

FOR LEASE

1340 Knox Abbott Drive | Cayce, SC

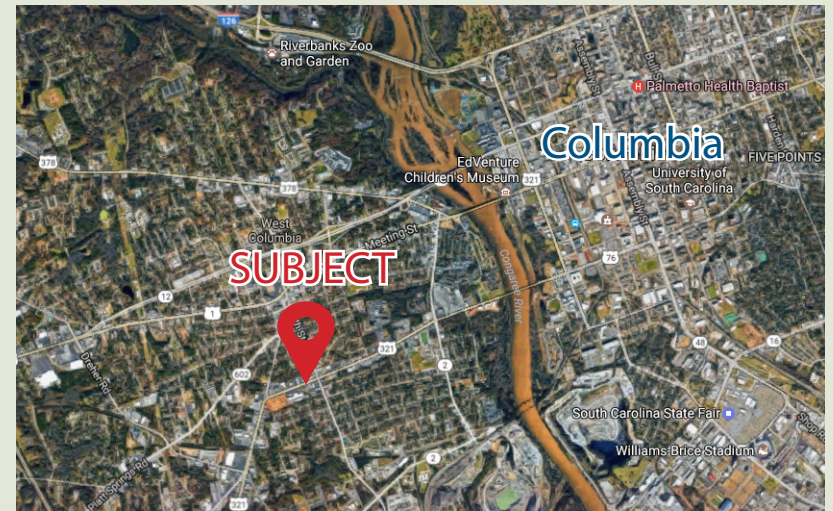


- 1,283 SF FOR LEASE
- \$18 PSF NNN
- \$3+/- PSF Estimated CAM Charges
- Newly Renovated
- Prime End-Cap Available
- 72+ Parking Spaces

EXCLUSIVE BROKERS: R. Coleman Davis
Senior Broker
803.834.7014 Ext. 6
803.807.6809 (c)
cdavis@cypresscommercial.com

PROPERTY HIGHLIGHTS

- Suite E: 1,283 +/-SF Available (Last Space)
- 10,289 SF Already Leased
- New HVAC, Electrical & ADA Bathroom
- Across from NEW Walmart Neighborhood Market
- Knox Abbott Traffic Count: 24,500 VPD
- Charleston HWY Traffic Count: 22,300 VPD

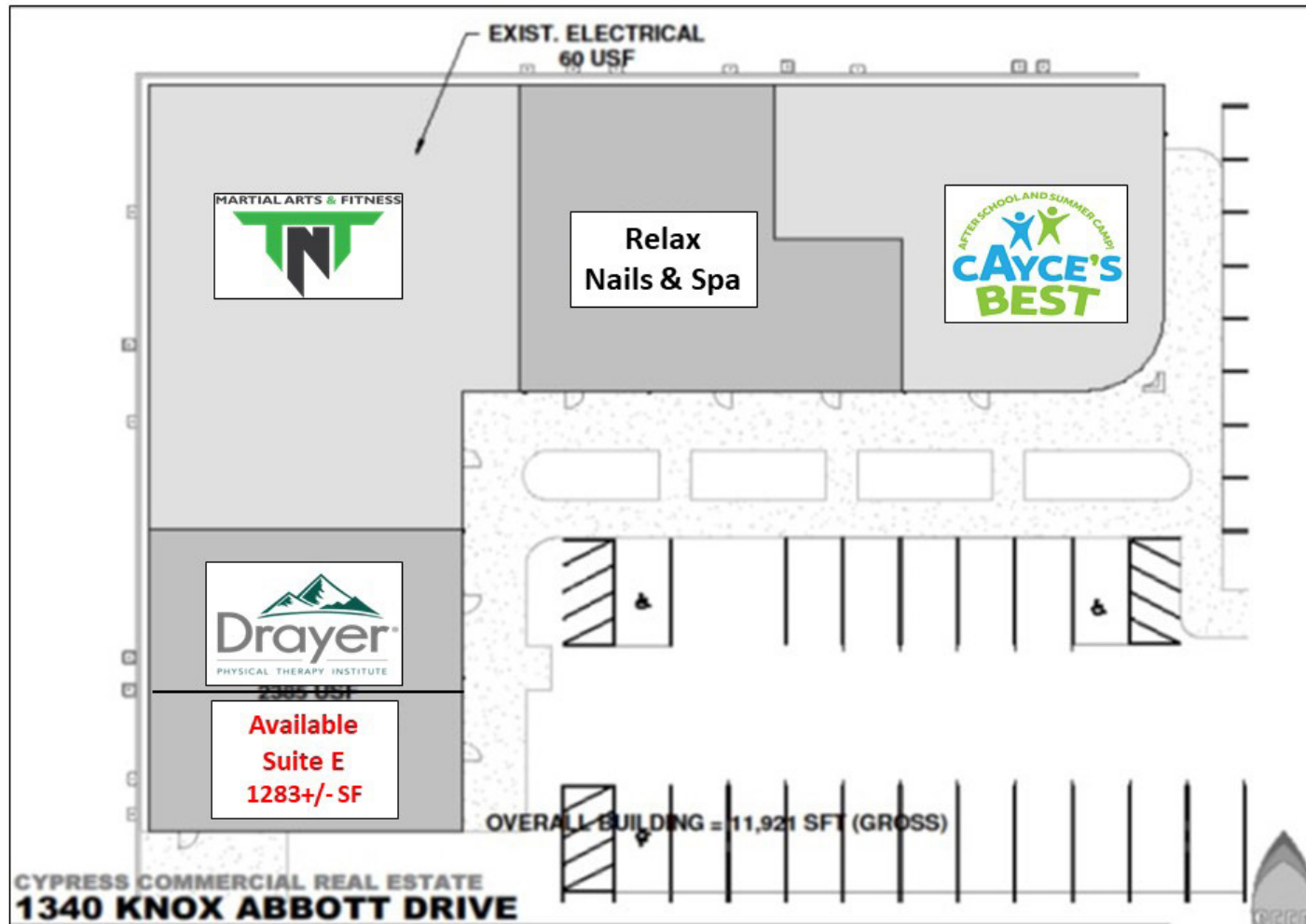


DEMOGRAPHICS	1 mile	3 miles	5 miles
2021 Population	7,635	54,331	136,326
Med HH Income	\$41,077	\$42,940	\$41,248
Avg HH Income	\$62,160	\$62,793	\$62,966
2021 Daytime Population	9,281	86,741	200,441

FOR LEASE

1340 Knox Abbott Drive | Cayce, SC

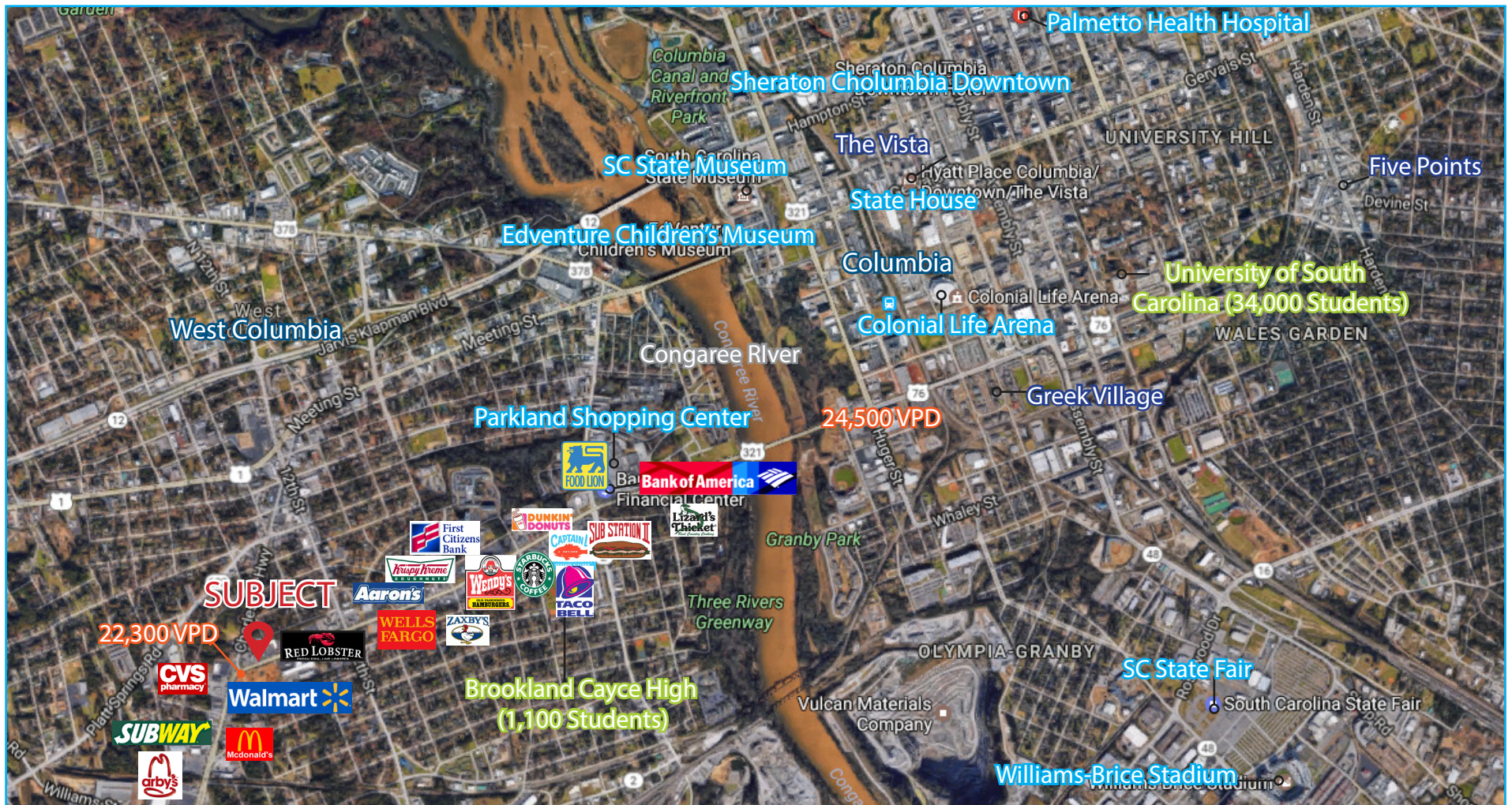
Site Plan



FOR LEASE

1340 Knox Abbott Drive | Cayce, SC

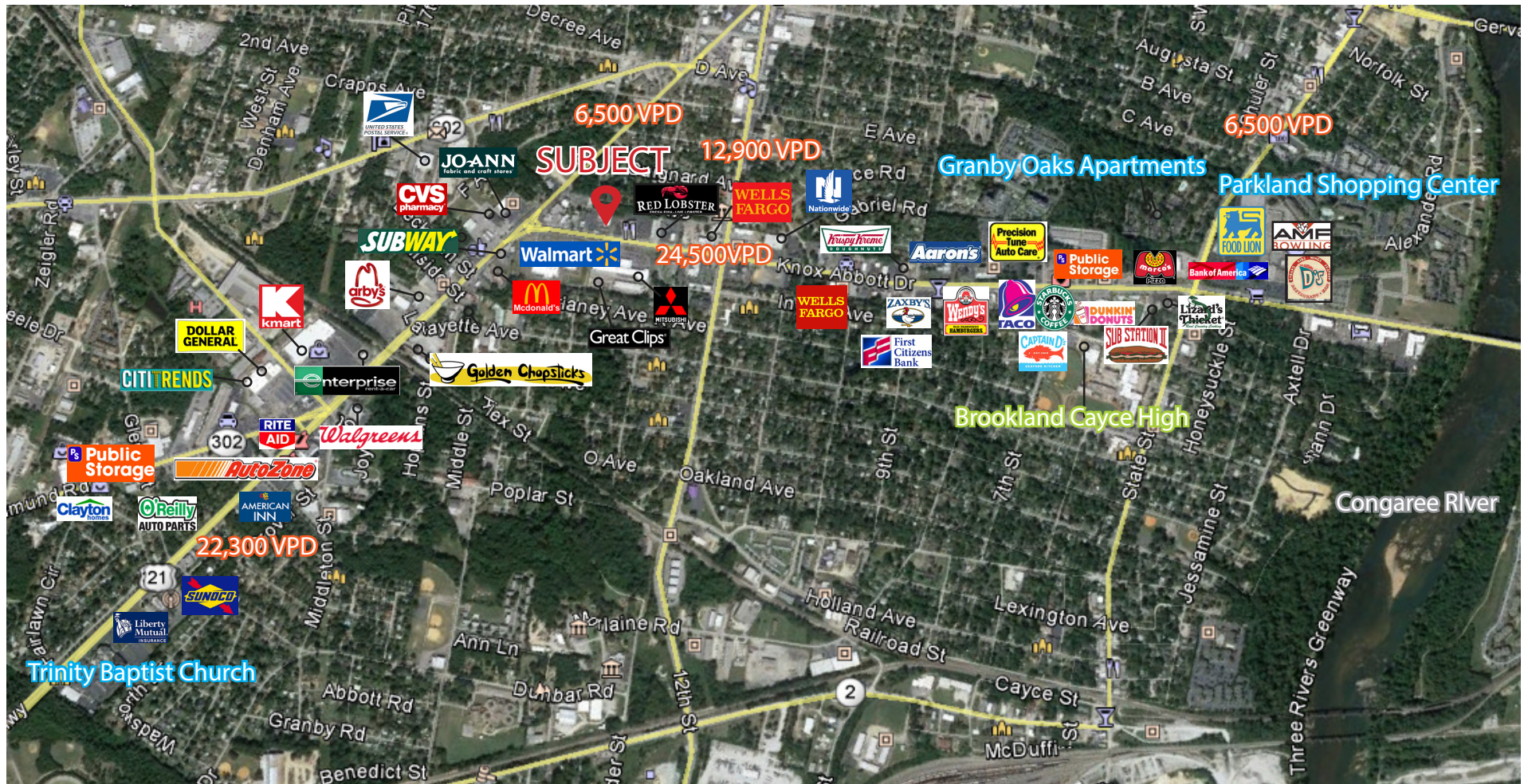
Columbia CBD



FOR LEASE

1340 Knox Abbott Drive | Cayce, SC

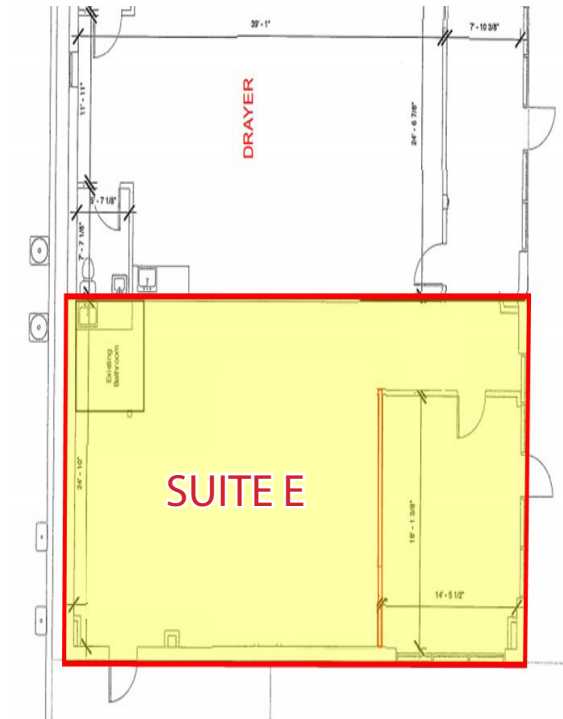
Local Aerial



FOR LEASE

1340 Knox Abbott Drive | Cayce, SC

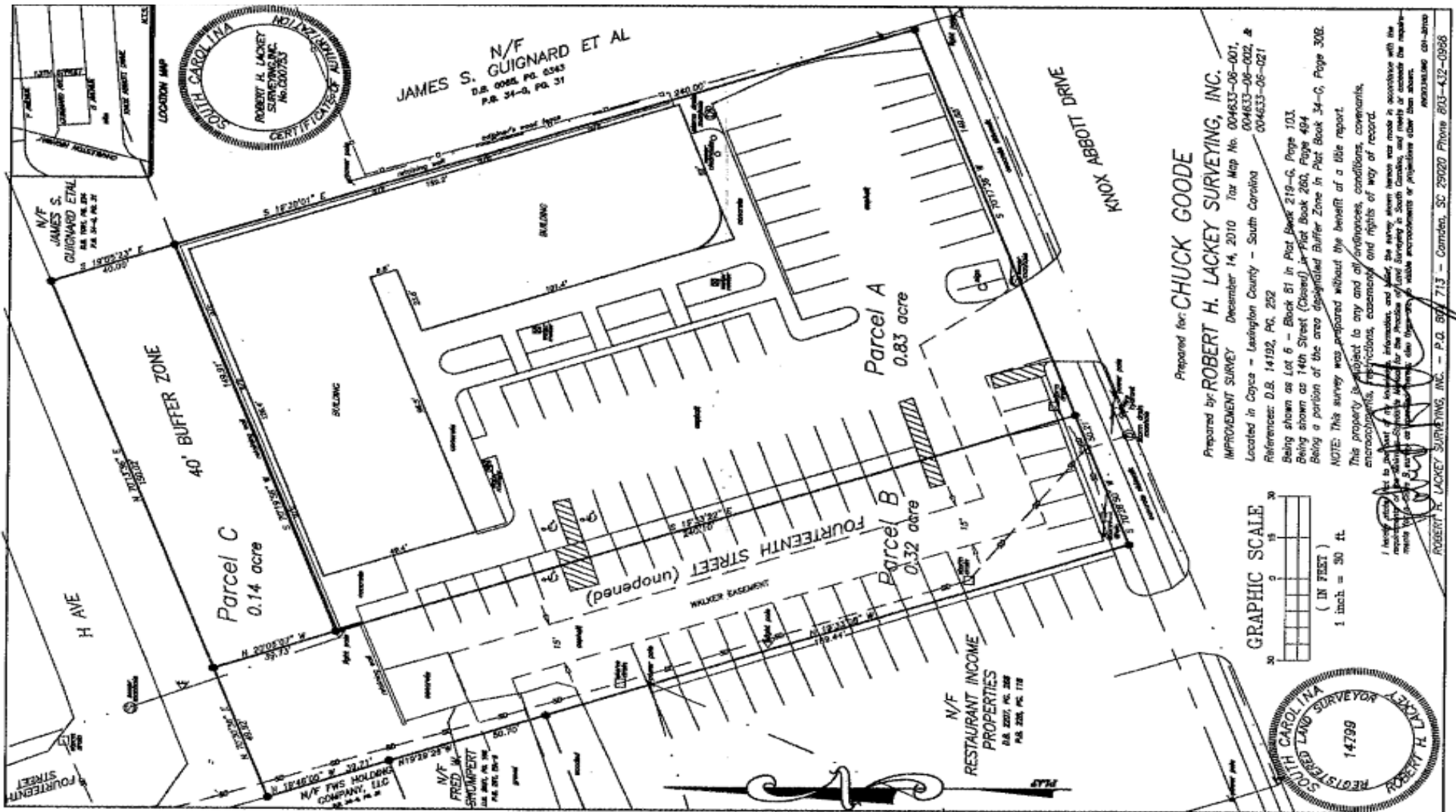
Site Aerial/Photo



FOR LEASE

1340 Knox Abbott Drive | Cayce, SC

Site Survey



FOR LEASE

1340 Knox Abbott Drive | Cayce, SC

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.