

FOR LEASE

1350 Knox Abbott Drive | Cayce, SC

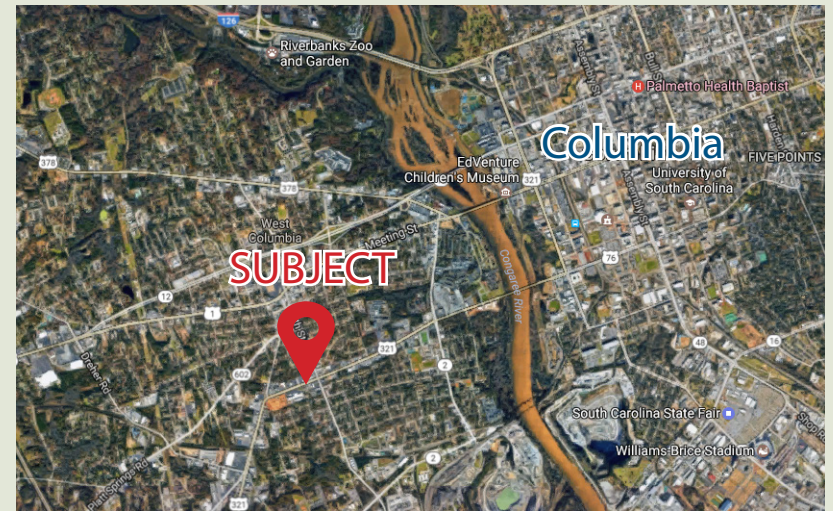


- 1,283 SF FOR LEASE
- \$18 PSF NNN
- \$3+/- PSF Estimated CAM Charges
- Newly Renovated
- Prime End-Cap Available
- 72+ Parking Spaces

EXCLUSIVE BROKERS: R. Coleman Davis
Senior Broker
803.834.7014 Ext. 106
803.807.6809 (c)
cdavis@cypresscommercial.com

PROPERTY HIGHLIGHTS

- Suite 1350: 1,283+/- SF Available (Last Space)
- 10,289 SF Already Leased
- New HVAC, Electrical & ADA Bathroom
- Across from Walmart Neighborhood Market
- 3 miles to Downtown Columbia & USC
- Knox Abbott Traffic Count: 26,600 VPD
- Charleston HWY Traffic Count: 24,200 VPD

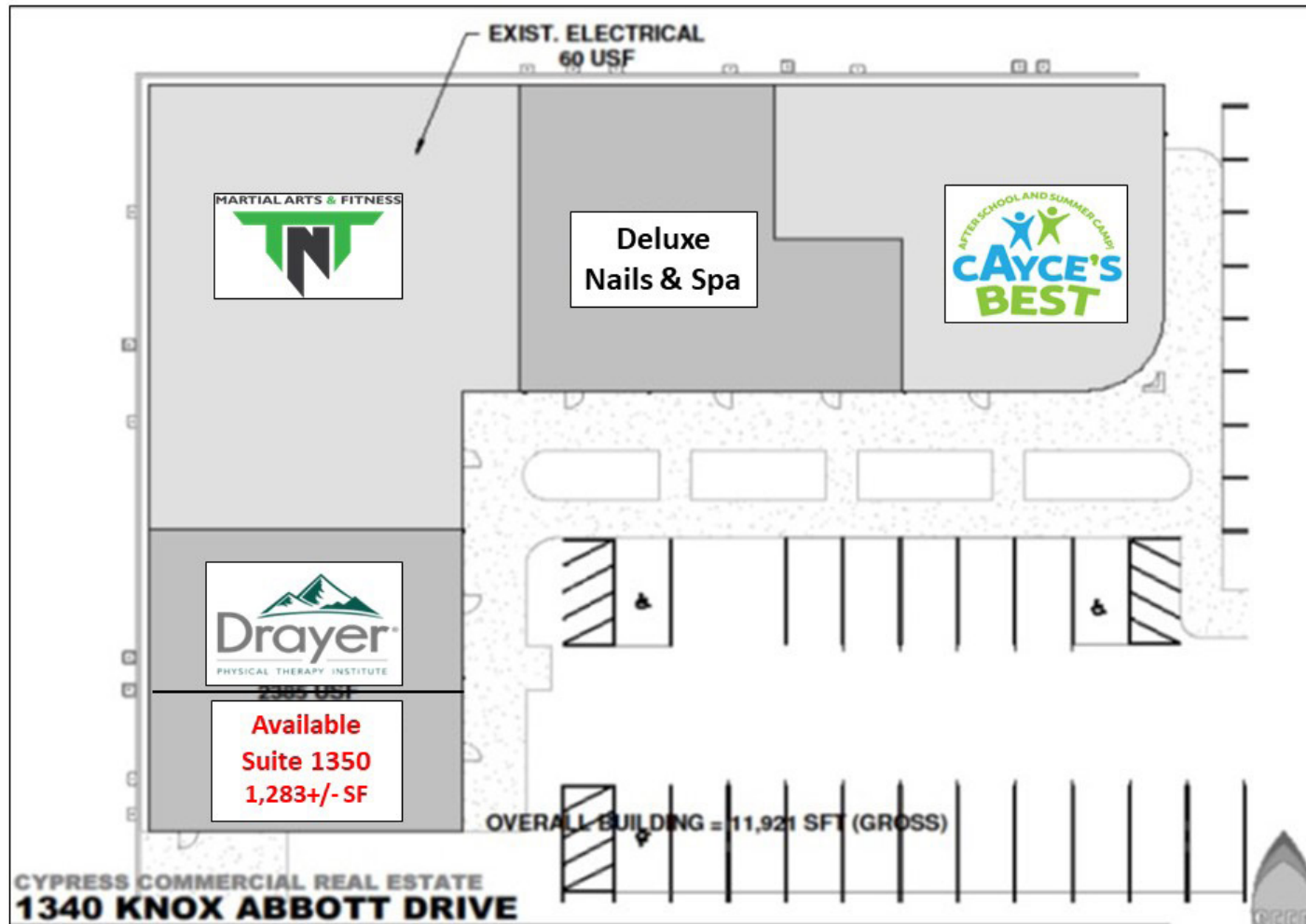


DEMOGRAPHICS	1 mile	3 miles	5 miles
2023 Population	7,204	56,120	133,183
Med HH Income	\$43,981	\$47,565	\$47,025
Avg HH Income	\$65,506	\$65,514	\$68,915
2023 Daytime Population	9,687	93,015	218,675

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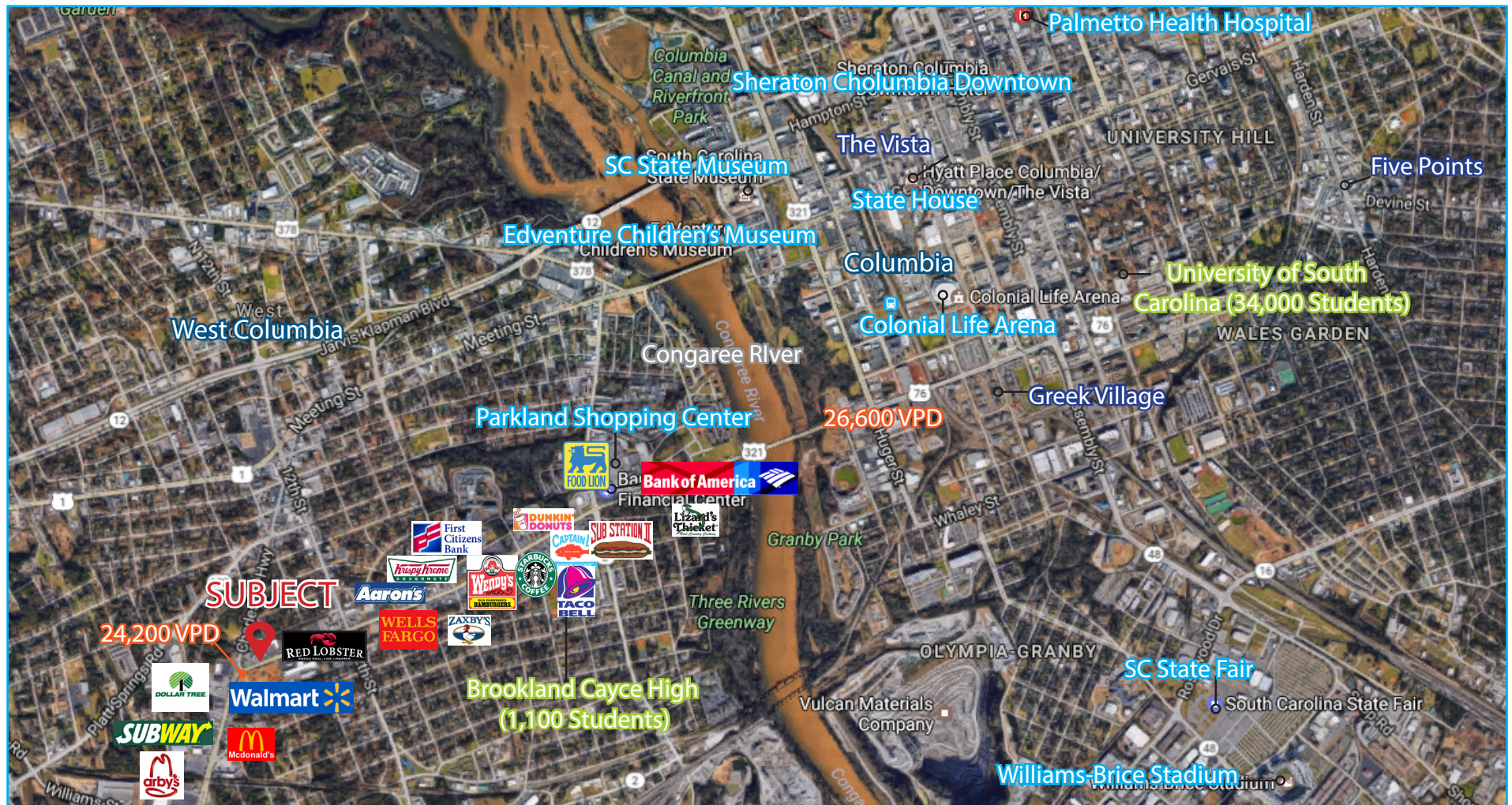
Site Plan



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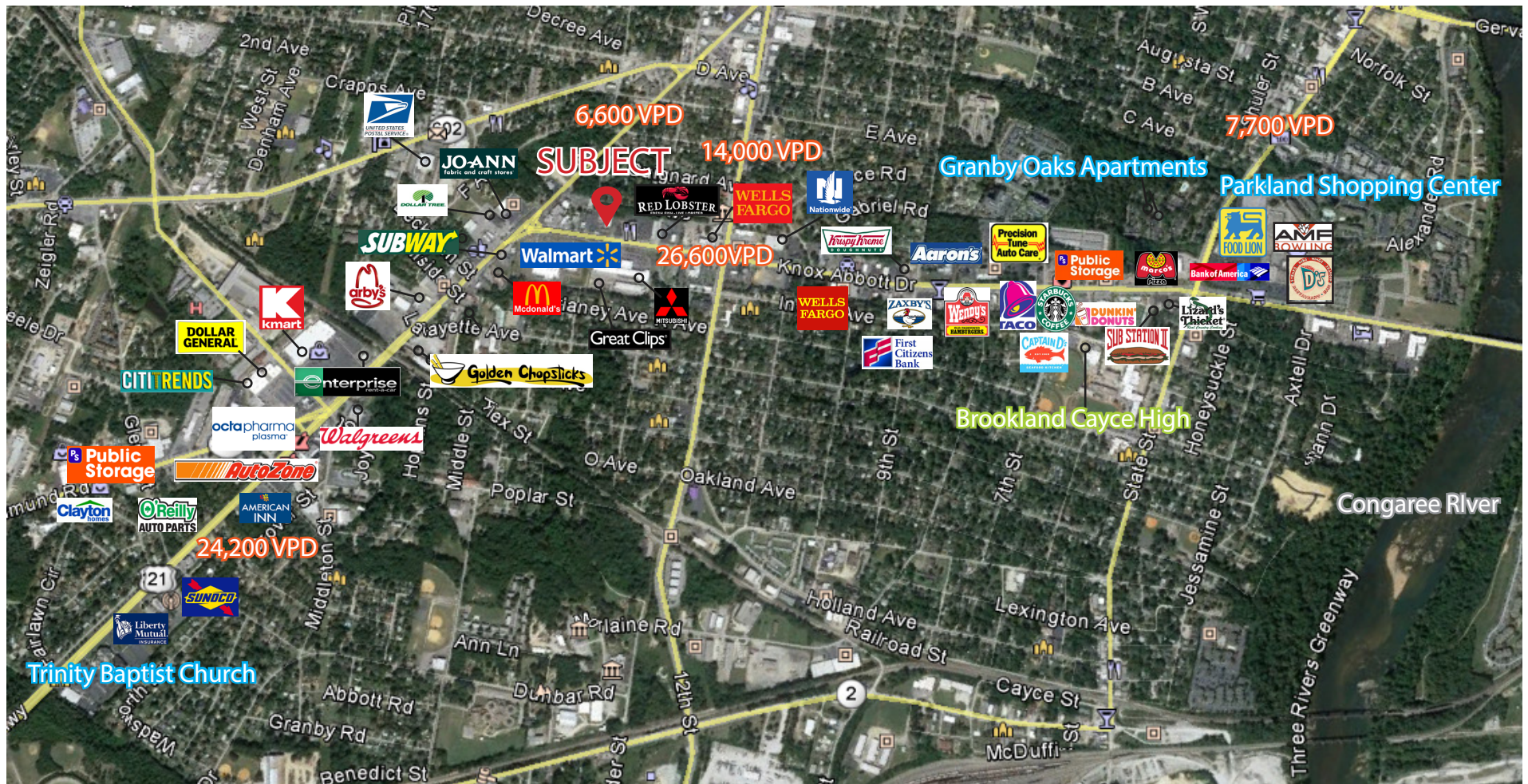
Columbia CBD



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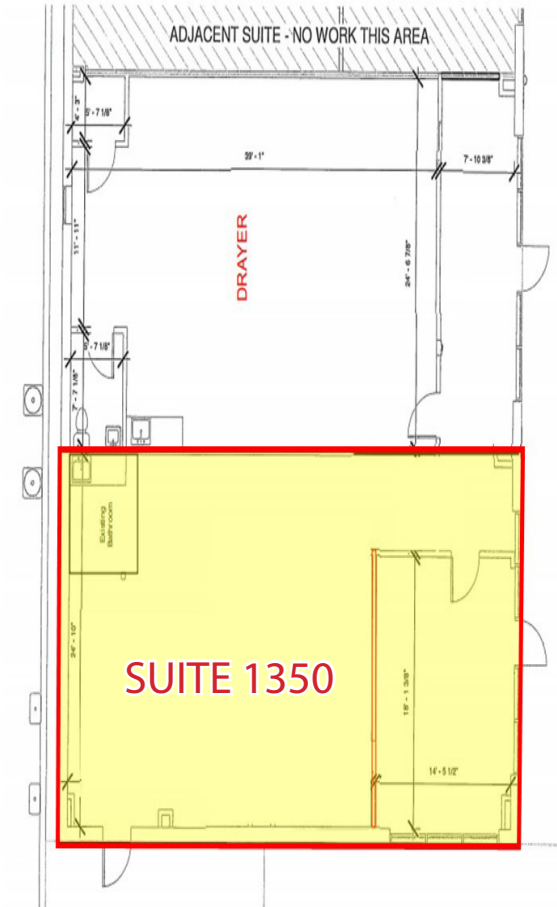
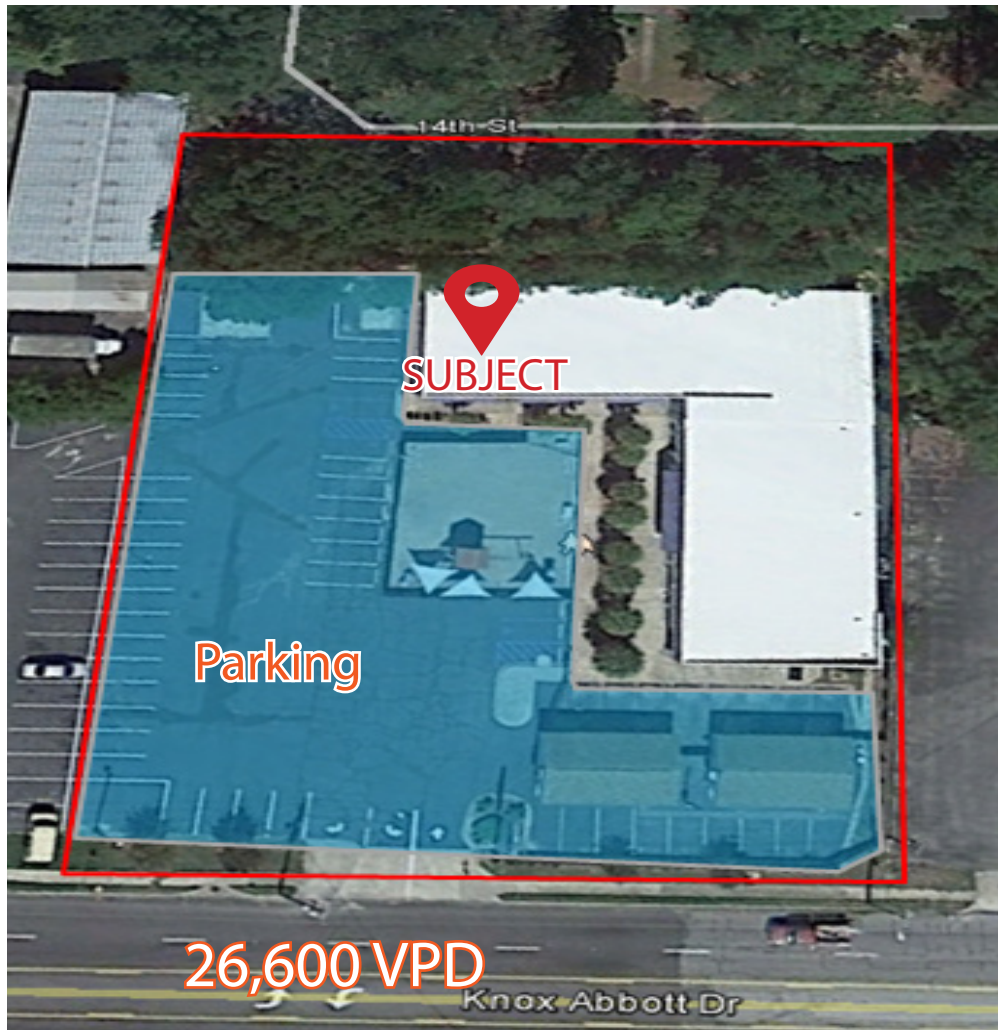
Local Aerial



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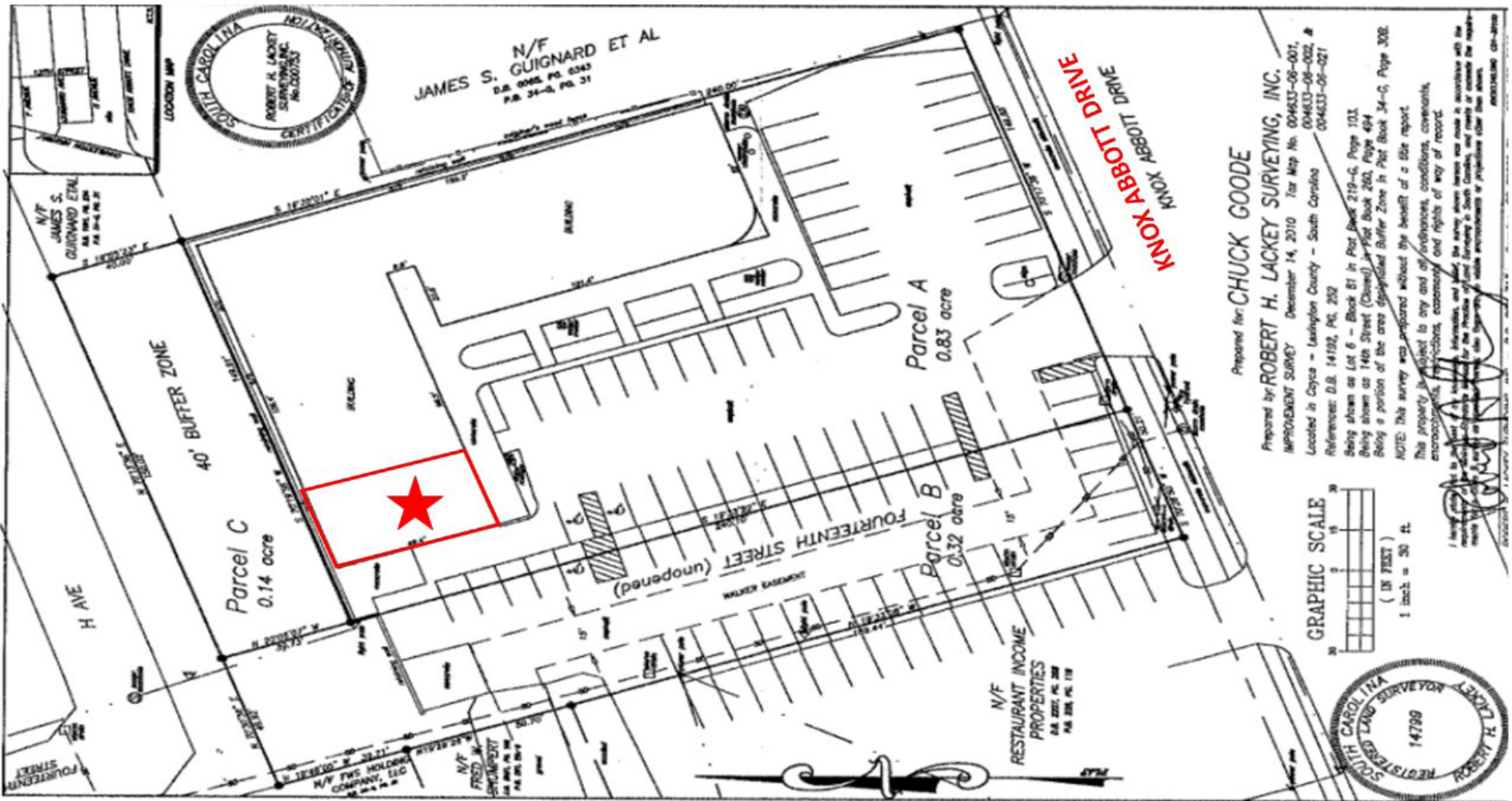
Site Aerial



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Site Survey



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CAYCE, SOUTH CAROLINA

The City of Cayce is located along the Congaree River in Lexington County. The river is what divides the City of Cayce and City of West Columbia from the State Capital, Columbia, South Carolina. Cayce is home to several major employers such as Amazon, Nephron Pharmaceuticals and Dominion Energy. The City of Cayce has been steadily growing over the last 50 years with little signs of it slowing down. It is located within minutes from Three Rivers Greenway, Riverwalk Park and the Riverwalk Amphitheater. Over 1,000 multi-family units are located within a 2 mile radius of this location. The number of people ages 25-34 living in Cayce grew by 51% in the past five years.