

**FOR SALE/LEASE**

**±2,906 SF OFFICE WITH ±2,478 SF WAREHOUSE**



**1682 Lake Murray Boulevard**  
Columbia, South Carolina 29212

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# PROPERTY Features

1682 Lake Murray Boulevard

## PROPERTY OVERVIEW:

Strategically located along the highly traveled Lake Murray Boulevard corridor, 1682 Lake Murray Blvd offers a functional office/warehouse opportunity with convenient access to I-26, Harbison Boulevard, and the greater Columbia market. The property is well suited for a variety of industrial, service, distribution, showroom, or contractor users seeking a central location with strong visibility and accessibility.

±1.05 acre property with ±2,906 SF office space (including ±832 SF second floor unfinished office with new HVAC system) and ±2,478 SF warehouse space. The property includes five offices, two bathrooms, reception area, breakroom and 14 parking spaces. The warehouse includes a ±675 SF of fully enclosed storage mezzanine. Additionally, there is a fully fenced laydown storage yard in rear with two storage sheds.

The site provides a flexible combination of office and warehouse space, ample parking, and convenient loading capabilities in one of Columbia's most established commercial corridors. Nearby amenities include restaurants, retail centers, banking, and service providers, with Lake Murray and downtown Columbia both within a short drive.

## TRAFFIC COUNTS:

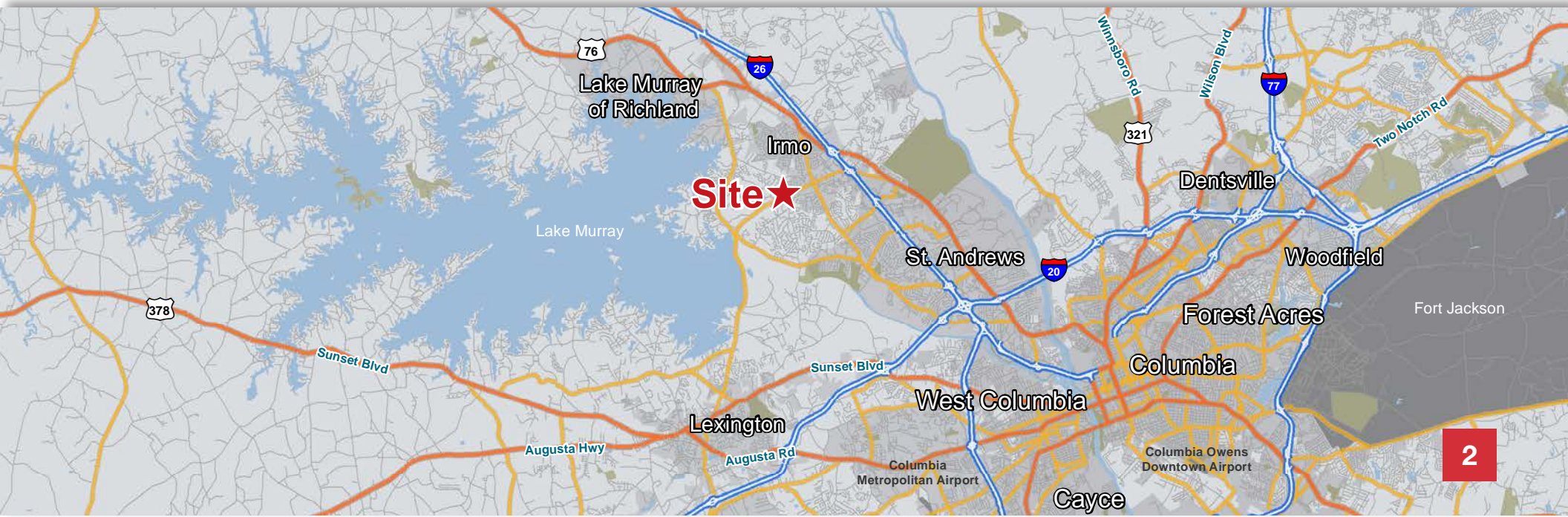
±17,000 AADT | Lake Murray Blvd & Weed Dr  
±92,200 AADT | I-26 (±2 miles from Property)

## SALE PRICE:

\$985,000

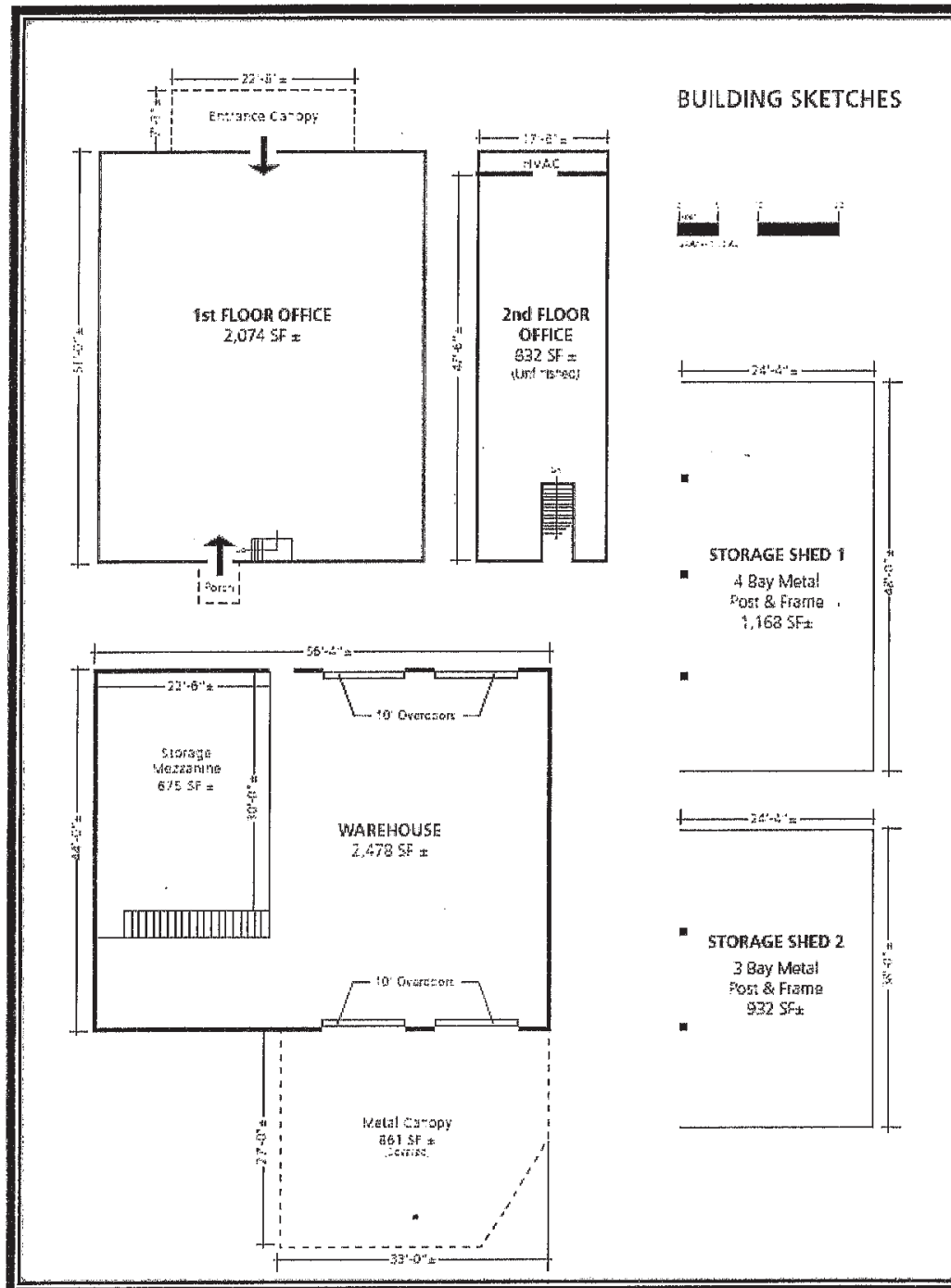
## LEASE RATE:

\$17.00/SF NNN (Office)  
\$8.00/SF NNN (Warehouse)



# PROPERTY Floor Plan

1682 Lake Murray Boulevard



# PROPERTY Photos

1682 Lake Murray Boulevard

**NAI**Columbia



# PROPERTY Photos

1682 Lake Murray Boulevard



# PROPERTY Map

1682 Lake Murray Boulevard

● Gas Stations

● Restaurants



FMC of SC | Lake Murray Family Medicine

O'Reilly's

Irmo Village  
Craft and Draft | Carolina Tan Factory | Southern Strutt | Outspoken Bicycles

Advance Auto

All South FCU

Ameris

Jiffy Lube

Stier Supply

Irmo Station  
Kroger | Pet Supplies Plus | Pizza Hut

Tuscany Village  
Bellacino's | Bistro on the Boulevard

Columbia Dermatology

Dollar General

Truist

TD Bank

Frank's Car Wash

1674 Lake Murray Blvd  
Paws and Claws Animal Clinic

NBSC

2021 Traffic Count:  
18,200 VPD

Site

Lake Murray Blvd

Irmo Elementary  
506 Students

Raman Orthodontics

Walgreens

First Palmetto

Longs

SC Internal Medicine Assoc & Rehab

2021 Traffic Count:  
16,200 VPD

Eagle One Self Storage

LMC Community Medical Center Irmo

MSA Home Care | Infusion | Pharmacy

Lake Murray Self Storage

Lexington Orthopaedics

York Woods at Lake Murray  
244 Units

Peterson & Plante Internal

The Legends at Lake Murray  
180 Units

Murraywood  
Talbots | UPS | Jersey Mike's Subs

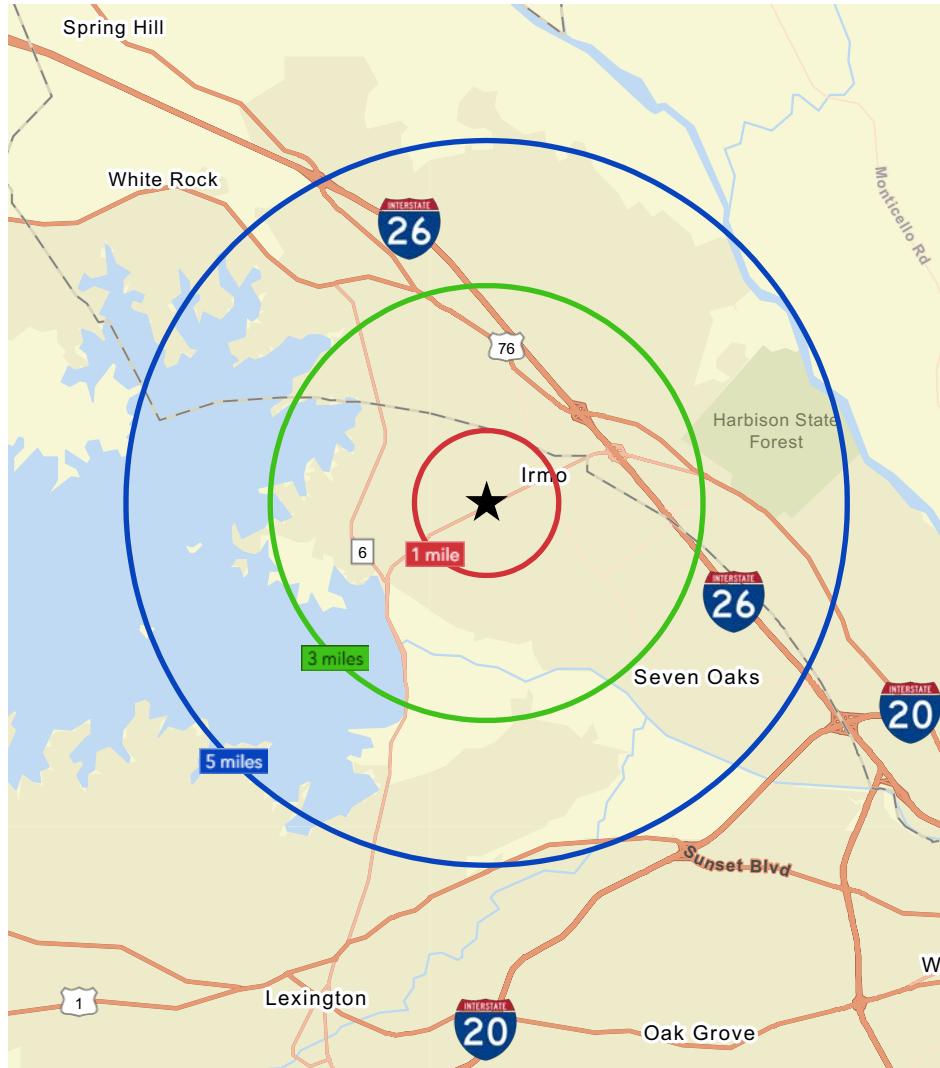
Tompkins Orthodontics

Crossroads Middle  
793 Students

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# AREA Demographics

1682 Lake Murray Boulevard



2025	1 MILE	3 MILES	5 MILES
Population	7,147	41,525	83,732
Median Age	43.3	42.4	41.6
Median HH Income	\$102,918	\$86,624	\$87,144
Labor Workforce (Age 16+)	5,962	34,572	68,898
Unemployment Rate (Age 16+)	3.4%	5.1%	4.6%
Education - HS Diploma	13.6%	15.1%	15.8%
Education - Some College	19.3%	18.1%	18.7%
Education - Bachelors Degree	33.1%	30.4%	30.0%

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