

154 STONERIDGE DRIVE

COLUMBIA, SC 29210

5,000 SF Office Building for Sale

- Discounted asking price as building is unfinished
- Value-add opportunity for user or investor willing to finish building upfit
- 0.3 miles from I-126 and minutes from Downtown Columbia
- Zoned General Commercial (GC) by the City of Columbia



CONTACT

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JOHN COLEMAN, CCIM

803.567.1876

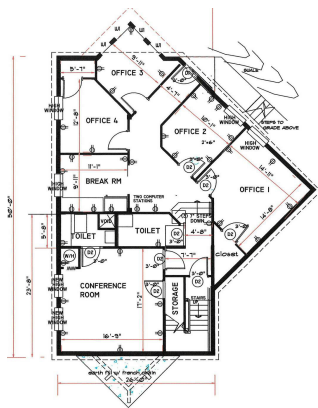
jcoleman@trinity-partners.com

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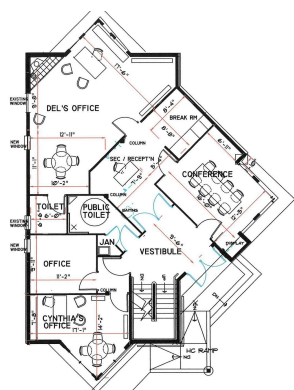
TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201

FOR SALE
\$225,000

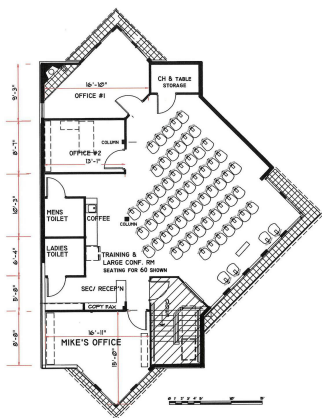
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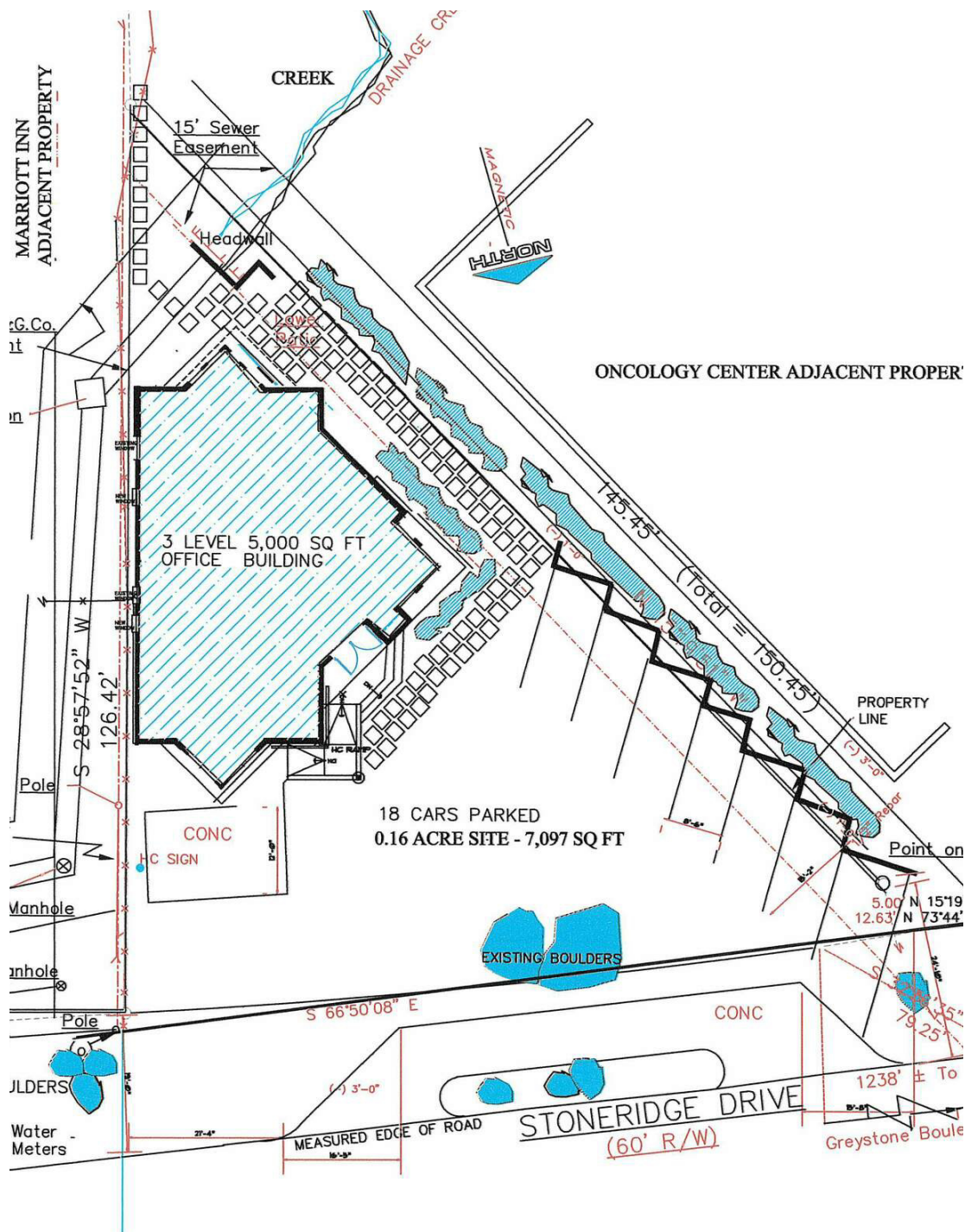
BASEMENT PLAN



GROUND FLOOR PLAN



SECOND FLOOR PLAN



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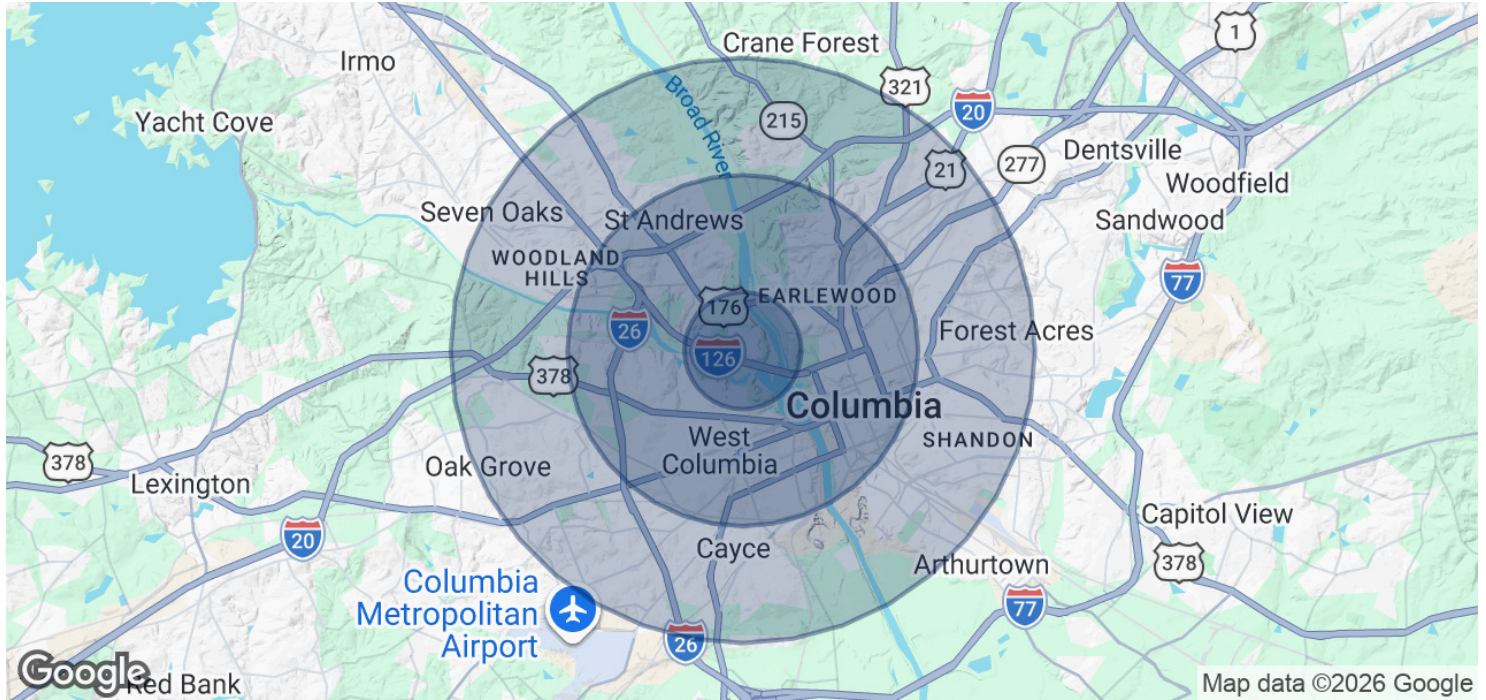
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,881	72,714	163,885
Average Age	37	37	38
Average Age (Male)	36	36	37
Average Age (Female)	38	37	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,117	33,100	71,753
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$66,851	\$62,665	\$66,119
Average House Value	\$196,745	\$247,798	\$243,304

2020 American Community Survey (ACS)

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