

FOR SALE OR LEASE



# 2113 Adams Grove Rd COLUMBIA, SC 29203

📍 SUBMARKET: NORTH COLUMBIA

## ±11,131 SF Class A Medical Office Condo for Sale or ±5,000 SF for Lease

Located across the street from Prisma Health's Richland Campus

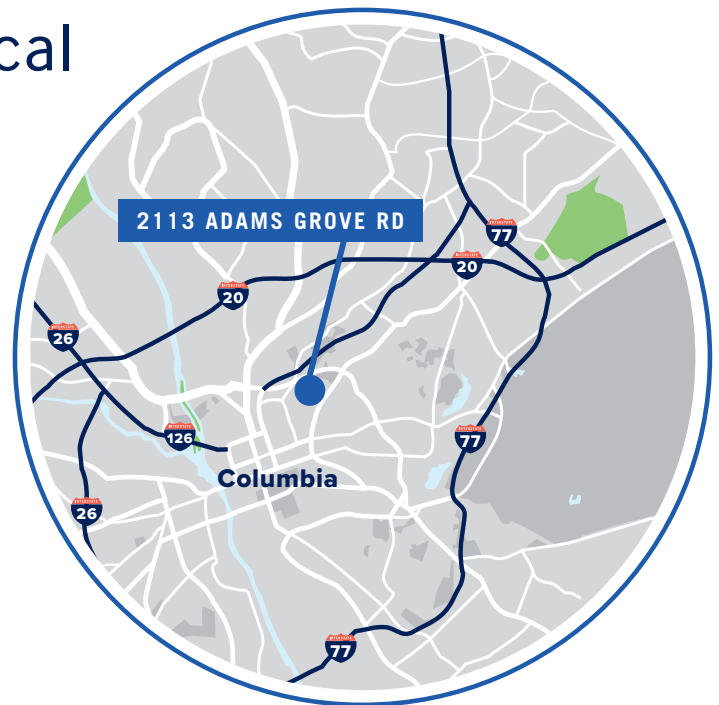
Sale: ±11,131 - Entire Second Floor

Lease: ±5,000 (Suite 200) - Layout features large central waiting room, nurses station, check in/check out, 8 exam rooms, 2 procedure rooms, and multiple offices

**MEDICAL LEASE RATE:** \$24.00/SF Full Service

**OFFICE LEASE RATE:** \$20.00/SF Full Service

**SALES PRICE:** \$1,980,000



### FOR MORE INFO, CONTACT

**ROGER WINN, SIOR** | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803-567-1455

**PAUL HARTLEY, SIOR** | Director, Office Properties | [phartley@trinity-partners.com](mailto:phartley@trinity-partners.com) | 803-567-1388

**BRADEN SHOCKLEY** | Brokerage Associate | [bshockley@trinity-partners.com](mailto:bshockley@trinity-partners.com) | 803-567-1373

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

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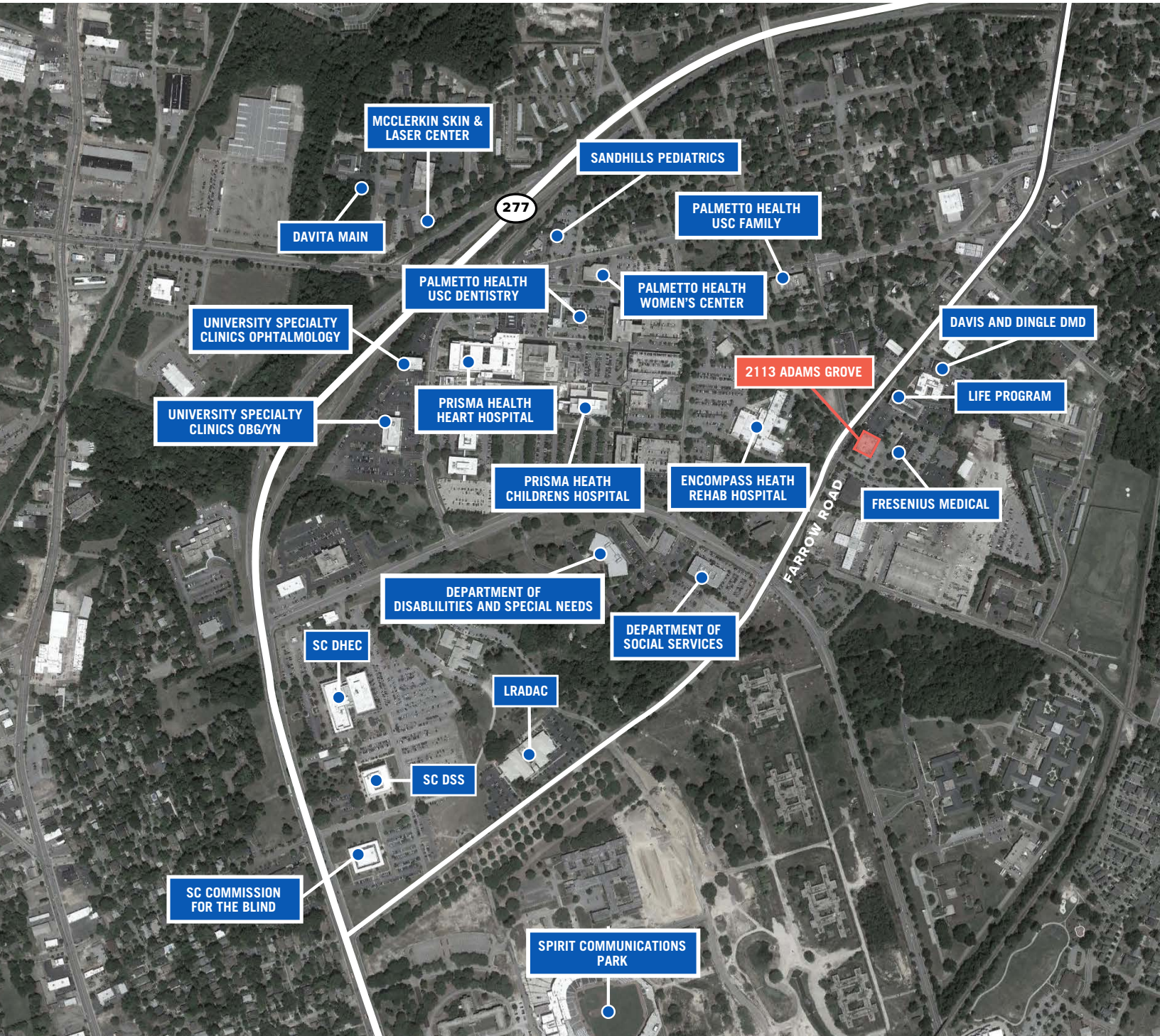


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## DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
<b>Population:</b>			
2023 Projection	10,843	83,192	180,022
2018 Estimate	10,474	80,422	173,223
2010 Census	10,114	78,014	165,021
Growth 2018-2023	3.52%	3.44%	3.92%
Growth 2010-2018	3.56%	3.09%	4.97%
2018 Population Hispanic Origin	200	2,375	8,279
<b>2018 Population by Race:</b>			
White	918	35,266	85,099
Black	9,379	41,928	80,760
Am. Indian & Alaskan	18	221	723
Asian	30	1,715	3,559
Hawaiian & Pacific Island	1	30	119
Other	128	1,261	2,963
U.S. Armed Forces:	3	104	1,872
<b>Households:</b>			
2023 Projection	3,660	33,846	73,537
2018 Estimate	3,533	32,685	70,611
2010 Census	3,404	31,630	66,926
Growth 2018 - 2023	3.59%	3.55%	4.14%
Growth 2010 - 2018	3.79%	3.34%	5.51%
Owner Occupied	1,001	14,196	33,305
Renter Occupied	2,532	18,489	37,305
2018 Avg Household Income	\$31,819	\$58,944	\$60,480
2018 Med Household Income	\$21,211	\$38,294	\$41,580
<b>2018 Households by Household Inc:</b>			
<\$25,000	1,989	11,159	21,939
\$25,000 - \$50,000	899	8,555	19,242
\$50,000 - \$75,000	288	5,090	11,544
\$75,000 - \$100,000	172	3,076	7,268
\$100,000 - \$125,000	105	1,567	3,809
\$125,000 - \$150,000	49	770	1,750
\$150,000 - \$200,000	32	1,129	2,261
\$200,000+	3	1,339	2,798

## 2017 TRAFFIC COUNTS

### STATION NUMBER: 509

COUNT: 7,100

GOOD FROM: FARROW RD. TO  
COLONIAL DR.

### STATION NUMBER: 823

COUNT: 12,100

GOOD FROM: BULL ST. TO  
COLONIAL DR.

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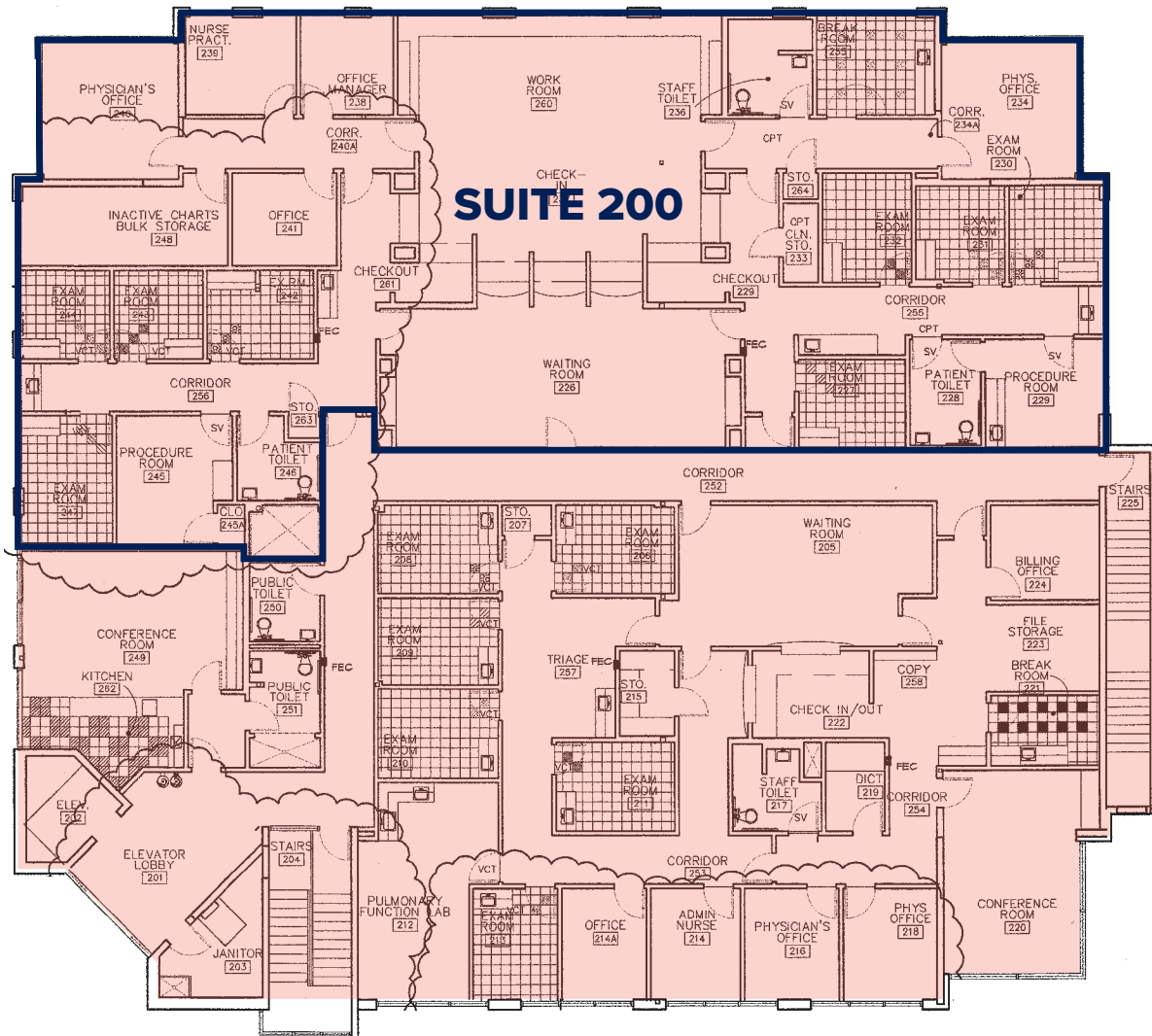


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■ FOR SALE : 11,131 SF

■ FOR LEASE : 5,000 SF

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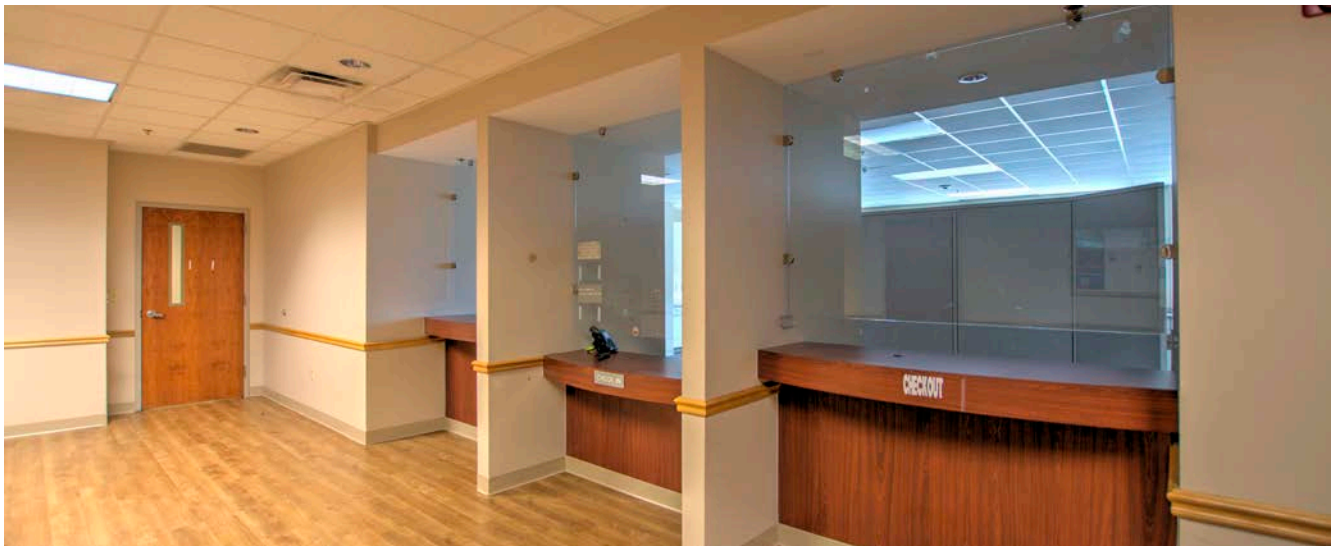
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## SUITE 200



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