

FOR SALE | ±9,675 SF MEDICAL OFFICE BUILDING

INVESTMENT OPPORTUNITY



200 Springtree Drive  
Columbia, South Carolina 29223

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# PROPERTY Features

200 Springtree Drive

**NAI**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

- FULLY OCCUPIED (3 TENANTS)
  - 1st Floor - ABS Kids (30+ locations nationally)  
Lease expires Dec 2031
  - 2nd Floor - Palmer Counseling  
Under market rents - expires May 2025
  - 2nd Floor - Midlands Medical Wellness  
Under market rents - expires May 2025
- 1st FLOOR FULLY RENOVATED IN 2024

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

**SIGNAGE:** Pylon signage facing Parklane Road

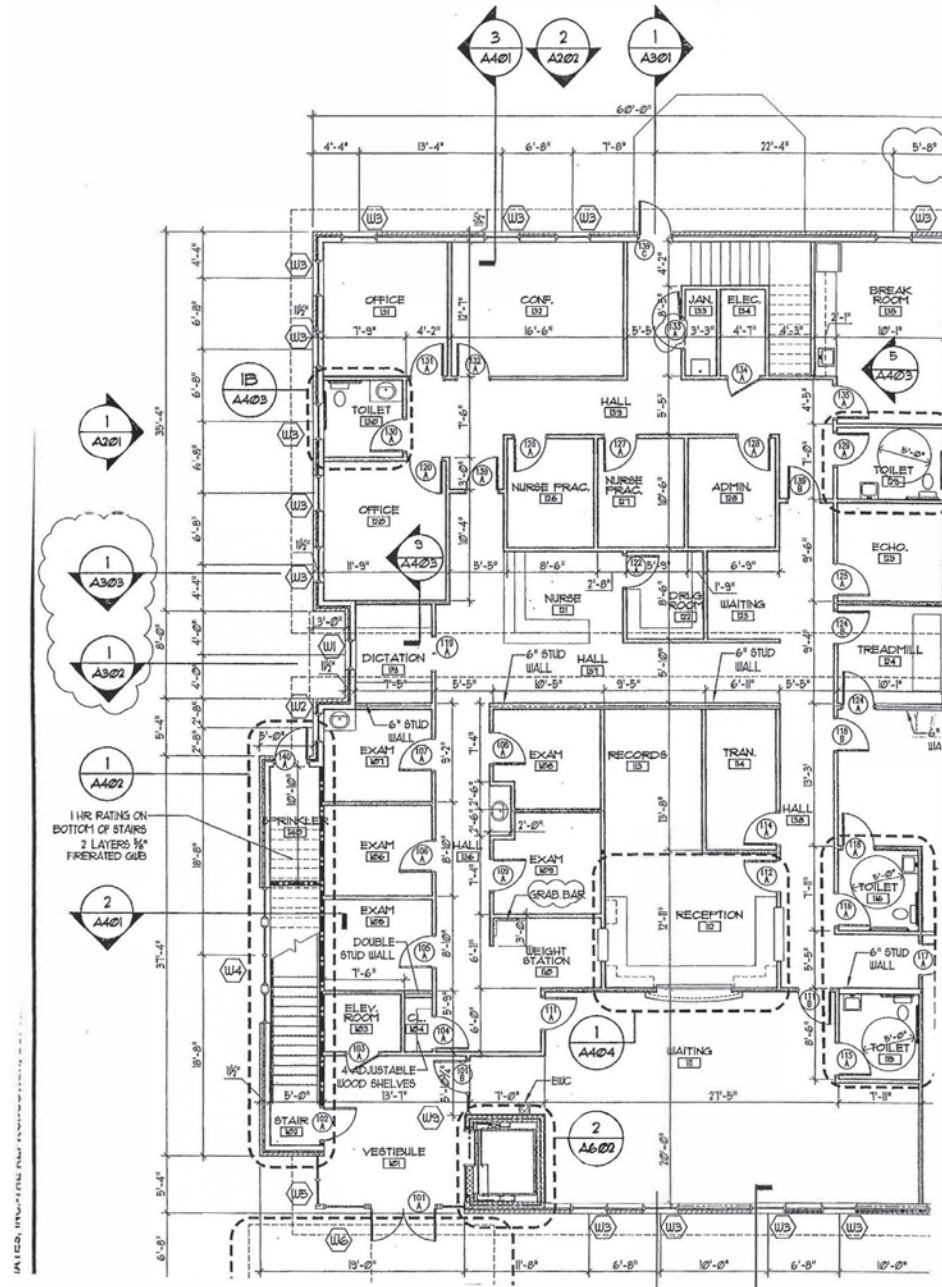
**SYSTEMS:** New HVAC systems in 2019

**SALES PRICE: \$1,600,000**



# FLOOR Plan - 1st Floor

200 Springtree Drive





# INTERIOR Photos

200 Springtree Drive

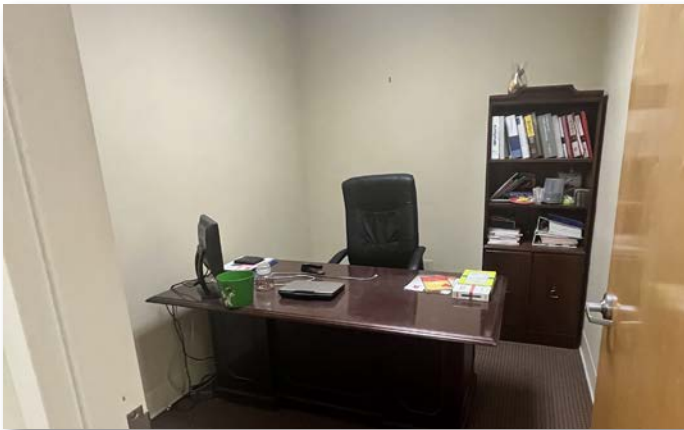
NAI Columbia



# INTERIOR Photos

200 Springtree Drive

**NAI**Columbia



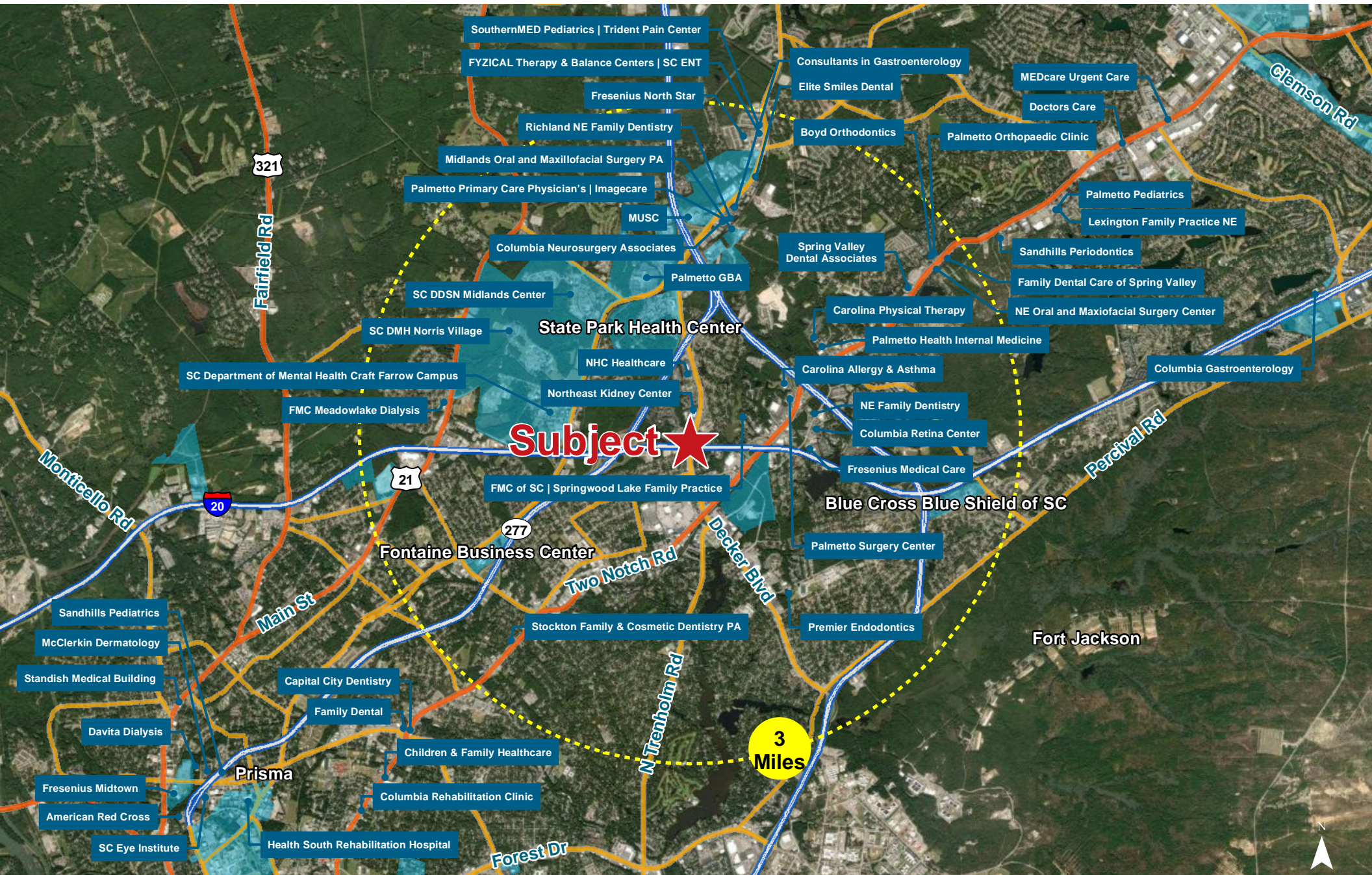
# EXTERIOR Photos

200 Springtree Drive

NAI Columbia



# 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

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Springtree Drive & Parklane Road | Columbia, SC

	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				