



Columbia International University



Frost Ave

Monticello Rd

10-200 VFD

4,900 SF Light Industrial
Coming Soon

FOR LEASE:
±4,900 SF
INDUSTRIAL

MONTICELLO ROAD & FROST AVENUE
COLUMBIA, SOUTH CAROLINA

For more Information:

John Gregory, PE, CCIM

803.744.9896

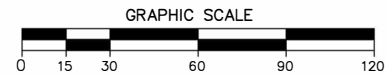
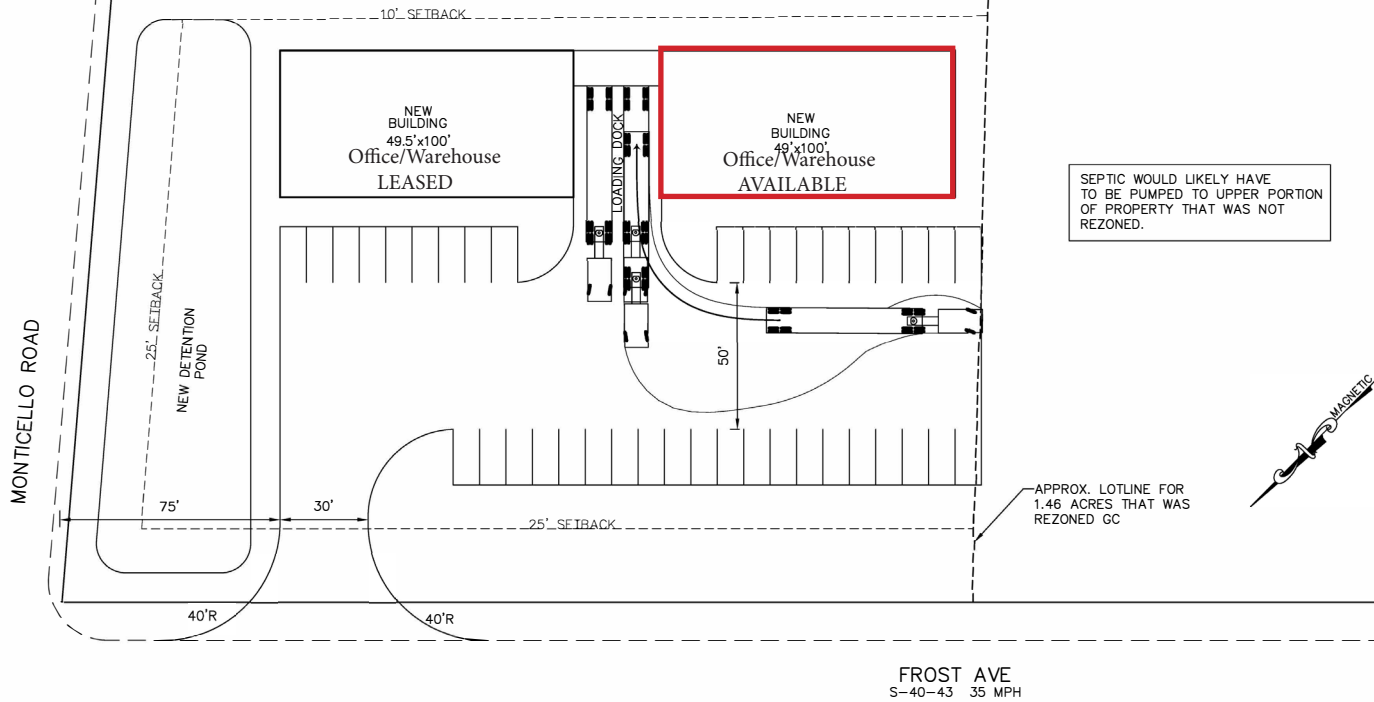
jegregory@naicolumbia.com

PROPERTY HIGHLIGHTS

- +/-4,900 SF Pre-Engineered Metal Building
- Shared Dock Access
- Overhead Doors - (1) 16' x 12', (1) 10' x 8'
- Clear Height - 20'
- Electrical - 200 amp service
- Traffic Counts (2019):
 - Monticello Road - 10,200 VPD (Station 249)
 - I-20 - 111,800 VPD (Station 2035)
- **Lease Rate: \$7.25/SF, NNN**

SITE PLAN

PRELIMINARY
SUBJECT TO SIGNIFICANT CHANGE UNTIL FULLY PERMITTED



MONTICELLO AT FROST
COMMERCIAL BUILDINGS
RICHLAND COUNTY
SOUTH CAROLINA

No.	Date	Revision

Sheet Title: **PRELIMINARY SITE PLAN**

Drawn by: MR	Drawn
Designed by: MR	Design
Checked by: MR	Check
Scale: 1"=20'	Scale
Project No.:	Project
Date: 5/13/20	Date
Sheet No.:	Sheet

1

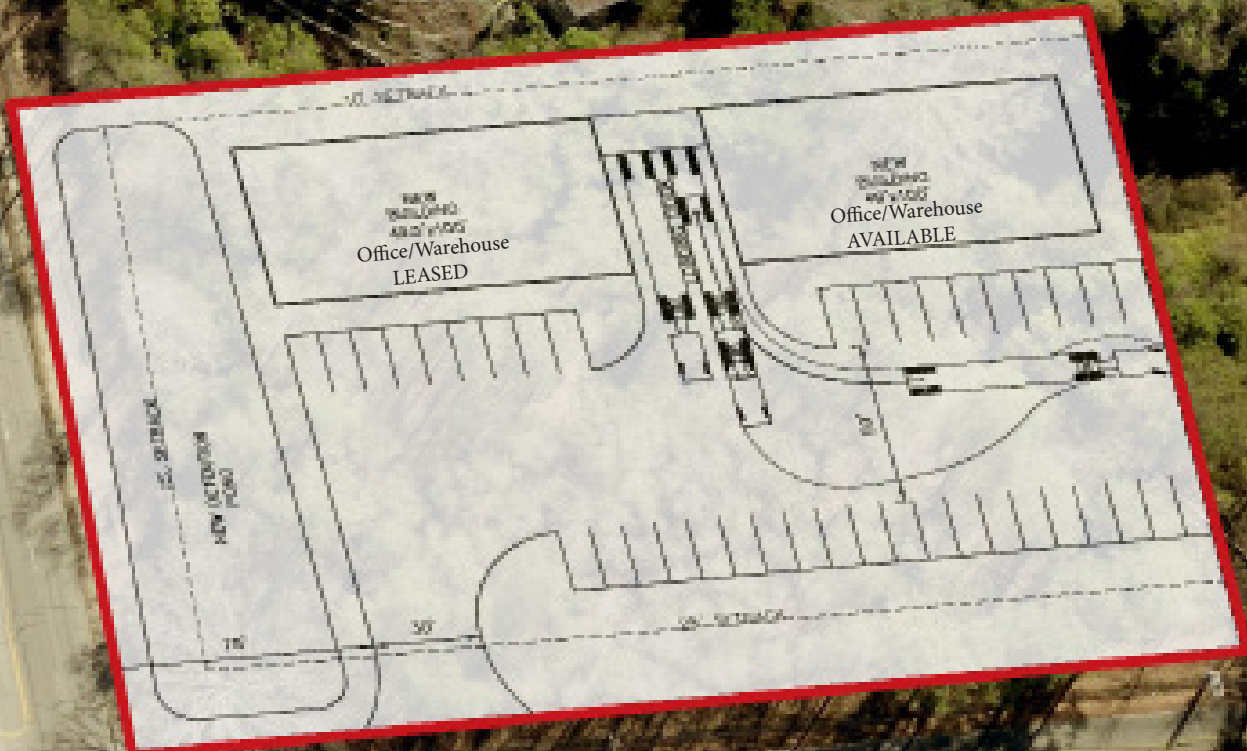
The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the purchase or lease.



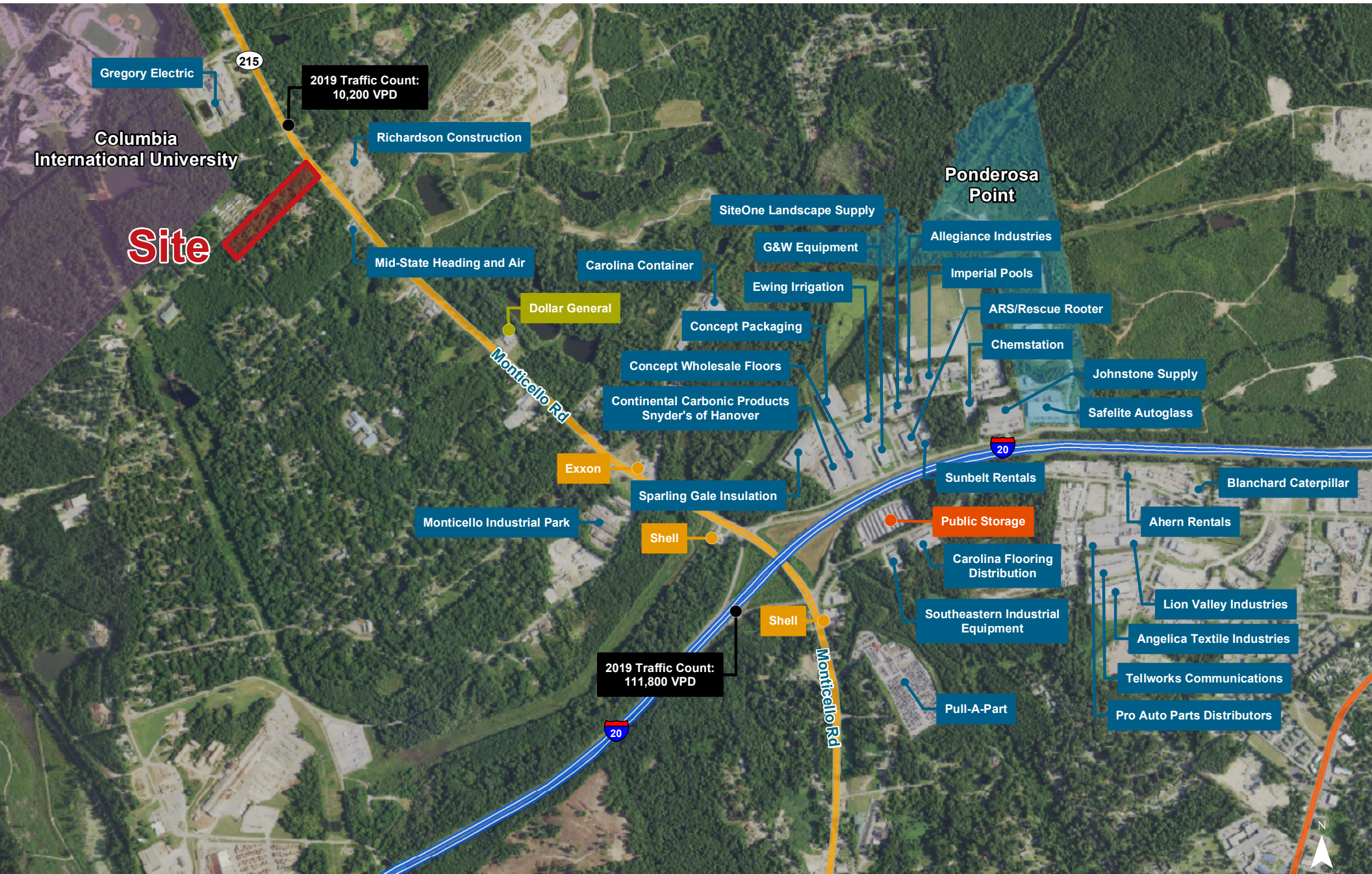
Monticello Rd

218

Front Ace



Points of Interest



Map Updated: Thursday, January 21, 2021. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

NAI Columbia

Demographic Profile

Demographic Profile

Monticello Rd & Frost Ave | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2020 Age Dist.				Median Household Income			
2010 Census	2,050	33,922	99,736	0 - 4	6.5%	5.6%	6.1%	2020 Estimate	\$36,077	\$33,761	\$38,176
2020 Estimate	1,975	34,910	104,775	5 - 9	6.4%	5.0%	5.3%	2025 Projection	\$40,245	\$35,920	\$40,393
2025 Projection	1,980	35,675	108,164	10 - 14	6.4%	5.0%	5.1%				
% Chg. 2020-2025	0.3%	2.2%	3.2%	15 - 19	10.0%	7.5%	6.6%	Average Household Income			
				20 - 24	13.4%	9.8%	9.7%	2020 Estimate	\$55,170	\$44,629	\$51,483
Households				25 - 34	12.5%	18.3%	16.9%	2025 Projection	\$60,868	\$48,513	\$55,860
2010 Census	671	11,315	39,560	35 - 44	12.8%	13.8%	12.7%				
2020 Estimate	633	11,668	41,565	45 - 54	8.6%	11.8%	11.2%	Per Capita Household Income			
2025 Projection	632	11,976	42,996	55 - 64	10.4%	11.1%	11.5%	2020 Estimate	\$19,796	\$15,789	\$21,021
				65 - 74	8.7%	7.7%	8.5%	2025 Projection	\$21,629	\$17,160	\$22,811
Families				75 - 84	3.1%	3.2%	4.4%				
2010 Census	430	6,484	21,552	85+	1.2%	1.2%	2.0%	2020 Household Income Dist.			
2020 Estimate	394	6,467	21,833					Less than \$15,000	17.7%	20.5%	18.1%
2025 Projection	389	6,567	22,343	Median Age				\$15,000 - \$24,999	13.4%	14.2%	12.8%
				2010 Census	28.5	33.0	33.7	\$25,000 - \$34,999	17.5%	16.9%	14.5%
2020 Housing Data				2020 Estimate	30.8	34.3	35.3	\$35,000 - \$49,999	12.3%	16.4%	16.6%
Owner Occ. Housing Units	351	4,854	17,309	2025 Projection	30.2	34.8	35.9	\$50,000 - \$74,999	16.3%	16.7%	18.4%
Renter Occ. Housing Units	282	6,814	24,256					\$75,000 - \$99,999	5.5%	8.3%	9.2%
				Average Household Size				\$100,000 - \$149,999	9.2%	4.8%	6.7%
2020 Business Data				2010 Census	2.65	2.38	2.25	\$150,000 - \$199,999	7.1%	1.7%	2.4%
Total Businesses:	1,100	12,037	69,318	2020 Estimate	2.70	2.41	2.27	\$200,000 and Up	0.6%	0.4%	1.2%
Total Employees:	1,975	34,910	104,775	2025 Projection	2.72	2.41	2.27				