

# FOR LEASE & SALE

3935 & 3937 Sunset Blvd., West Columbia, SC

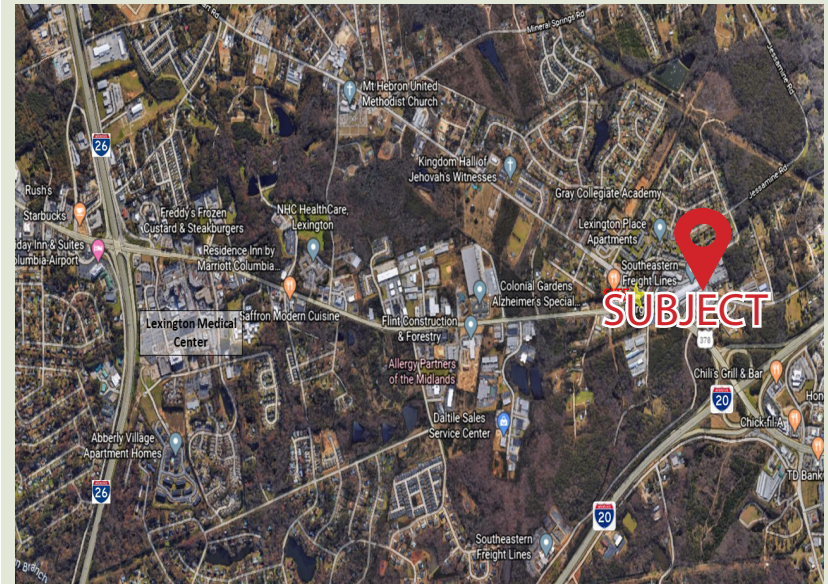


Lease Rate: \$14PSF Net Utilities  
Sales Price: Contact Broker

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

## PROPERTY HIGHLIGHTS

- Four Buildings totaling 29,000+/- SF
- Available space for lease: 682+/- SF up to 4,142+/- SF
- 1.54 acres
- Parking Ratio: 3/1,000SF
- Located on Sunset Blvd. directly off of I-20
- Sunset Blvd. Traffic Count: 28,600 VPD
- Leaphart Rd. Traffic Count: 6,500 VPD



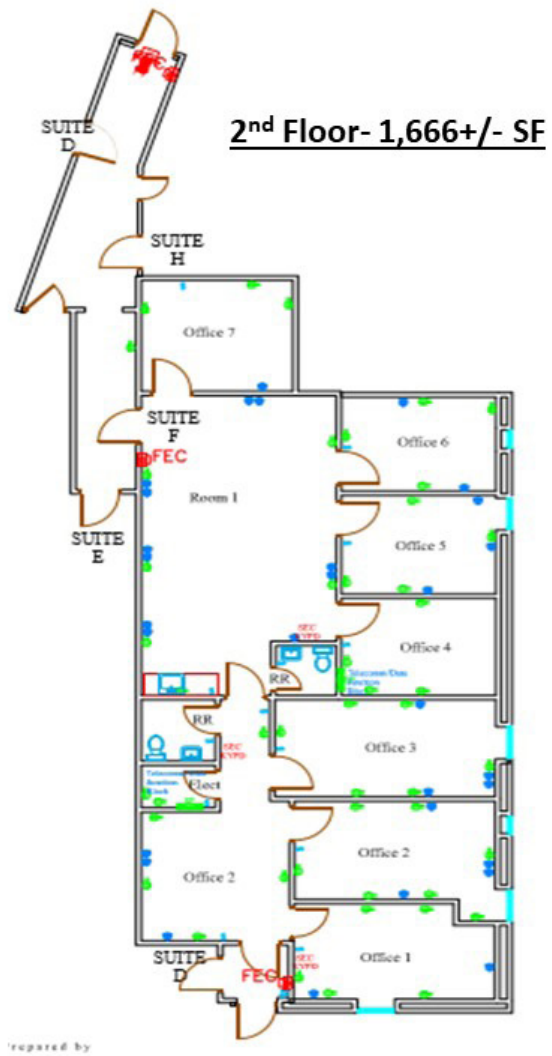
DEMOGRAPHICS	1 mile	3 miles	5 miles
2019 Population	3,527	37,359	126,695
Med HH Income	\$60,527	\$57,650	\$52,250
Avg HH Income	\$78,638	\$74,351	\$67,458



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## 3937 Sunset Blvd-Floor Plan





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Local Aerial





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Photos

