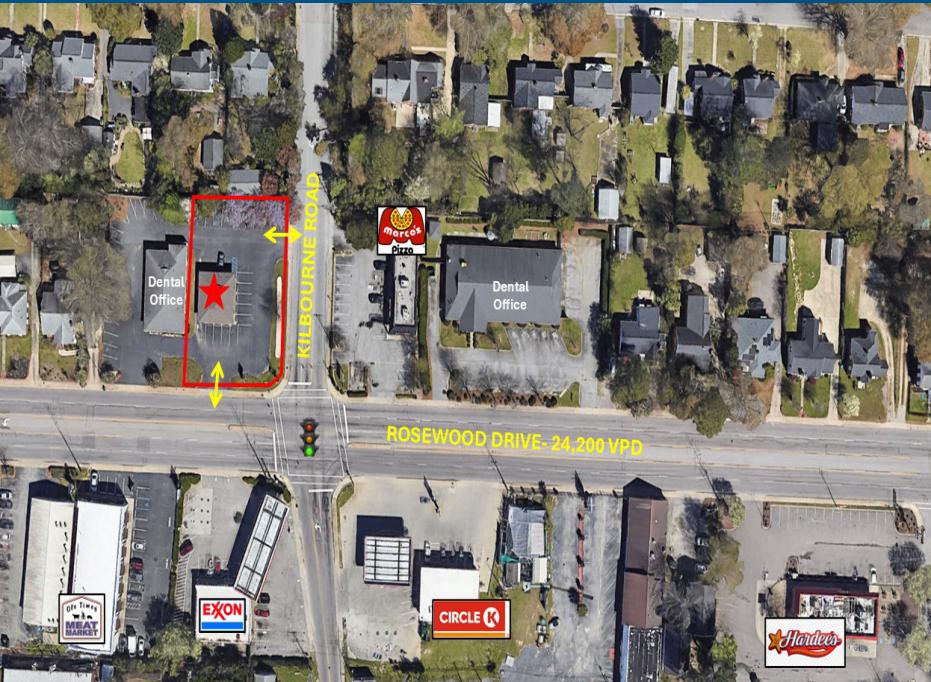


For Lease

3729 Rosewood Dr., Columbia, SC 29205



LEASE RATE:

\$3,000/MO NNN

EXCLUSIVE BROKER:

James C. Harrison, III, CCIM
Partner/Senior Brokerage Associate
803 834.7014 Ext. 101(o)
803 331.8088 (c)
jharrison@cypresscommercial.com

Property Highlights

- Corner Parcel w/ Traffic Light at Intersection of Rosewood Dr. & Kilbourne Rd.
- High Traffic Count: 24,200 VPD Rosewood Drive
- Perfect Site for Retail/Office Use
- Excellent Access with Drive onto 2 streets
- 1,100+/- SF on 0.36+/- AC w/Pick-Up Window
- Close to Midlands Tech and University of South Carolina
- Retail Corridor Between 2 Major Established In-Town Neighborhoods
- Located Less Than 2 Miles to Interstate 77
- City of Columbia Zoning: NAC- Neighborhood Commercial



Location Overview



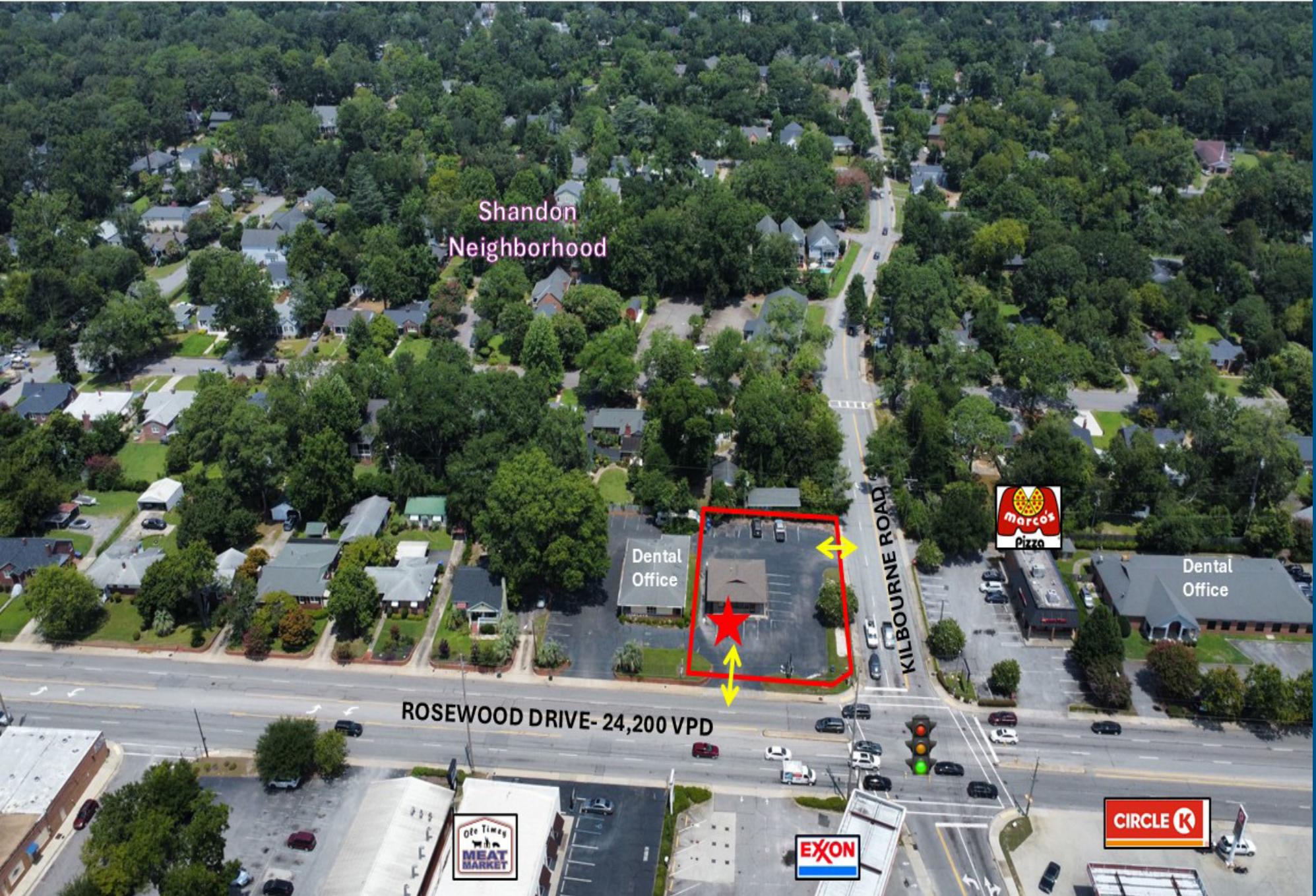
24,200 VPD on
Rosewood Dr.



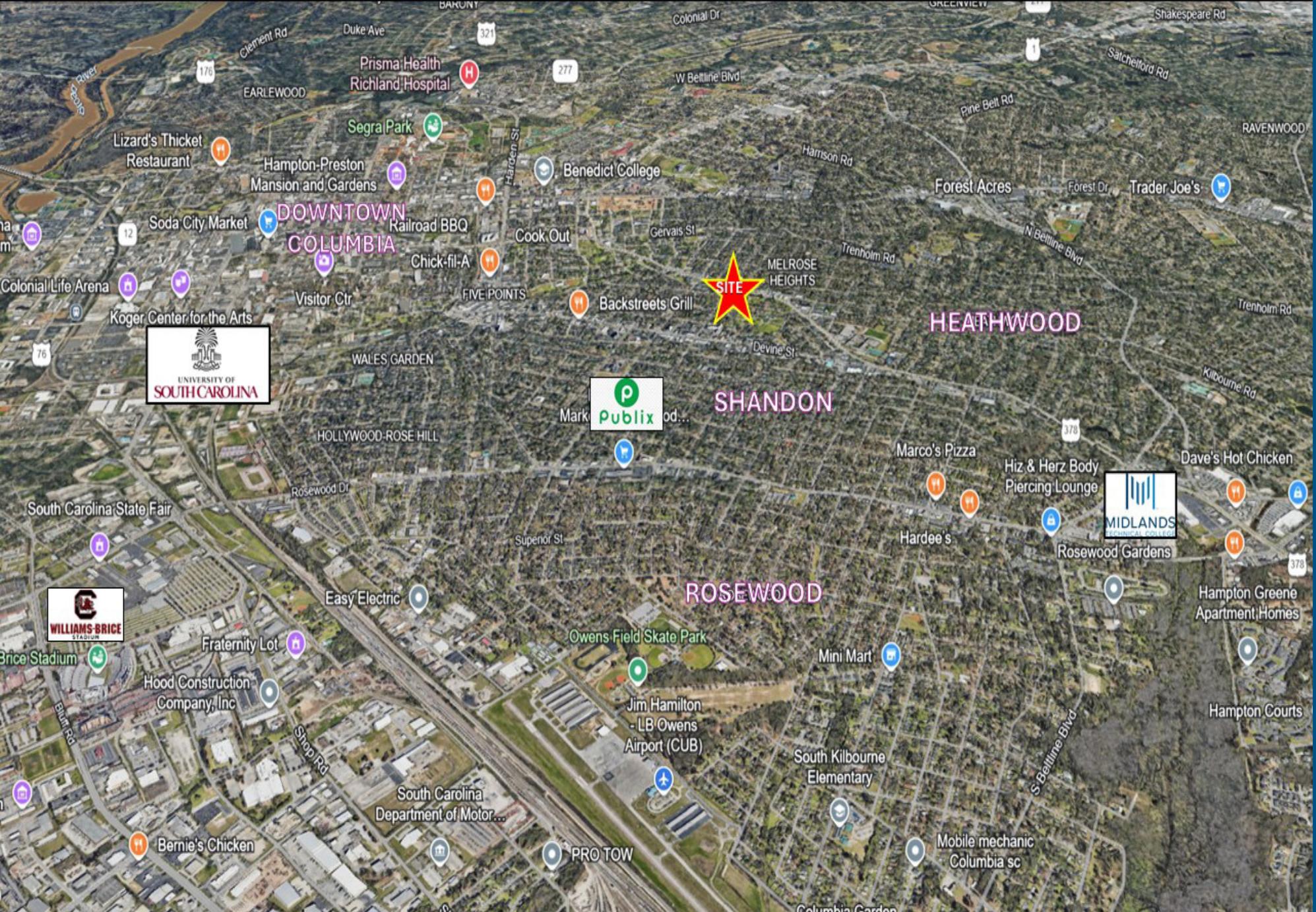
20 Parking
Spaces



1,100+/- Total SF











Demographics

Population

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	11,346	81,424	159,943
2025 Population	11,125	80,019	155,857
2020 Population	10,870	77,882	151,388
2010 Population	10,949	75,734	150,867
Growth Rate 2010-2020	-0.07%	0.28%	0.03%
Growth Rate 2020-2025	0.44%	0.52%	0.56%
Growth Rate 2025-2030	0.39%	0.35%	0.52%

Households

2025 Total Households	5,770	34,314	67,692
2030 Projected Total Households	6,012	35,742	71,280
2010-2020 Annual Rate	0.05%	0.73%	0.88%
2020-2025 Annual Rate	1.19%	1.19%	1.34%
2025-2030 Annual Rate	0.83%	0.82%	1.04%

Average Income

2025 Median Household Income	\$68,717	\$60,543	\$58,971
2025 Average Household Income	\$119,224	\$108,580	\$95,368