

# FOR LEASE

Retail or Office | The Vista

1219 Wayne Street | Columbia, SC



New Lease Rate:

- \$17 PSF NNN
- \$3,754/MO
- \$45,050/YR

- Bailey Bill Approved = Frozen Property Taxes For 20 YRS
- New HVAC/Roof & Exterior Renovations
- Full Real Estate Brokerage Fee Paid to Tenant Broker

EXCLUSIVE BROKER:

James C. Harrison, III, CCIM  
Senior Investment Broker  
803 834.7014 Ext. 5 (o)  
803 331.8088 (c)  
jharrison@cypresscommercial.com

Visit [cypresscommercial.com](http://cypresscommercial.com) to learn more.

## COLUMBIA'S VIBRANT CONGAREE VISTA

- 2,650+/- square feet in the heart of the Vista, downtown Columbia
- Open floor plan with exposed brick walls
- Exposed ceiling and steel beams with barrel style HVAC ductwork
- Track lighting
- Two (2) ADA Restrooms
- Storage room and manager's office
- Double glass door entry off Wayne Street
- Ample metered parking available plus city permit parking available

## VISTA OVERVIEW

- The Vista has experienced major Residential & Commercial Growth
  - Over 70 restaurants and bars
  - Over 90 shops, boutiques & services
  - 10 galleries and studios
  - 7 hotels and 5 museums
- More than 7,000 residents in downtown Columbia - up 450% over 2 years
- Vista has close to 2,500 apartments with 750 new apartments projected
- Strong hotel and apartment growth will continue in 2017/2018

VISIT [WWW.VISTACOLUMBIA.COM](http://WWW.VISTACOLUMBIA.COM)

DEMOGRAPHICS	1 mile	3 miles	5 miles
2016 Population	6,506	80,026	165,092
Med HH Income	\$32,906	\$33,982	\$37,444
Avg HH Income	\$56,652	\$53,403	\$57,012

 **CYPRESS**  
Commercial & Investment Real Estate



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## Local Aerial



Visit [cypresscommercial.com](http://cypresscommercial.com) to learn more.

ADDRESS: 3101 Devine Street  
Columbia, SC 29205



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## Interior Pictures

