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INDIVIDUAL OFFICES FOR LEASE

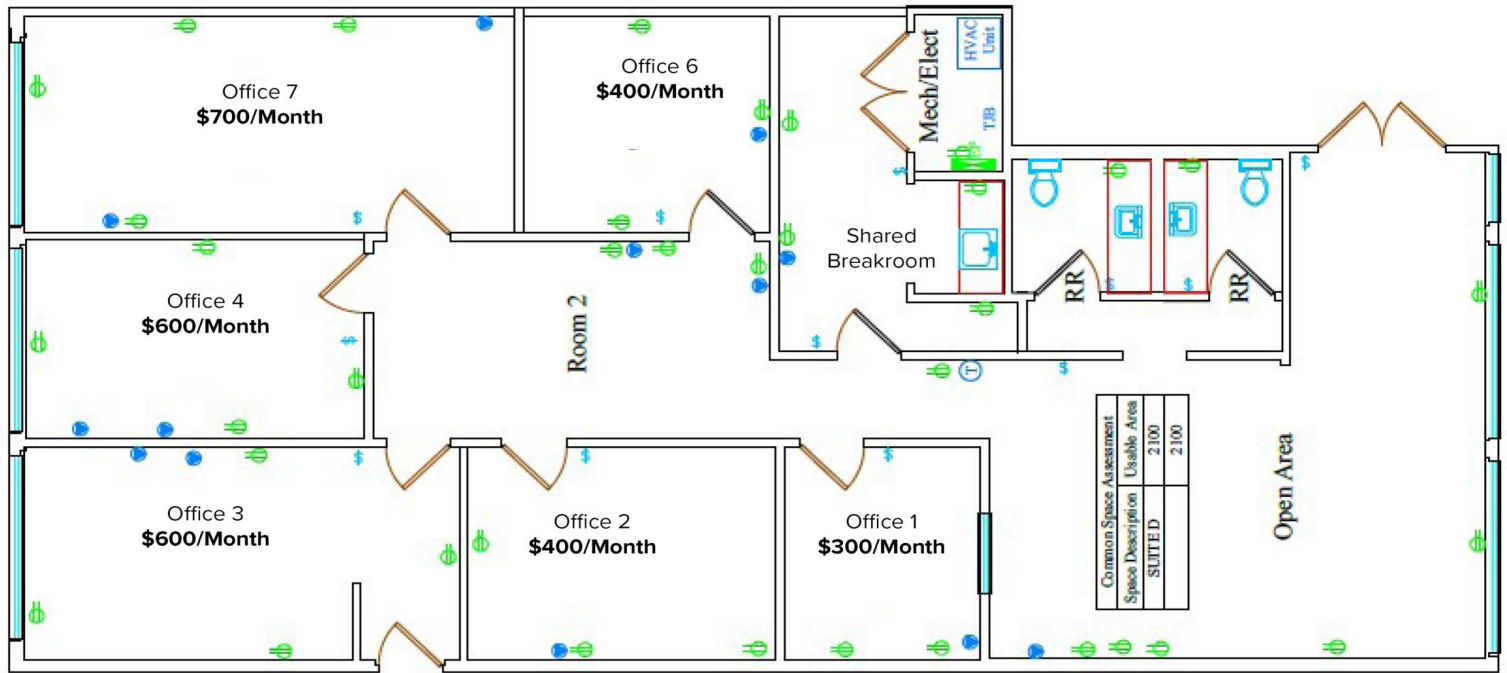
# 3800 Forest Dr

COLUMBIA, SC 29204





# PROPERTY SUMMARY



## Property Description

Individual Offices for Lease

Each office has LED lighting and parking available.

Office Space in the heart of Forest Acres at the intersection of Landmark and Forest Drives

Just ±2.5 miles from Interstate 77 and less than ten (10) minutes from Downtown Columbia

Proximate to Trenholm Plaza, a Publix- and Fresh Market- anchored shopping center featuring premier retailers that include Anthropologie, Lululemon, Chico’s, Granger Owings, Joseph A. Bank Clothiers, Starbucks, Chipotle, and Urban Nirvana, among others

Pylon signage available

Visibility on heavily trafficked Forest Drive, which sees an average daily traffic count of nearly 26,000 vehicles per day (2021)

New working security cameras at every entrance and outside surveillance

## Offering Summary

Lease Rate: \$300-700/Month

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,246	34,353	71,523
Total Population	7,998	77,046	163,517
Average HH Income	\$92,457	\$73,282	\$63,225