

FOR
LEASE

BOWER PKWY. RETAIL/OFFICE

1221 BOWER PARKWAY, COLUMBIA, SC



4,650 SF AVAILABLE FOR LEASE

RETAIL / OFFICE SUITE FOR LEASE

Mix of private offices and open space

Conducive to a wide range of office users

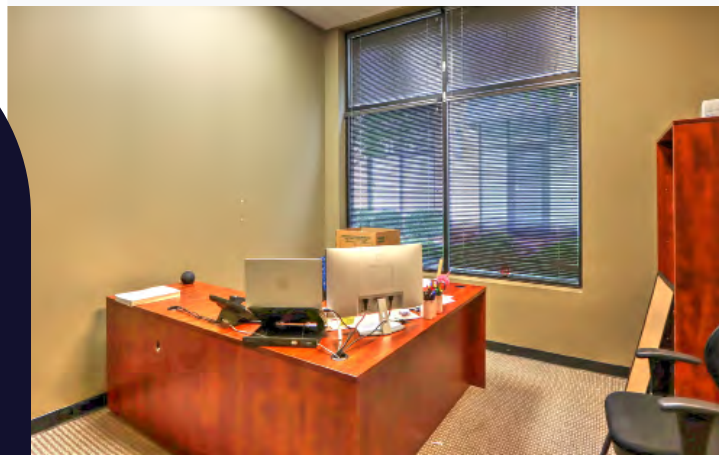
Parking ratio of 3 per 1,000 SF

Bower Parkway is located in close proximity to I-26 via Bower Park way or Harbison Blvd. (±1 mile)

**LEASE RATE:
\$15.00 PSF**

**TRINITY
PARTNERS**

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

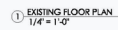


STRONG TENANT MIX



TRINITY
PARTNERS

BOWER PARKWAY



LOCATION OVERVIEW

HARBISON BLVD. &
BOWER PARKWAY



COLUMBIANA
CENTRE

INTERSTATE
26

HARBISON BLVD. 27,500 VPD

INTERSTATE
26

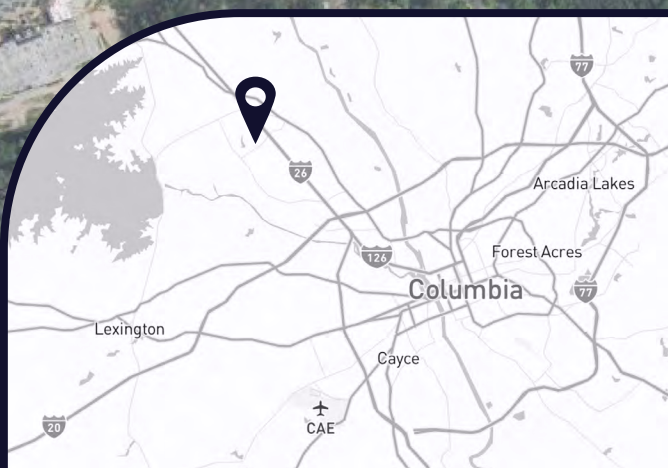
BOWER PWKY. 10,600 VPD

1221 BOWER PKWY.

COLUMBIANA
STATION

ST. ANDREWS RD.

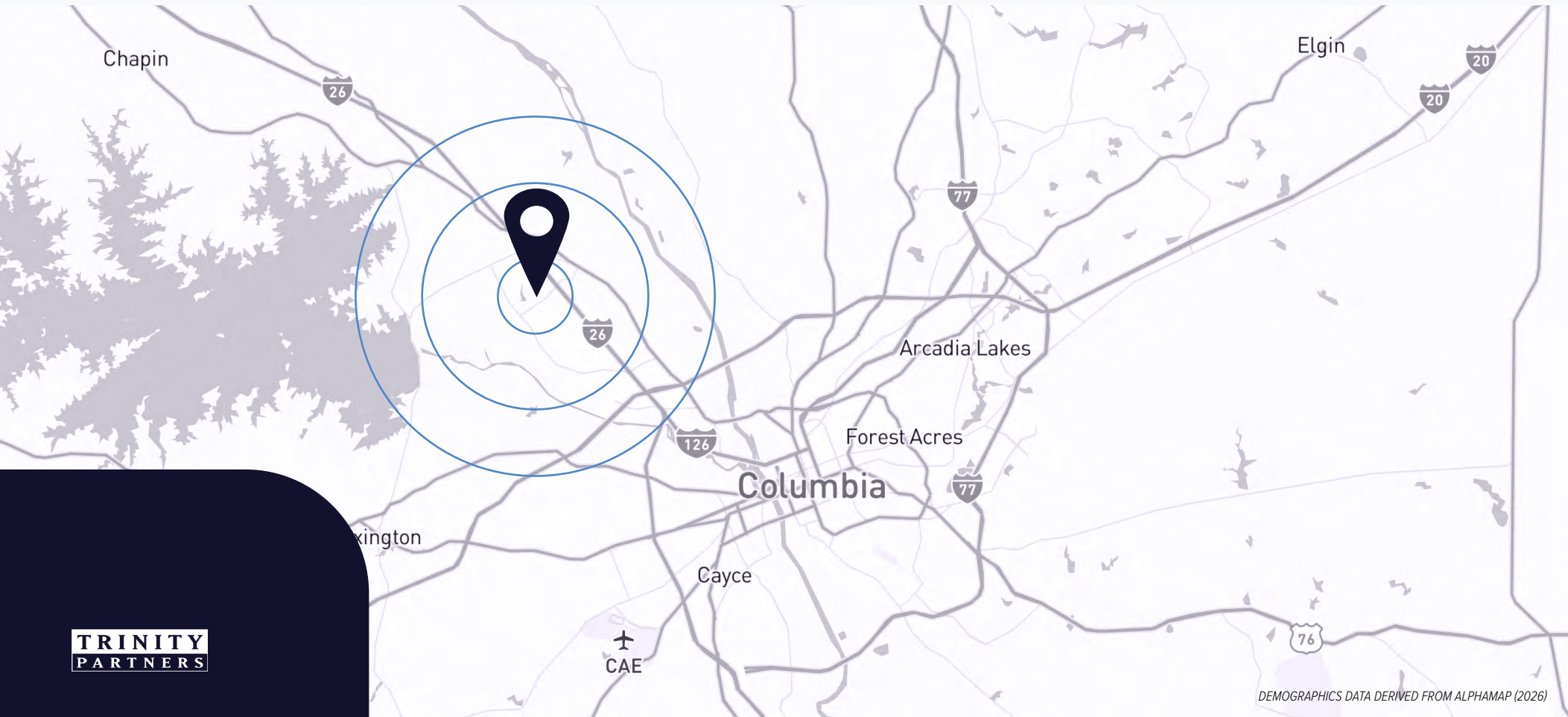
TRINITY
PARTNERS



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,707	46,373	99,981
AVERAGE AGE	43.0	42.0	41.0
POPULATION GROWTH ANNUAL PROJECTED 2024-2029	1.5%	1.1%	1.0%

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,151	20,443	60,410
# OF PERSONS PER HH	3.2	2.6	2.4
AVERAGE HH INCOME	\$77,311	\$89,031	\$94,123
AVERAGE HOUSE VALUE	\$214,127	\$237,168	\$264,064



1221 BOWER PARKWAY

FOR MORE DETAILS, CONTACT



ROB LAPIN
803.567.1536
RLAPIN@TRINITY-PARTNERS.COM



BRADEN SHOCKLEY, SIOR
803.567.1373
BSHOCKLEY@TRINITY-PARTNERS.COM

LEASE RATE:
\$15.00 PSF

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

TRINITY
PARTNERS

