

FOR SALE

EXECUTIVE OFFICE BUILDING

7326 College St
Irmo, SC 29063

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	4,858 SF
Available SF:	500 - 4,858 SF
Price / SF:	\$288.18
Year Built:	2005
Zoning:	GC
Traffic Count:	26,000

PROPERTY OVERVIEW

Experience luxury and sophistication at its finest in this 4858 SF executive office. Five available private offices that can be leased separately with access to shared amenities. Adorned with Brazilian mahogany floors, crown molding, and 12-foot ceilings. With multi-zone HVAC systems ensuring personalized comfort, a dedicated cooling system in the data room, and enhanced security features, this space embodies exclusivity, modernity, and utmost professionalism. elevate your business environment to new heights of elegance and functionality in a great location for any medical or legal office.

PROPERTY HIGHLIGHTS

- Brazilian mahogany floors and heavy crown molding
- 12-foot ceilings
- Multi-zone HVAC
- Dedicated cooling in the data room
- Enhanced security features
- Multiple private offices for lease with shared amenities



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Building Photos



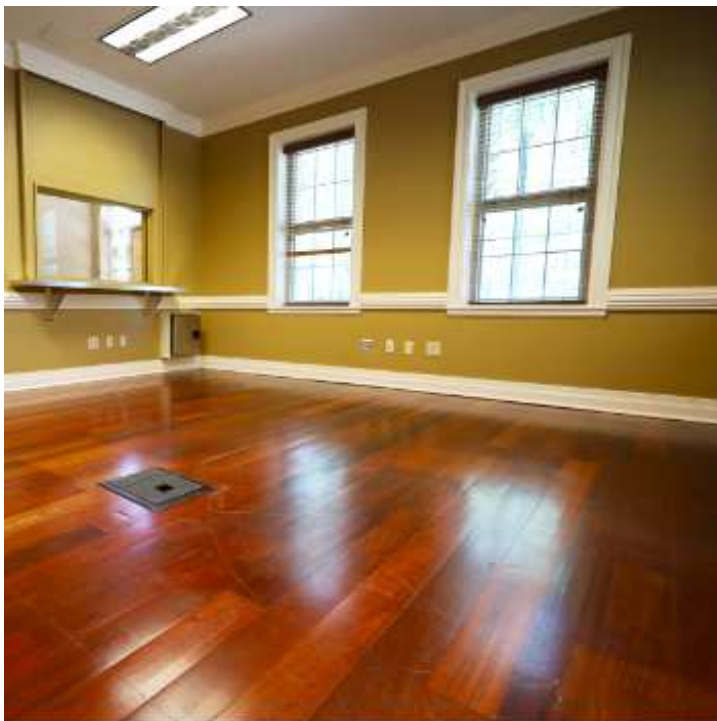
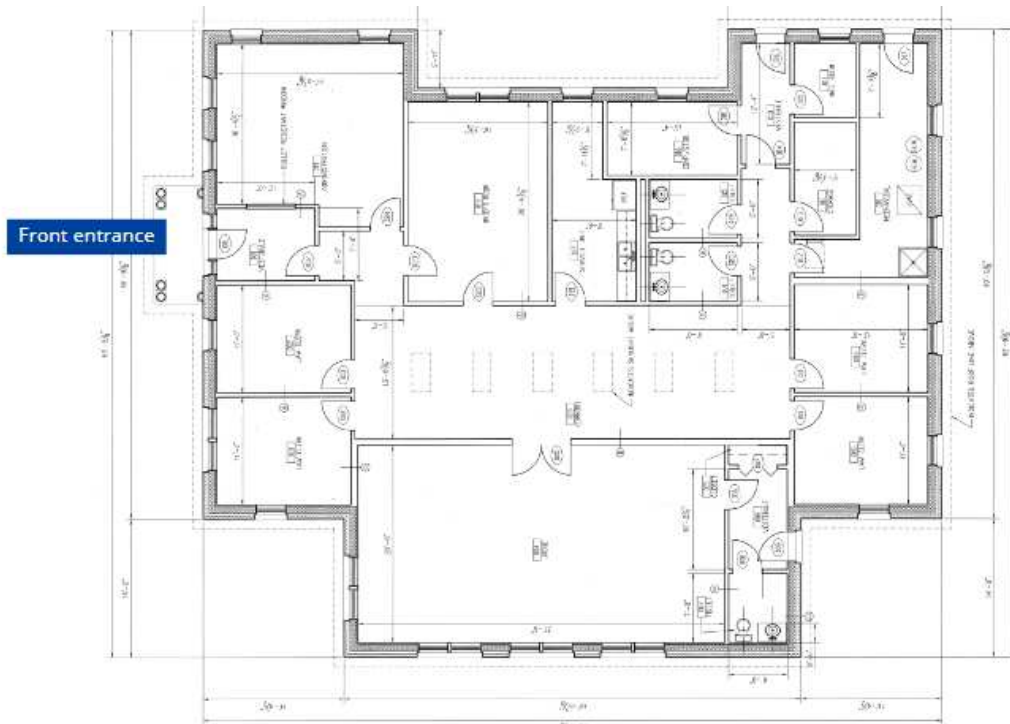
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Floor Plan



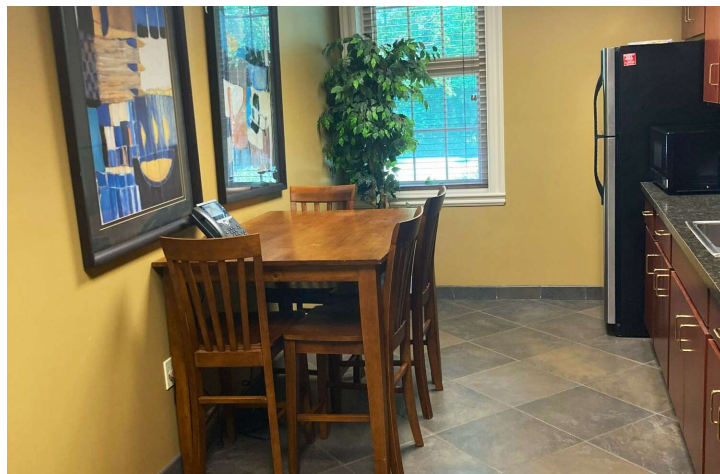
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Interior Photos



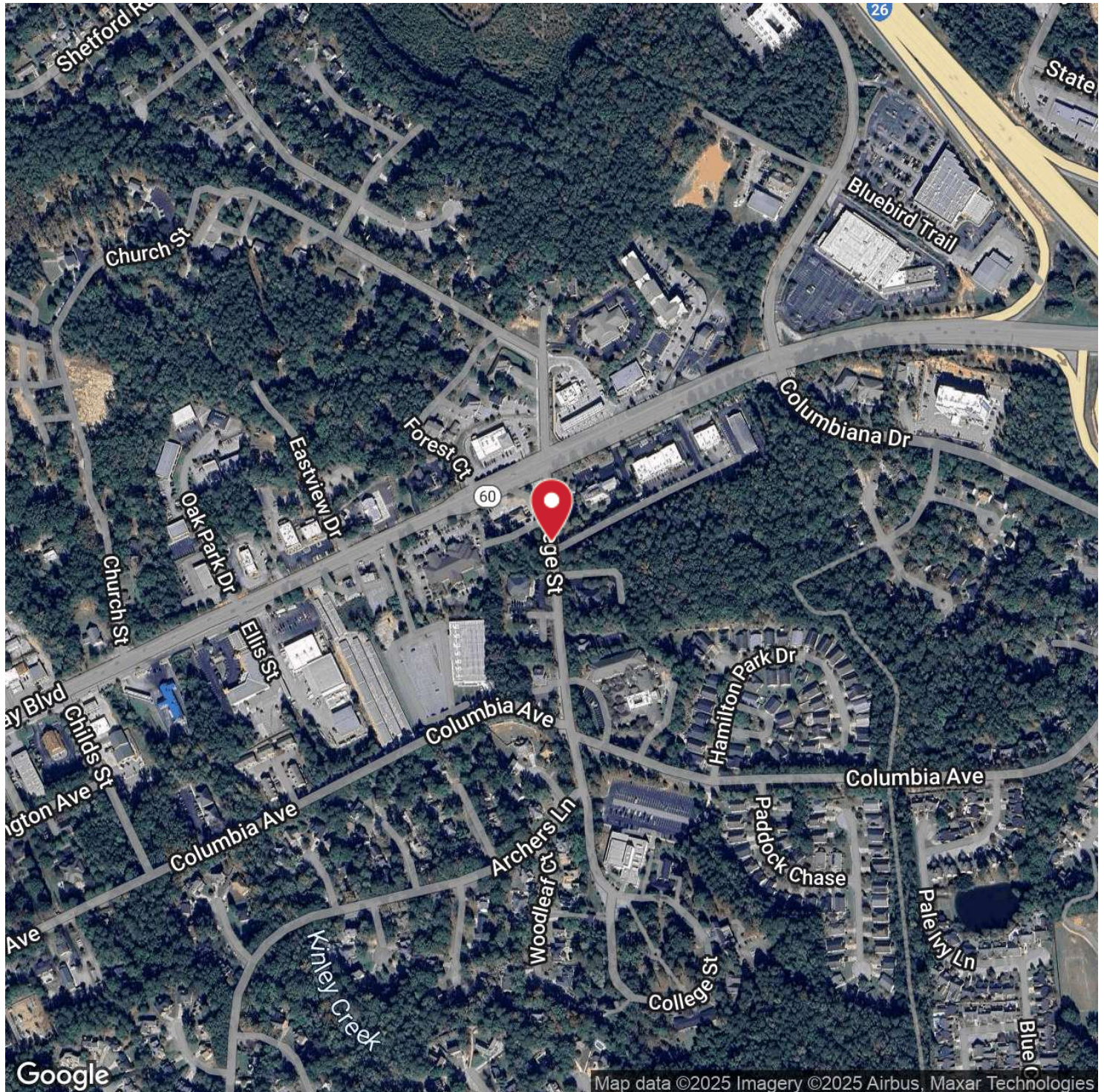
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Location Map



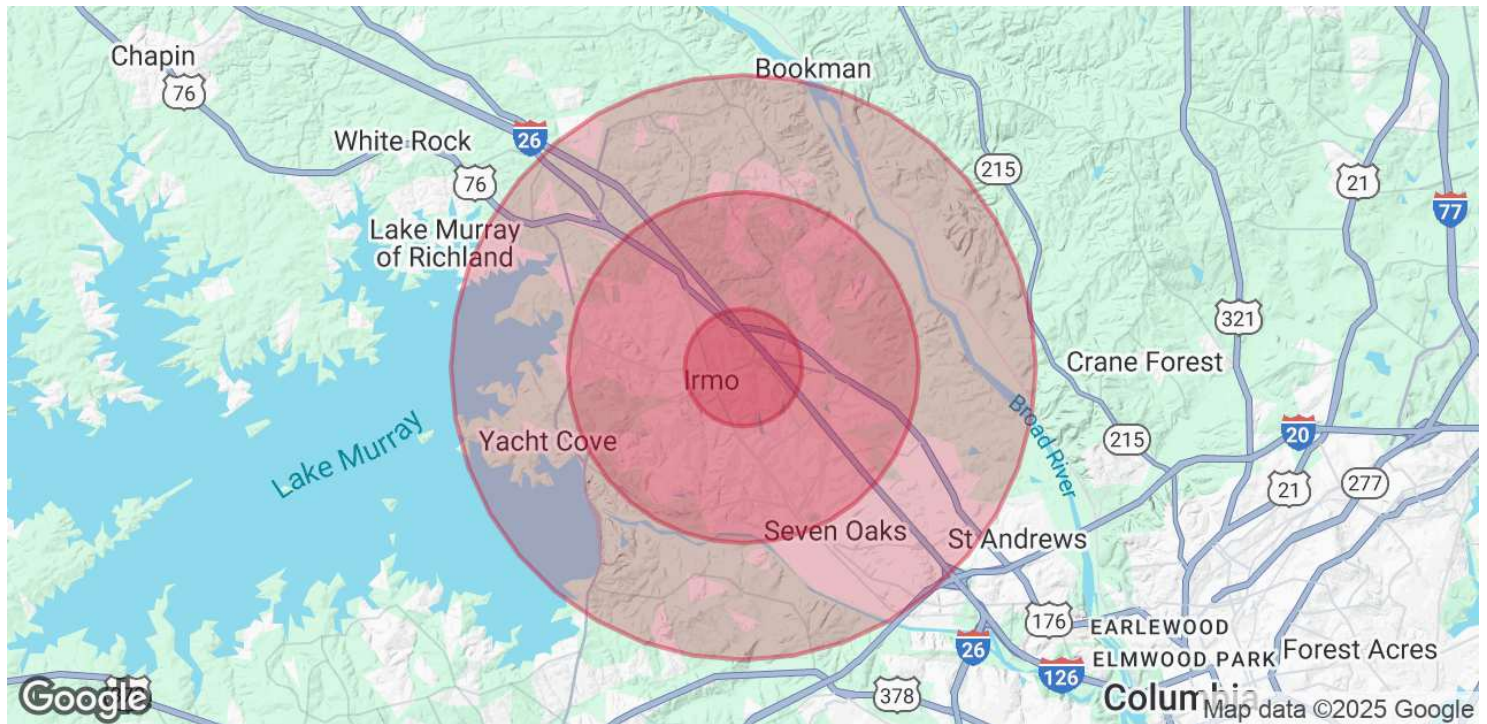
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,237	46,925	89,513
Average Age	44.1	40.5	39.3
Average Age (Male)	43.3	39.3	38.0
Average Age (Female)	44.5	40.9	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,403	20,042	37,155
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$73,934	\$76,891	\$80,187
Average House Value	\$180,981	\$172,783	\$186,476

2020 American Community Survey (ACS)



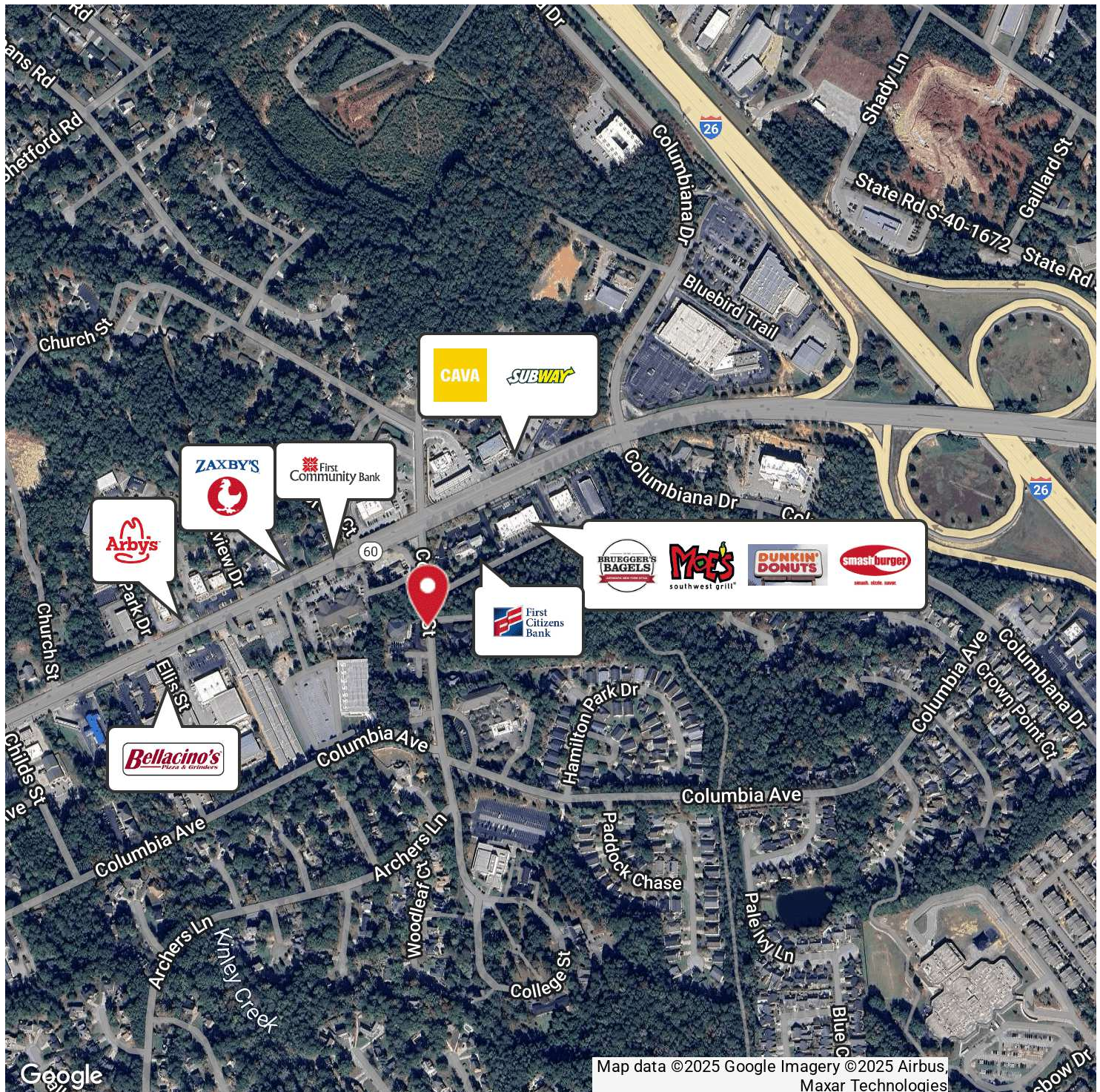
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Retailer Map



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