

1710 WOODCREEK FARMS RD

ELGIN, SC 29045

FOR SALE

\$701,225 (\$175 PSF)

**TRINITY
PARTNERS**

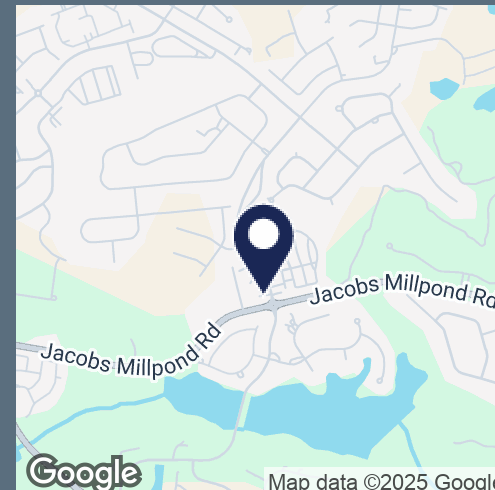
TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201



OFFICE

±4,007 SF Boutique Office Building for Sale

- Located in the Woodcreek Farms Development
- Site Size: 0.33 AC
- Year Built: 2000
- Parking: 16 spaces (4 per 1,000 RSF)
- Zoning: PD (Richland County)
- HVAC units manufactured in 2013 & 2018



CONTACT

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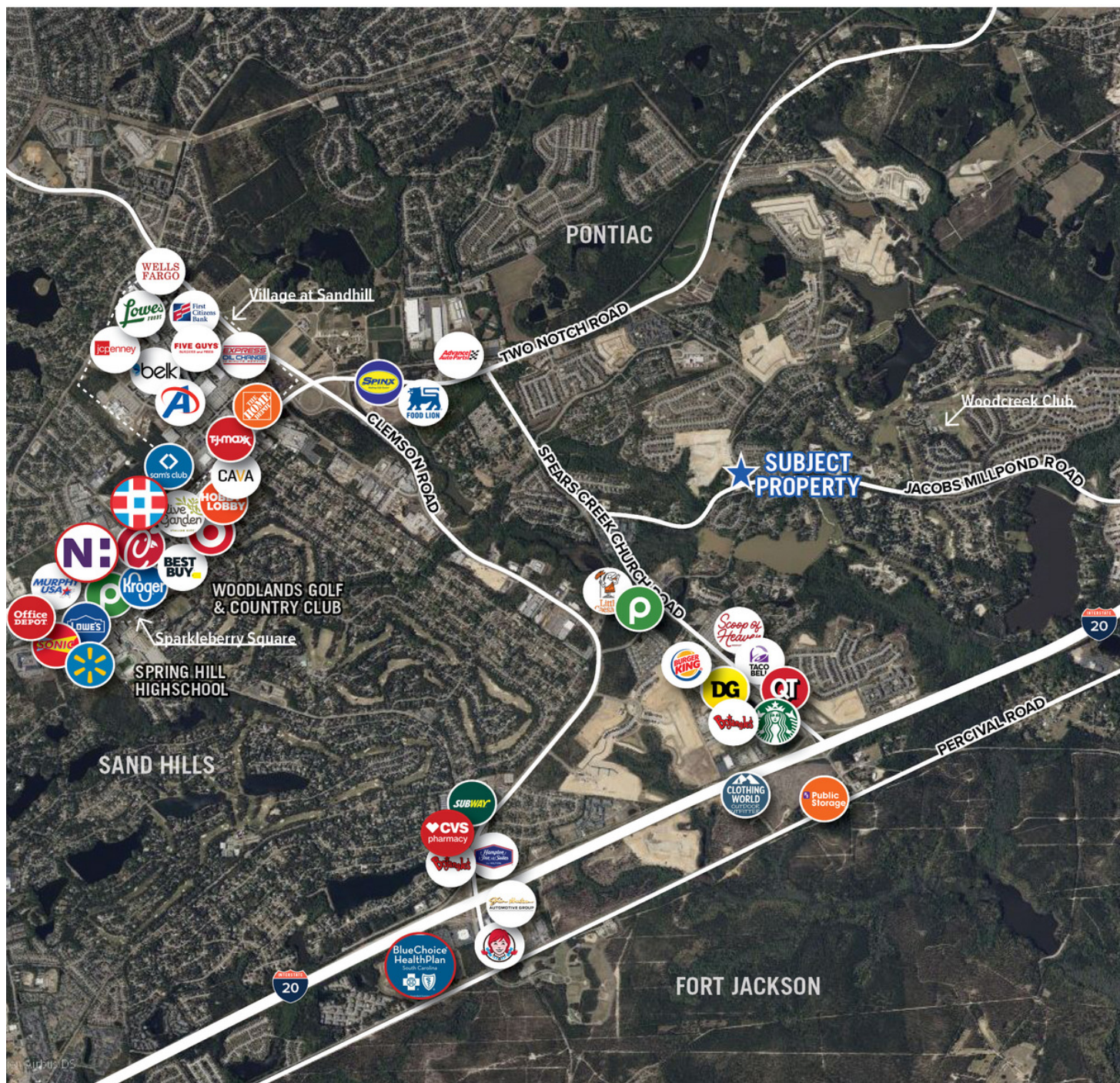
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LOCATION OVERVIEW

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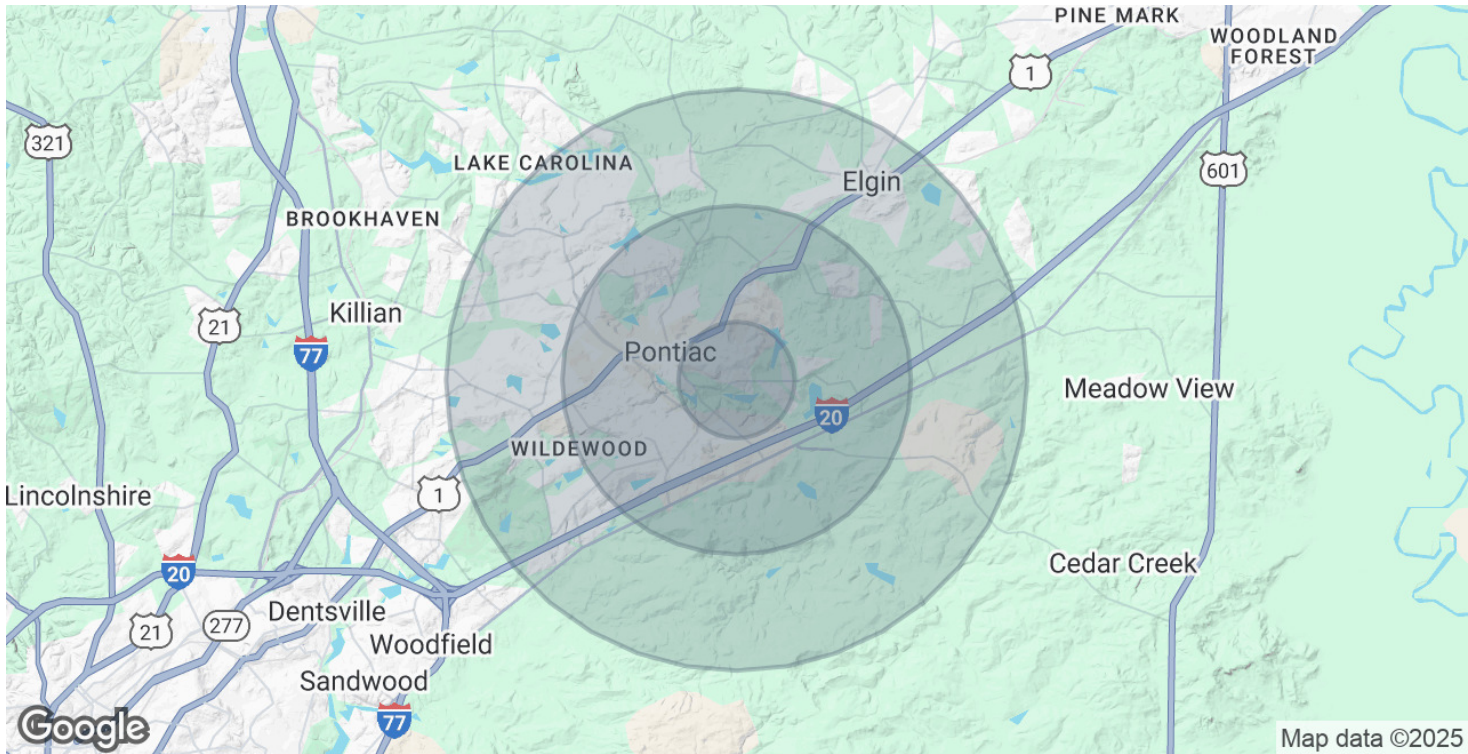
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,821	24,959	80,490
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,902	9,856	31,503
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$113,881	\$105,843	\$97,592
Average House Value	\$539,723	\$375,429	\$312,681

Demographics data derived from AlphaMap

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