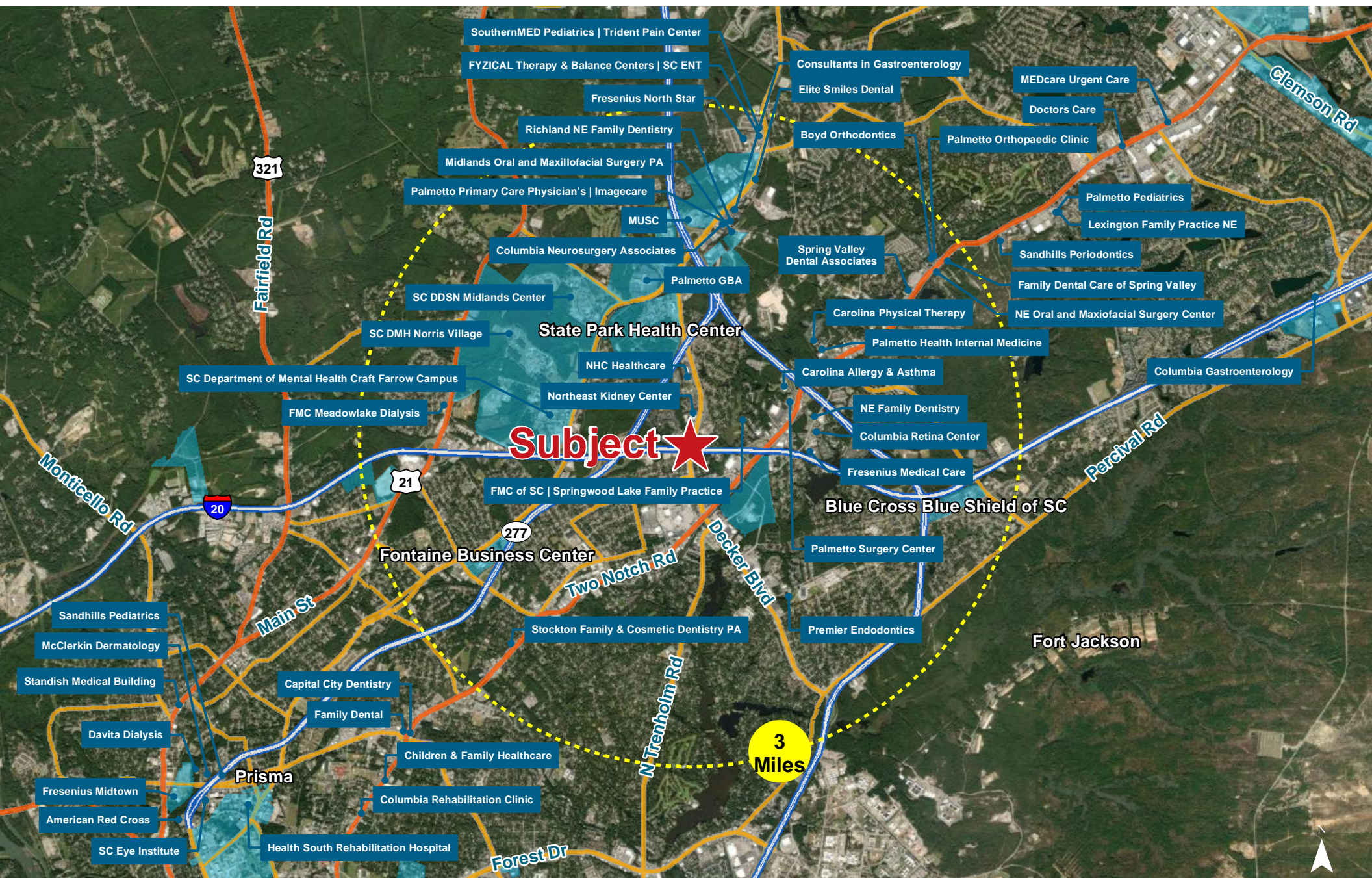
**200 Springtree Drive**  
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## Points of Interest - Medical



Map Updated: Tuesday, May 23, 2023. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.



# Points of Interest



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# NAI Columbia

## Demographic Profile

Springtree Drive & Parklane Road | Columbia, SC

## Demographic Profile

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2022 Age Dist.</b>				<b>Median Household Income</b>			
2020 Census	5,983	47,627	113,988	0 - 4	6.6%	5.8%	6.0%	2022 Estimate	\$38,761	\$48,458	\$51,410
2022 Estimate	6,074	47,995	117,401	5 - 9	5.7%	5.8%	5.7%	2027 Projection	\$40,535	\$51,438	\$56,624
2027 Projection	6,095	48,481	119,681	10 - 14	5.2%	5.9%	5.8%				
% Chg. 2022-2027	0.3%	1.0%	1.9%	15 - 19	5.6%	5.6%	6.5%	<b>Average Household Income</b>			
				20 - 24	9.8%	6.9%	8.8%	2022 Estimate	\$51,828	\$73,245	\$84,026
<b>Households</b>				25 - 34	19.9%	14.7%	14.1%	2027 Projection	\$57,934	\$83,433	\$96,870
2020 Census	2,802	19,771	46,259	35 - 44	12.1%	13.1%	12.4%				
2022 Estimate	2,825	20,068	47,834	45 - 54	9.8%	10.9%	10.7%	<b>Per Capita Household Income</b>			
2027 Projection	2,841	20,357	49,027	55 - 64	10.5%	12.1%	12.0%	2022 Estimate	\$23,840	\$31,330	\$34,847
				65 - 74	7.5%	10.4%	10.2%	2027 Projection	\$26,718	\$35,789	\$40,260
<b>Families</b>				75 - 84	4.8%	6.0%	5.5%				
2010 Census	1,492	11,701	27,049	85+	2.5%	2.7%	2.5%	<b>2022 Household Income Dist.</b>			
2022 Estimate	1,444	11,936	28,664					Less than \$15,000	11.6%	10.3%	12.5%
2027 Projection	1,442	12,025	29,192	<b>Median Age</b>				\$15,000 - \$24,999	16.4%	11.4%	10.4%
				2010 Census	32.6	37.7	34.3	\$25,000 - \$34,999	16.6%	13.0%	10.3%
<b>2022 Housing Data</b>				2022 Estimate	33.4	38.8	37.5	\$35,000 - \$49,999	16.8%	16.6%	15.6%
Owner Occ. Housing Units	780	10,757	27,198	2027 Projection	33.5	39.2	38.0	\$50,000 - \$74,999	22.3%	17.0%	14.6%
Renter Occ. Housing Units	2,029	9,311	20,635					\$75,000 - \$99,999	7.1%	11.6%	11.2%
				<b>Average Household Size</b>				\$100,000 - \$149,999	6.5%	11.8%	12.3%
<b>2022 Business Data</b>				2020 Census	2.07	2.32	2.30	\$150,000 - \$199,999	2.2%	4.3%	6.5%
Total Businesses:	417	1,776	3,943	2022 Estimate	2.09	2.30	2.29	\$200,000 and Up	0.6%	4.0%	6.5%
Total Employees:	4,308	24,321	48,129	2027 Projection	2.09	2.30	2.28				