

FOR LEASE

± 15,000 SF FLEX BUILDING



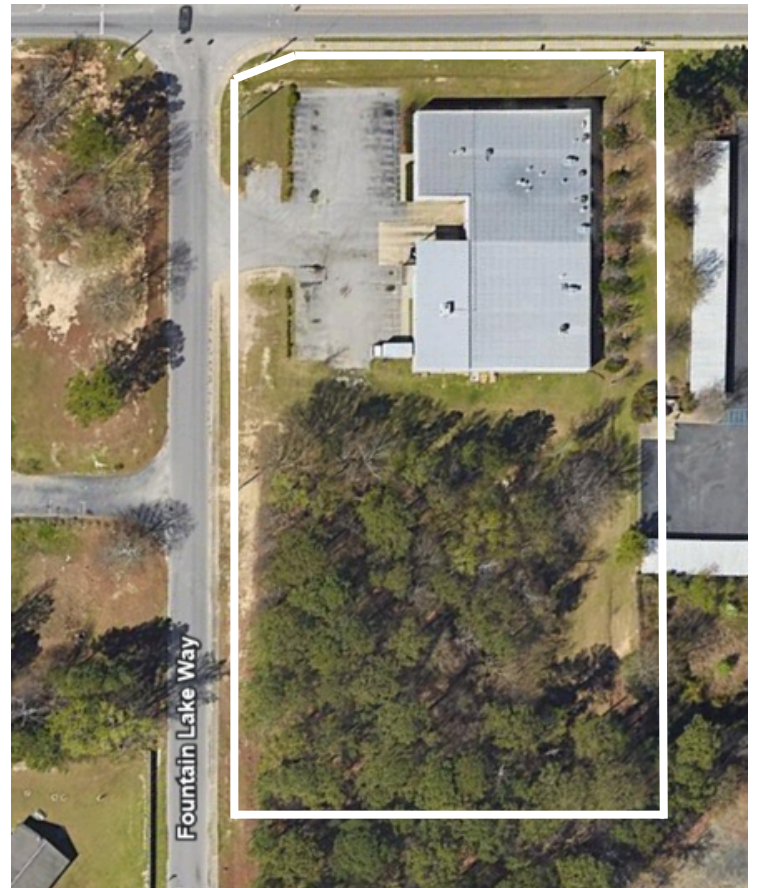
1000 Atlas Road | Columbia, SC 29209

PROPERTY DESCRIPTION

- Richland County TMS#: R16311-02-07
- Located at a signalized intersection
- ± 0.5 miles to Garners Ferry Rd.
- ± 1 miles to I-77
- ± 8 miles to I-26
- ±15,000 total sqft
 - ± 2,600 sqft office
 - ± 12,400 sqft warehouse
- 1 drive-in door
- 1 dock-high door
- Fully conditioned warehouse and office space

OFFERING SUMMARY

Total SF:	±15,000 SF
Lease Rate:	\$8/PSF (NNN)
Lease Term:	Negotiable



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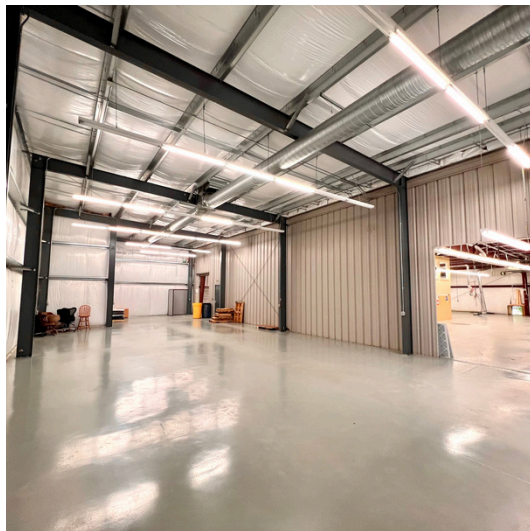


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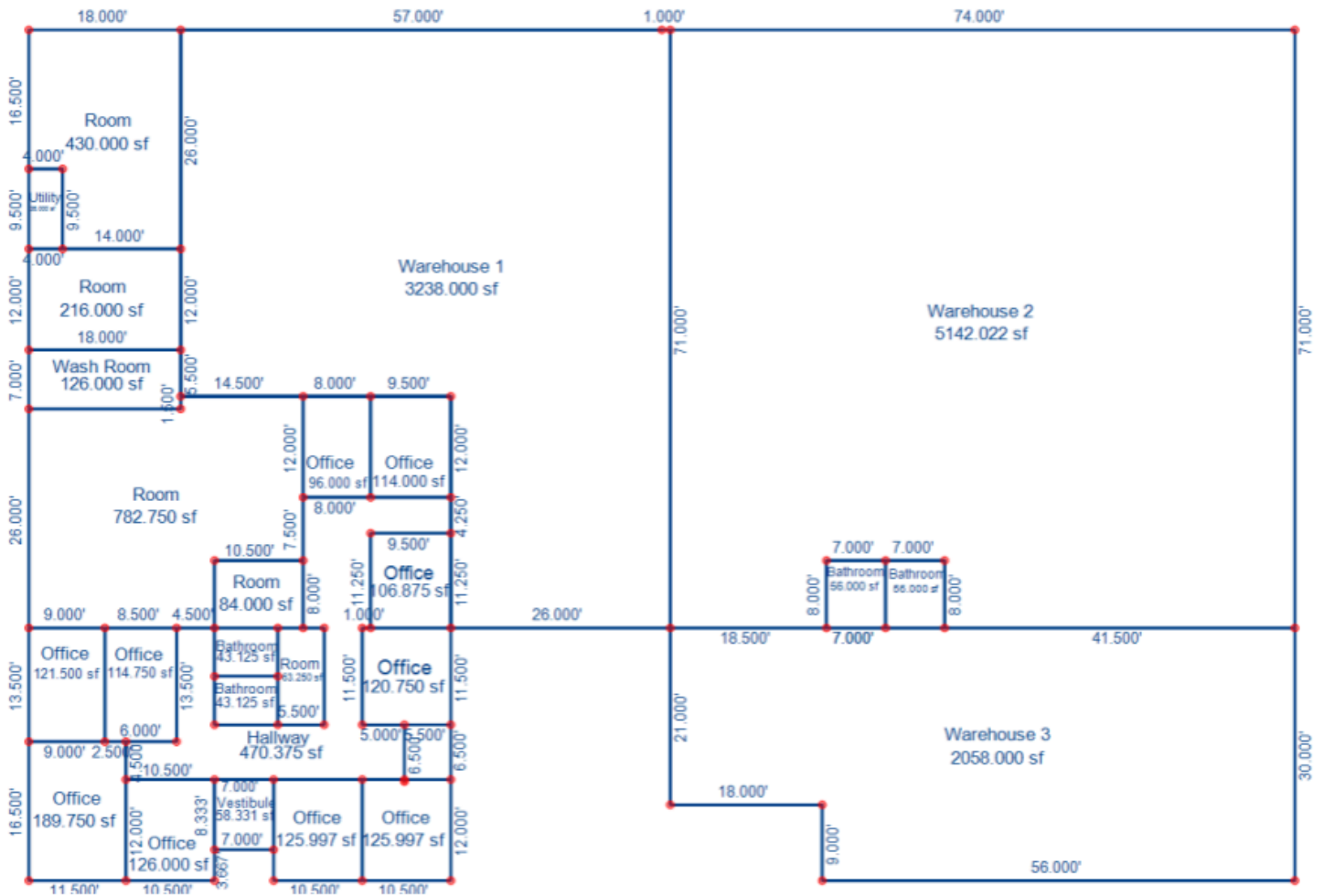


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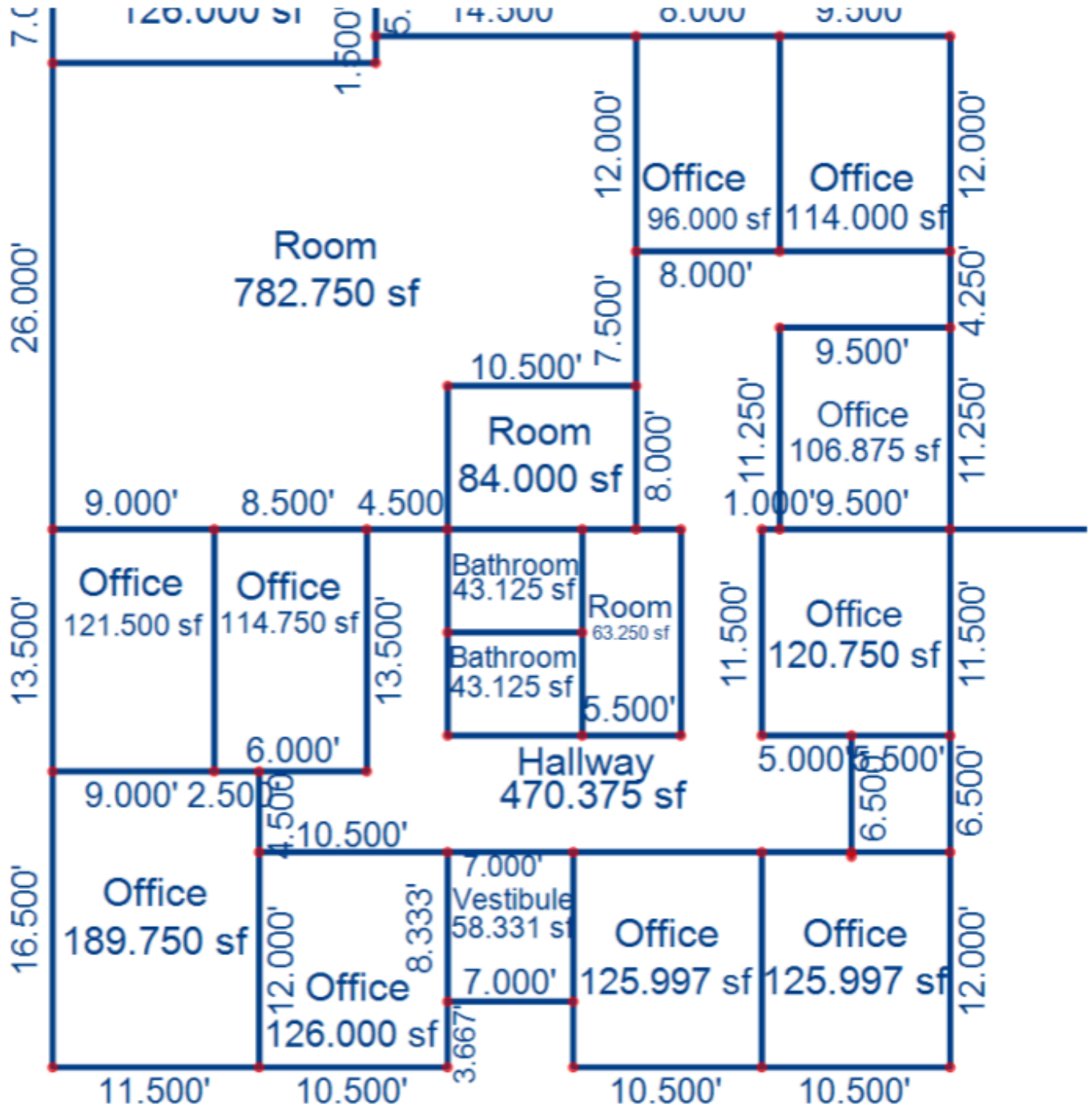
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BUILDING FLOOR PLAN



OFFICE FLOOR PLAN



1000 Atlas Road Columbia, SC 29209



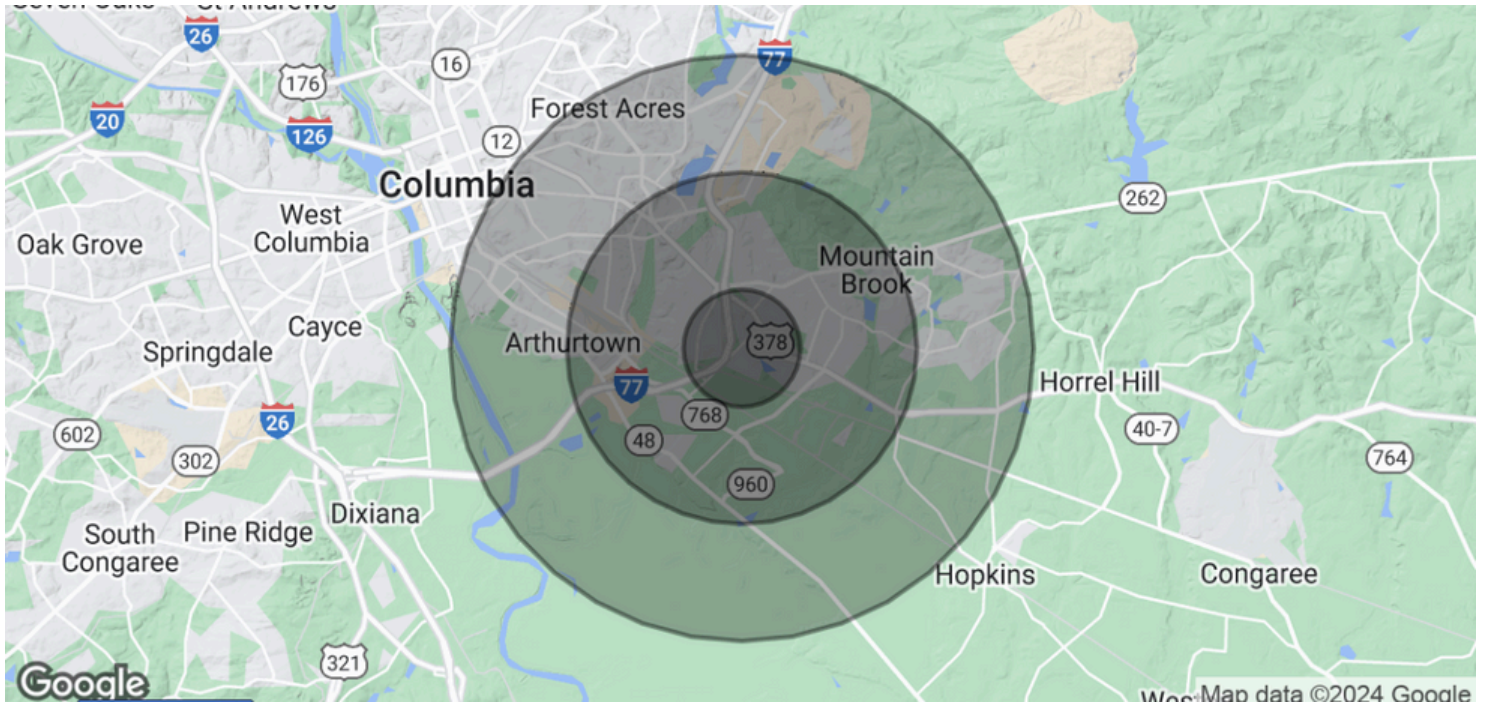
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LOCAL DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,882	40,649	95,059
Average Age	37.8	35.9	33.4
Average Age (Male)	37.8	36.2	32.5
Average Age (Female)	37.7	36.5	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,879	18,093	39,487
# of Persons per HH	2.0	2.2	2.4
Average HH Income	\$66,970	\$71,695	\$76,069
Average House Value	\$152,389	\$168,620	\$212,398

* Demographic Data Derived From 2020 ACS - US Census