

NAI **FOR SALE**
Columbia ±4,662 SF
Office/Warehouse Flex Building



Available



1049 Sunset Blvd.

WEST COLUMBIA, SOUTH CAROLINA

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Property Features

Location:

1049 Sunset Blvd., West Columbia, SC 29169 is a ±4,662 SF flex property (plus additional mezzanine space in warehouse) strategically located on US Highway 378 (Sunset Blvd). Benefitting from high daily traffic counts (23,400 VPD) and excellent visibility, this property offers exceptional exposure to a dense population base and is located approximately 2.0 miles from I-26. The site has secondary access from Leaphart St.

Site Information:

- Zoned Light Industrial by the City of West Columbia.
- 0.36 AC lot.

Site Features:

- Large showroom with a conference room, three private offices, staff and customer restrooms, kitchenette and storage areas.
- Rear of building is approximately ±2,400 SF of conditioned warehouse space with 16'0" clear height at eaves, 17'0" at center of roof.
- One 8'x10' grade level roll-up door.
- Fully fenced lot with additional acreage for a small lay-down yard, storage and/or additional parking.
- Security System.

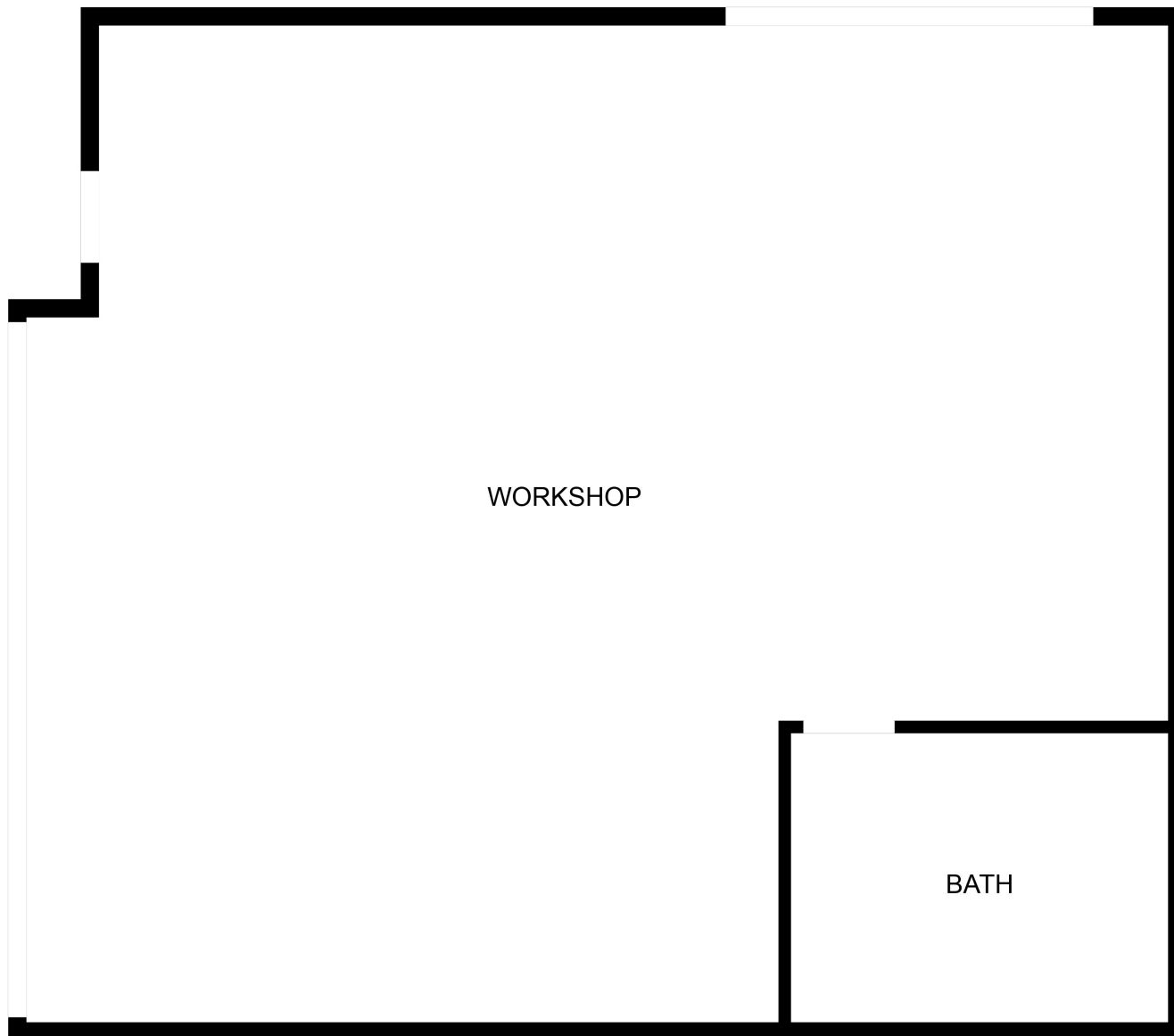
Availability:

- Property is listed for purchase only at **\$545,000.**





FLOOR PLAN IS FOR DISPLAY PURPOSE ONLY AND IS APPROXIMATE IN NATURE. THESE MEASUREMENTS HAVEN'T BEEN VERIFIED BY AN ARCHITECT AND SHOULD NOT BE USED FOR CONSTRUCTION OR DESIGN PURPOSES WHATSOEVER.



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Points of Interest

NAIColumbia



PRISMA
HEALTH.

THE BULLSTREET
DISTRICT

McDonald's
Lizard's Thicket
RICHLAND LIBRARY
access freely.

JSCSM
SOUTH CAROLINA STATE MUSEUM

UNIVERSITY OF
South Carolina

Colonial Life Arena

Marshall Park

INTERSTATE
SOUTH CAROLINA
126
65,000
VPD

MEETING STREET
ARTISAN MARKET

RIVERBANKS
ZOO & GARDEN
columbia south carolina

Westwood Estates

Sunset Blvd. 23,400 VPD

Sandlapper
Cleaning & Services

Meeting St. 12,900 VPD

Riverbanks Retreat

Capital
Electric

BROKLAND
BAPTIST CHURCH

WHATABURGER

UNIWAY
DEAL DIRECT
EL MARIACHI
NICK'S
House of Pizza
Restaurant
STRICTLY
HARDWOOD



PAUL MITCHELL
the school
COLUMBIA

Klapman Blvd. 18,300 VPD

Subject

FUGHES
SERVPRO
Waco
ROOTER
PLUMBING & WATER CLEANUP

SMN
Surplus Material Network, Inc.

Thrift Avenue
a PETS charity

CREGGER
COMPANY, INC.

BROOKLAND-LAKEVIEW
EMPOWERMENT CENTER
Empowerment is the key.

Demographic Profile

1049 Sunset Blvd. | West Columbia, SC



5
MINUTE
DRIVE TIME

Summary

	2024	2029
Population	18,333	19,923
Households	9,183	10,246
Families	3,956	4,118
Average Household Size	1.89	1.85
Owner Occupied Housing Units	4,012	4,510
Renter Occupied Housing Units	5,793	5,736
Median Age	34.1	35.4
Average Household Income	\$78,070	\$90,364

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MINUTE
DRIVE TIME

Summary

	2024	2029
Population	89,343	92,564
Households	37,502	41,611
Families	16,225	17,041
Average Household Size	2.00	1.97
Owner Occupied Housing Units	16,549	18,203
Renter Occupied Housing Units	22,951	23,408
Median Age	30.2	31.8
Average Household Income	\$71,941	84,483

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MINUTE
DRIVE TIME

Summary

	2024	2029
Population	205,691	211,041
Households	91,276	95,254
Families	43,803	45,440
Average Household Size	2.11	2.08
Owner Occupied Housing Units	46,962	51,047
Renter Occupied Housing Units	44,314	44,207
Median Age	33.9	35.7
Average Household Income	\$78,239	\$91,612