

Wilson Kibler
COMMERCIAL REAL ESTATE



**267 Columbia Ave,
Chapin, SC 29036**

Robert Carter

Broker Associate
rcarter@wilsonkibler.com
803.447.6898





Hyde

CHOPHOUSE

müv
FITNESS

LAKE MURRAY
MOTOR & AUTOMOTIVE

TD



Chapin
High School

Property Overview



Address

267 Columbia Ave,
Chapin, SC 29036

±191,067 Total SF on ±17.0 AC

- ±149,432 SF of Industrial space
- ±41,635 SF Office space
- ±5 miles from Lake Murray
- Across from Chapin High School
- All public utilities to site
- Fully sprinklered
- ±312 Parking Spaces
- New LED lighting installed 2021
- Warehouse Parcel is zoned light industrial
- ±5.88 acres zoned for commercial use along Columbia Ave.

Property Details

191,067

Square Feet

17

Acres

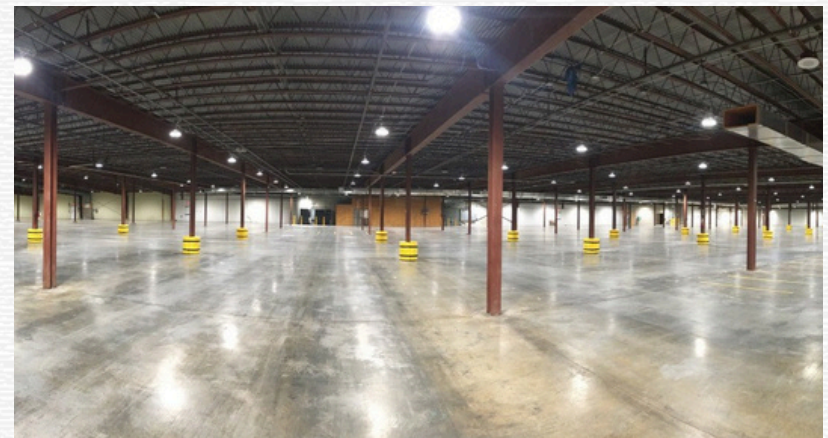
1.4

Miles to I-26

312

Parking Spaces

Contact Broker for Pricing



Location Map



Chapin High School



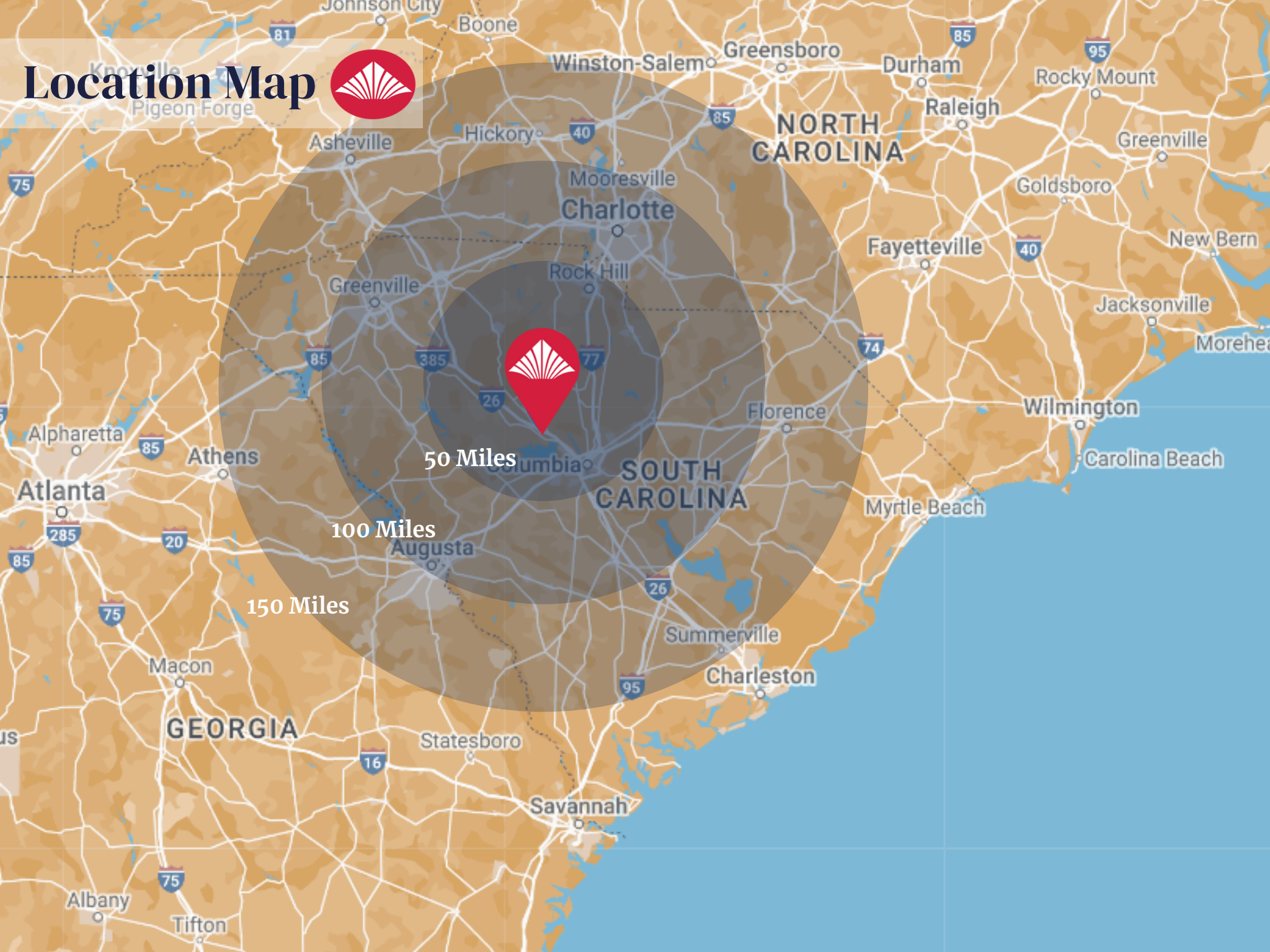
Crooked Creek Park

Lake Murrery





Chapin Elementary

Chapin Intermediate

Location Map



Property Demographics

	3-Mile	5-Mile	10-Mile
 Total Population	8,056	23,920	72,169
 Total Households	3,262	9,605	29,577
 Median Age	40.10	42.70	44.00
 Avg. Household Income	\$91,007	\$111,331	\$116,830



High School Grad	22.7%	Management, Business, Science & Arts	38.45%
Associate Degree	3.24%	Sales & Office	24.5%
Bachelor Degree	26.3%	Service	14.17%
Advanced Degree	15.4%	Production, Transportation, and Material Moving	8.34%
Other	32.4%	Other	4.51%

