

3410 Sunset Boulevard - West Columbia, SC

Medical Office Space For Lease



- 4,400 +/- SF Freestanding Medical Office
- 28,600 Average Daily Traffic Count
- Major thoroughfare between Lexington and Columbia
- Convenient Access - I-26 and I-20 Interchanges within 1 mile
- Lexington Medical Center within 1 mile
- Growing Medical Corridor
- \$17.50 psf NNN

FOR MORE INFORMATION PLEASE CONTACT

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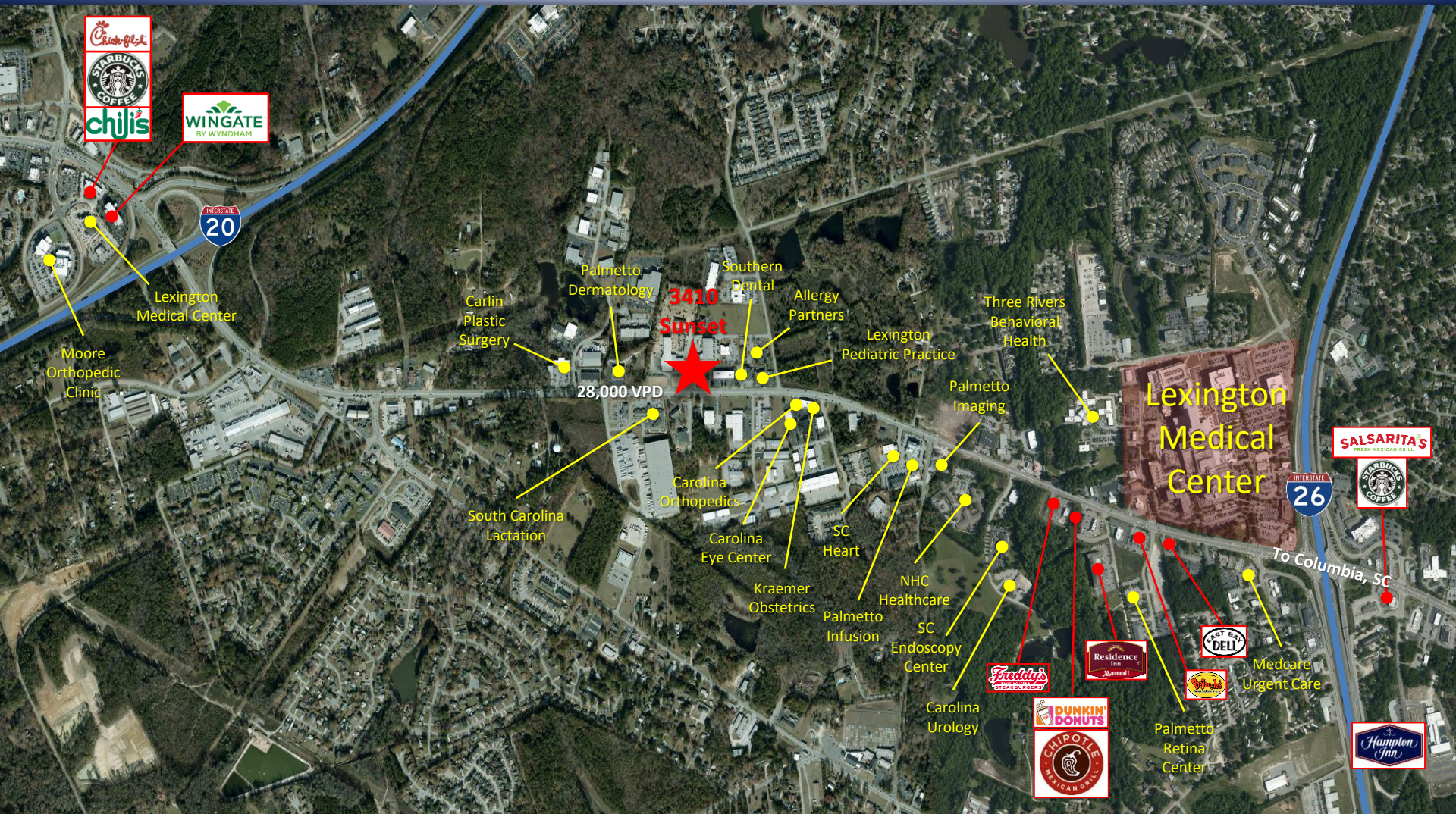
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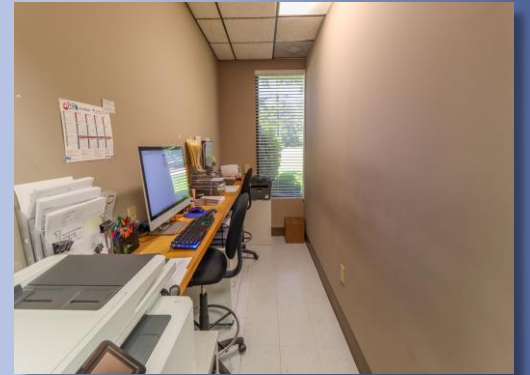
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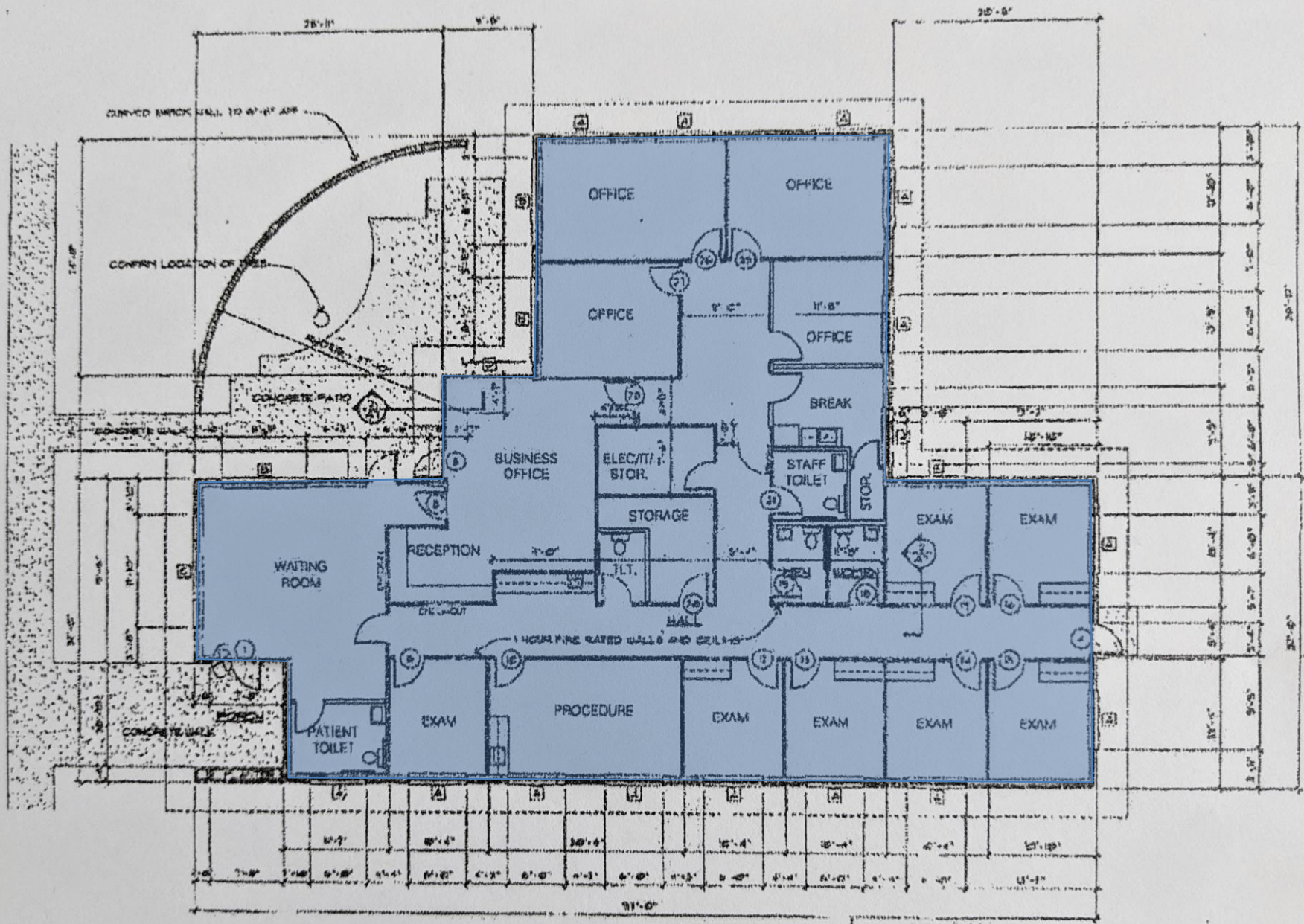


Carolinas Retail Partners | 701 Gervais Street | Suite 150-151 | Columbia, SC 29201


MEDICAL LOCATOR MAP







Demographic Detail Report

3410 Sunset Blvd, West Columbia, SC 29169				
Building Type: Class B Office	Total Available: 4,400 SF			
Class: B	% Leased:			
RBA: 4,400 SF	Rent/SF/Yr:			
Typical Floor: 4,400 SF				
Radius	1 Mile	3 Mile	5 Mile	
Population				
2025 Projection	4,192	46,066	137,374	
2020 Estimate	3,935	43,576	130,915	
2010 Census	3,432	39,238	119,385	
Growth 2020 - 2025	6.53%	5.71%	4.93%	
Growth 2010 - 2020	14.66%	11.06%	9.66%	
2020 Population by Age	3,935	43,576	130,915	
Age 0 - 4	236 6.00%	2,703 6.20%	8,233 6.29%	
Age 5 - 9	250 6.35%	2,894 6.64%	8,396 6.41%	
Age 10 - 14	236 6.00%	2,780 6.38%	7,892 6.03%	
Age 15 - 19	193 4.90%	2,364 5.43%	7,328 5.60%	
Age 20 - 24	173 4.40%	2,345 5.38%	8,519 6.51%	
Age 25 - 29	250 6.35%	3,149 7.23%	10,593 8.09%	
Age 30 - 34	268 6.81%	3,256 7.47%	10,575 8.08%	
Age 35 - 39	277 7.04%	3,252 7.46%	10,270 7.84%	
Age 40 - 44	241 6.12%	2,800 6.43%	8,683 6.63%	
Age 45 - 49	244 6.20%	2,808 6.44%	8,544 6.53%	
Age 50 - 54	235 5.97%	2,645 6.07%	8,001 6.11%	
Age 55 - 59	256 6.51%	2,718 6.24%	8,029 6.13%	
Age 60 - 64	264 6.71%	2,584 5.93%	7,356 5.62%	
Age 65 - 69	240 6.10%	2,216 5.09%	6,057 4.63%	
Age 70 - 74	204 5.18%	1,837 4.22%	4,776 3.65%	
Age 75 - 79	144 3.66%	1,317 3.02%	3,252 2.48%	
Age 80 - 84	94 2.39%	880 2.02%	2,100 1.60%	
Age 85+	129 3.28%	1,028 2.36%	2,308 1.76%	
Age 65+	811 20.61%	7,278 16.70%	18,493 14.13%	
Median Age	41.70	38.50	36.90	
Average Age	41.60	39.20	37.90	



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Demographic Detail Report

3410 Sunset Blvd, West Columbia, SC 29169				
Radius	1 Mile	3 Mile	5 Mile	
2020 Population By Race	3,935	43,576	130,915	
White	3,112 79.09%	30,353 69.66%	80,323 61.36%	
Black	645 16.39%	10,669 24.48%	43,172 32.98%	
Am. Indian & Alaskan	16 0.41%	217 0.50%	663 0.51%	
Asian	82 2.08%	1,345 3.09%	3,876 2.96%	
Hawaiian & Pacific Island	3 0.08%	117 0.27%	208 0.16%	
Other	77 1.96%	874 2.01%	2,673 2.04%	
Population by Hispanic Origin	3,935	43,576	130,915	
Non-Hispanic Origin	3,643 92.58%	39,625 90.93%	121,364 92.70%	
Hispanic Origin	292 7.42%	3,951 9.07%	9,551 7.30%	
2020 Median Age, Male	40.10	37.30	35.90	
2020 Average Age, Male	39.80	37.70	36.70	
2020 Median Age, Female	43.20	39.70	37.90	
2020 Average Age, Female	43.00	40.60	39.10	
2020 Population by Occupation Classification	3,173	34,729	104,935	
Civilian Employed	1,870 58.93%	22,639 65.19%	66,202 63.09%	
Civilian Unemployed	43 1.36%	642 1.85%	2,188 2.09%	
Civilian Non-Labor Force	1,260 39.71%	11,404 32.84%	36,346 34.64%	
Armed Forces	0 0.00%	44 0.13%	199 0.19%	
Households by Marital Status				
Married	760	7,731	20,158	
Married No Children	506	4,759	12,446	
Married w/Children	254	2,972	7,712	
2020 Population by Education	3,089	32,770	97,858	
Some High School, No Diploma	198 6.41%	3,035 9.26%	10,494 10.72%	
High School Grad (Incl Equivalency)	453 14.66%	7,187 21.93%	22,301 22.79%	
Some College, No Degree	1,038 33.60%	10,056 30.69%	28,854 29.49%	
Associate Degree	242 7.83%	2,280 6.96%	7,312 7.47%	
Bachelor Degree	739 23.92%	6,586 20.10%	18,268 18.67%	
Advanced Degree	419 13.56%	3,626 11.06%	10,629 10.86%	



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Demographic Detail Report

3410 Sunset Blvd, West Columbia, SC 29169				
Radius	1 Mile	3 Mile	5 Mile	
2020 Population by Occupation	3,439	41,654	121,322	
Real Estate & Finance	213 6.19%	1,732 4.16%	5,053	4.16%
Professional & Management	957 27.83%	10,755 25.82%	30,833	25.41%
Public Administration	95 2.76%	1,819 4.37%	4,842	3.99%
Education & Health	504 14.66%	5,696 13.67%	16,273	13.41%
Services	396 11.51%	4,003 9.61%	11,894	9.80%
Information	46 1.34%	574 1.38%	1,441	1.19%
Sales	511 14.86%	5,836 14.01%	17,477	14.41%
Transportation	0 0.00%	146 0.35%	592	0.49%
Retail	126 3.66%	2,655 6.37%	7,507	6.19%
Wholesale	51 1.48%	636 1.53%	1,789	1.47%
Manufacturing	154 4.48%	1,607 3.86%	4,967	4.09%
Production	154 4.48%	2,194 5.27%	6,732	5.55%
Construction	57 1.66%	2,045 4.91%	5,626	4.64%
Utilities	63 1.83%	886 2.13%	2,830	2.33%
Agriculture & Mining	0 0.00%	44 0.11%	300	0.25%
Farming, Fishing, Forestry	0 0.00%	3 0.01%	104	0.09%
Other Services	112 3.26%	1,023 2.46%	3,062	2.52%
2020 Worker Travel Time to Job	1,836	22,046	64,360	
<30 Minutes	1,627 88.62%	17,927 81.32%	51,253	79.63%
30-60 Minutes	181 9.86%	3,495 15.85%	10,890	16.92%
60+ Minutes	28 1.53%	624 2.83%	2,217	3.44%
2010 Households by HH Size	1,536	17,075	49,640	
1-Person Households	528 34.38%	5,759 33.73%	17,098	34.44%
2-Person Households	551 35.87%	5,825 34.11%	16,563	33.37%
3-Person Households	217 14.13%	2,535 14.85%	7,442	14.99%
4-Person Households	162 10.55%	1,827 10.70%	5,219	10.51%
5-Person Households	51 3.32%	710 4.16%	2,111	4.25%
6-Person Households	20 1.30%	258 1.51%	758	1.53%
7 or more Person Households	7 0.46%	161 0.94%	449	0.90%
2020 Average Household Size	2.20	2.30	2.30	
Households				
2025 Projection	1,883	20,008	57,288	
2020 Estimate	1,768	18,945	54,558	
2010 Census	1,536	17,076	49,640	
Growth 2020 - 2025	6.50%	5.61%	5.00%	
Growth 2010 - 2020	15.10%	10.95%	9.91%	



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Demographic Detail Report

3410 Sunset Blvd, West Columbia, SC 29169				
Radius	1 Mile	3 Mile	5 Mile	
2020 Households by HH Income	1,767	18,944	54,558	
<\$25,000	329 18.62%	3,892 20.54%	11,692	21.43%
\$25,000 - \$50,000	522 29.54%	5,635 29.75%	16,091	29.49%
\$50,000 - \$75,000	343 19.41%	3,210 16.94%	10,340	18.95%
\$75,000 - \$100,000	222 12.56%	2,677 14.13%	7,151	13.11%
\$100,000 - \$125,000	200 11.32%	1,803 9.52%	4,162	7.63%
\$125,000 - \$150,000	54 3.06%	651 3.44%	1,977	3.62%
\$150,000 - \$200,000	32 1.81%	657 3.47%	1,784	3.27%
\$200,000+	65 3.68%	419 2.21%	1,361	2.49%
2020 Avg Household Income	\$68,551	\$65,397	\$64,284	
2020 Med Household Income	\$52,462	\$49,701	\$49,038	
2020 Occupied Housing	1,768	18,945	54,558	
Owner Occupied	1,181 66.80%	11,524 60.83%	30,435	55.78%
Renter Occupied	587 33.20%	7,421 39.17%	24,123	44.22%
2010 Housing Units	1,891	19,519	57,725	
1 Unit	1,370 72.45%	12,974 66.47%	35,968	62.31%
2 - 4 Units	115 6.08%	1,495 7.66%	5,101	8.84%
5 - 19 Units	261 13.80%	3,851 19.73%	11,028	19.10%
20+ Units	145 7.67%	1,199 6.14%	5,628	9.75%
2020 Housing Value	1,182	11,523	30,436	
<\$100,000	203 17.17%	2,323 20.16%	7,175	23.57%
\$100,000 - \$200,000	565 47.80%	6,430 55.80%	16,394	53.86%
\$200,000 - \$300,000	227 19.20%	1,539 13.36%	3,835	12.60%
\$300,000 - \$400,000	61 5.16%	637 5.53%	1,549	5.09%
\$400,000 - \$500,000	78 6.60%	324 2.81%	720	2.37%
\$500,000 - \$1,000,000	48 4.06%	258 2.24%	664	2.18%
\$1,000,000+	0 0.00%	12 0.10%	99	0.33%
2020 Median Home Value	\$168,672	\$153,475	\$149,060	
2020 Housing Units by Yr Built	1,992	21,312	61,040	
Built 2010+	211 10.59%	2,109 9.90%	5,672	9.29%
Built 2000 - 2010	286 14.36%	3,149 14.78%	7,801	12.78%
Built 1990 - 1999	334 16.77%	2,527 11.86%	8,948	14.66%
Built 1980 - 1989	414 20.78%	3,512 16.48%	10,016	16.41%
Built 1970 - 1979	592 29.72%	5,003 23.48%	12,854	21.06%
Built 1960 - 1969	98 4.92%	3,098 14.54%	7,747	12.69%
Built 1950 - 1959	47 2.36%	1,414 6.63%	4,878	7.99%
Built <1949	10 0.50%	500 2.35%	3,124	5.12%
2020 Median Year Built	1985	1981	1981	



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