

RARE HISTORIC OFFICE BUILDING FOR SALE

DOWNTOWN COLUMBIA, SC (CBD)

1315 Blanding Street



Offering Memorandum



# 1315 Blanding Street

[cypresscommercial.com](http://cypresscommercial.com)

## TABLE OF CONTENTS:

Company Overview	3
Disclaimer	3
Property Highlights	4
Regional Map	5
Regional Aerial	6
Local Aerial	7
Local Aerial	8
Site Aerial	9
Additional Photos	10
Photos	11
Site Plan	12
Columbia, South Carolina	13-14
Demographics	15

## PRESENTED BY:

James C. Harrison, III, CCIM  
Senior Investment Broker  
803 834.7014 Ext. 1 (o)  
803 331.8088 (c)  
[jharrison@cypresscommercial.com](mailto:jharrison@cypresscommercial.com)

## ADDRESS:

Cypress Commercial & Investment Real Estate  
3101 Devine Street  
Columbia, SC 29205

[www.cypresscommercial.com](http://www.cypresscommercial.com)

# 1315 Blanding Street

[cypresscommercial.com](http://cypresscommercial.com)

## COMPANY OVERVIEW:

Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

## DISCLAIMER:

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Commercial & Investment Real Estate represents the seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

# 1315 Blanding Street

cypresscommercial.com



## Investment Overview Property Highlights

### HIGHLIGHTS:

- Excellent Downtown Columbia CBD Class A Office Space
- Circa 1895 Historic Building
- Queen Anne and Italianate Architectural Styles
- 12 ft Ceiling Heights
- Hand-tooled Leather Wall Hangings
- Intricate woodwork by Biltmore Estate Austrian Artisans
- Close proximity to Main Street, University of South Carolina and all Downtown Attractions
- Across the street from Prisma Health- largest hospital system in SC

**Asking Price: \$850,000**

### PROPERTY HIGHLIGHTS:

Location: 1315 Blanding Street, Downtown Columbia

Building: 3,856+/- Rentable SF; 2 Story Building (Additional Square Footage in Basement Area)

Land Area: 1+/- Acres

Parking Spaces: 9 (4 covered) plus on-street metered parking

Zoning: NAC: Neighborhood Activity Center/Corridor District (Former C-1)

Construction: Built in 1895; Asymmetrical weatherboard home with a complex roof line with several cross-gables intersecting its steep-pitched hip roof; wrap around porches on both floors The porches feature chamfered posts with decorative caps. Other features include one-over-one windows with louvered shutters. The entrance has a flight of marble steps approaching the porch.

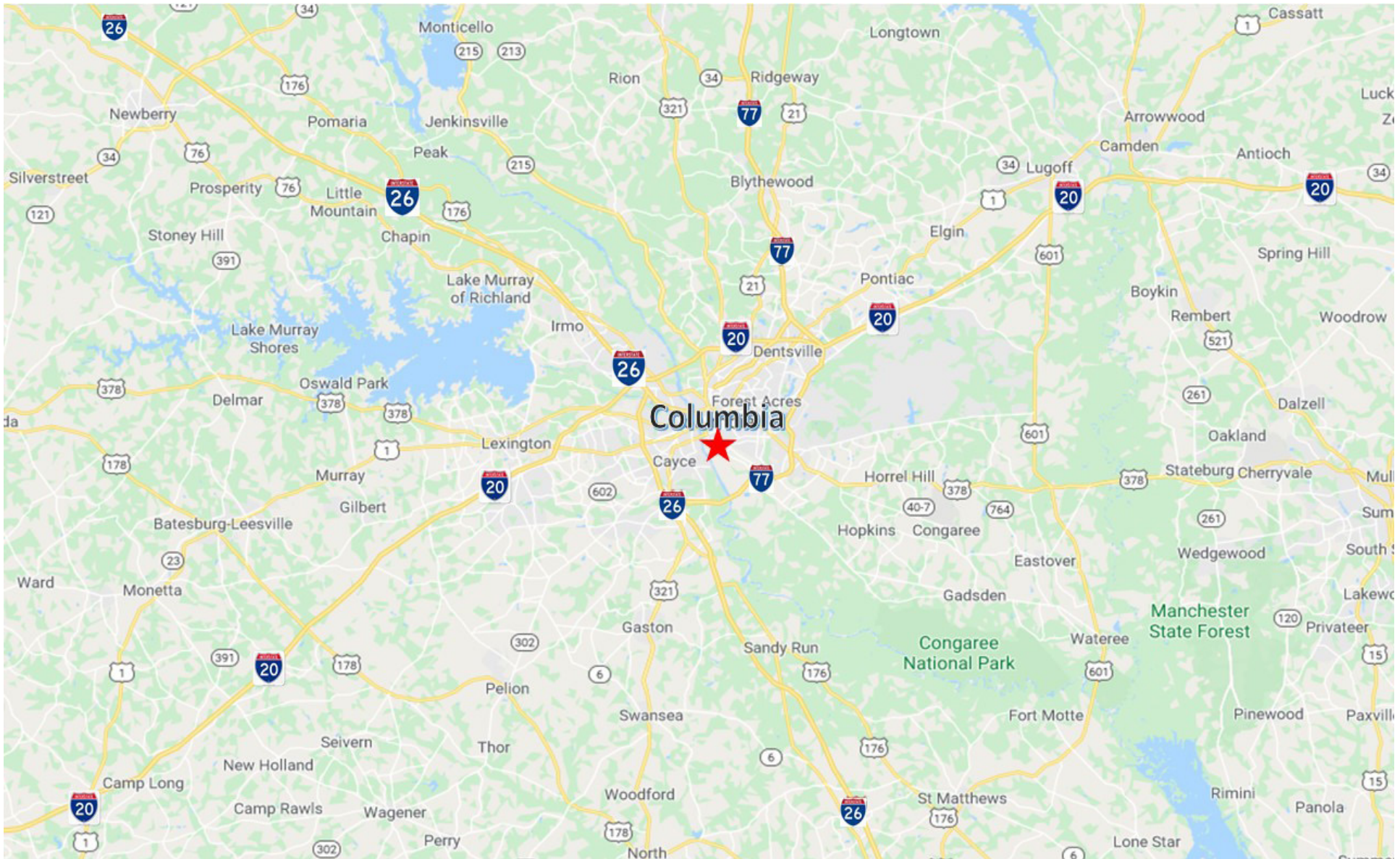
Architectural/Interior Notes: This Queen Anne style building is included in the National Register of Historic Places. There is "Tiffany" stained glass, leather-stitched walls, painted ceilings and hardwood floors throughout. The large rooms (now offices) have beautiful fireplaces. There is a outdoor porch/bar on the second floor for entertaining clients or guests. 6 offices, conference room, kitchen, 2 bathrooms and a basement with file storage.



# 1315 Blanding Street

cypresscommercial.com

## Regional Map

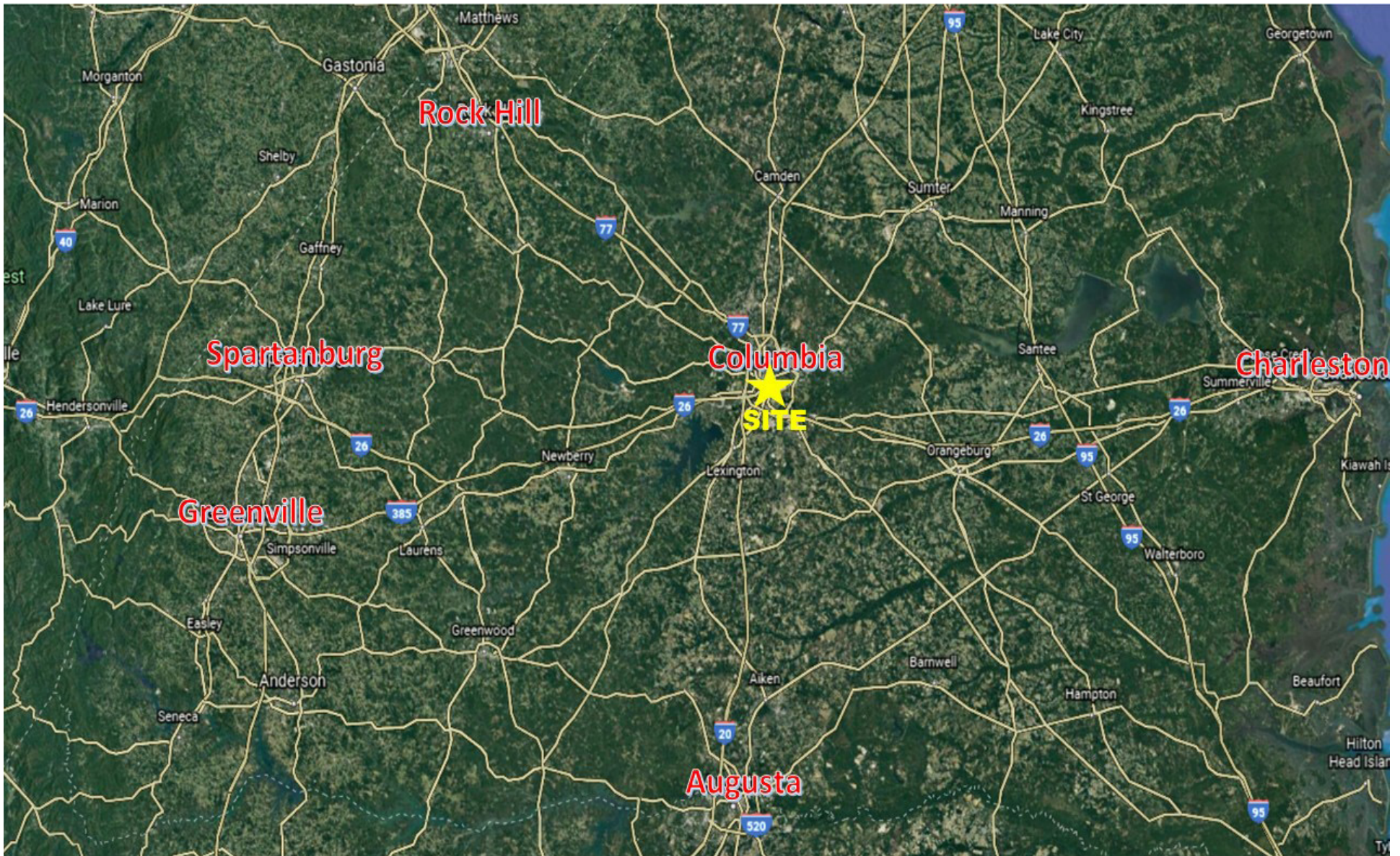




# 1315 Blanding Street

cypresscommercial.com

## Regional Aerial

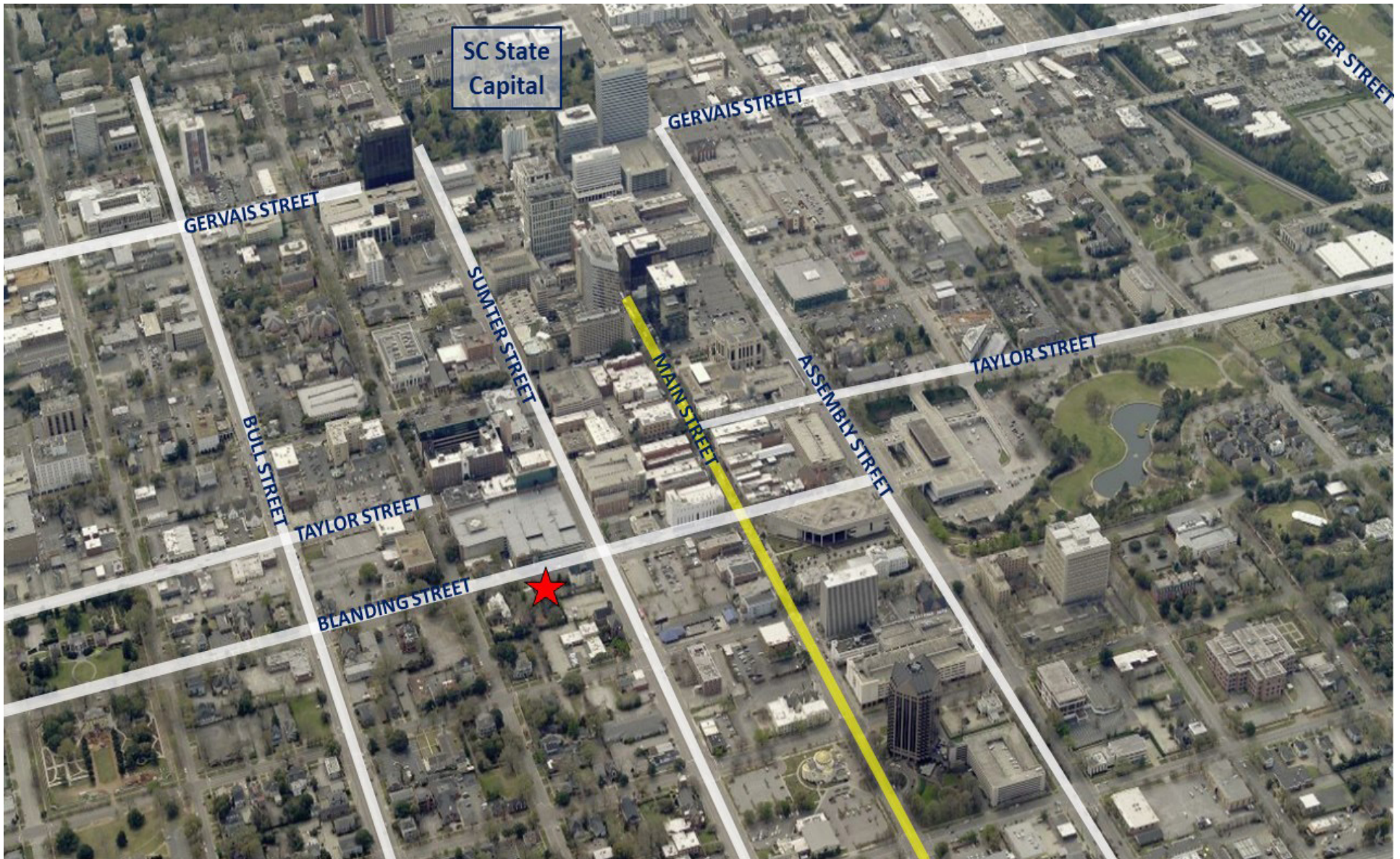




# 1315 Blanding Street

cypresscommercial.com

Local Aerial

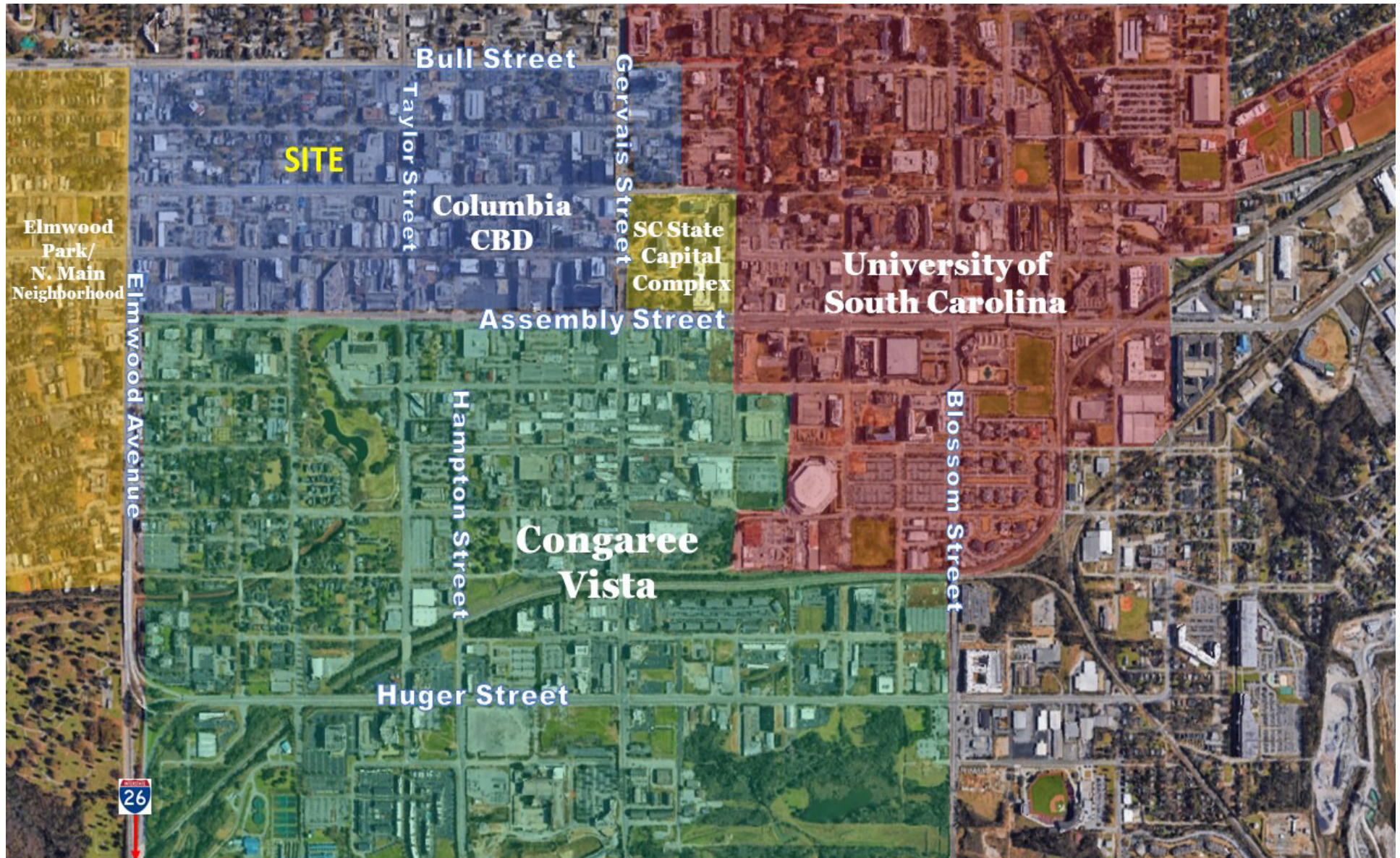




# 1315 Blanding Street

cypresscommercial.com

Local Aerial





# 1315 Blanding Street

cypresscommercial.com

Site Aerial

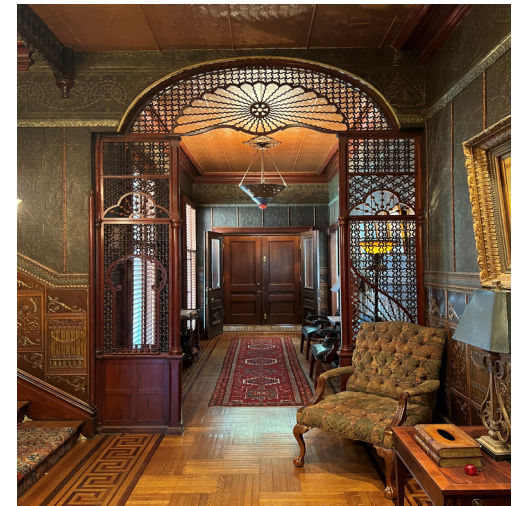




# 1315 Blanding Street

cypresscommercial.com

## Additional Photos





# 1315 Blanding Street

cypresscommercial.com

## COLUMBIA, SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

### TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



# 1315 Blanding Street

cypresscommercial.com

## COLUMBIA, SOUTH CAROLINA

### DEMOGRAPHICS

Columbia, South Carolina is the second largest city in the state and boasts a population of 133,000+ and has over 46,000 households as of the 2018 census. That is a population of over 929 people per square mile and 369 housing units per square mile. Of the 46,000 households, 22% have children under the age of 18 and the median income is right at \$43,000. The racial makeup of the city is 52% white, 41% black, 4% hispanic/latino and 3% other races.

### HEALTH SYSTEMS

Prisma Health is a South Carolina nonprofit, public benefit corporation serving more than 1.2 million patients annually through out the state. Prisma Health provides healthcare needs to 70% of Richland County and is used by the University of South Carolina as a primary teaching hospital.

Providence Hospital, founded in 1938 by the Sisters of Charity of Saint Augustine is widely known for outstanding clinical quality and compassionate care. Located in downtown Columbia, Providence's 247 bed hospital has since expanded to a 46 bed hospital located in the northeast corridor. Providence Northeast is home to Providence Orthopedic & Neurospine Institute and offers a wide range of services in surgery, emergency care, women/children services and rehabilitation.





# 1315 Blanding Street

cypresscommercial.com

## Demographics

POPULATION	1 mile	3 miles	5 miles
2026 Projected Population	10,612	91,124	182,275
2021 Population	9,482	85,828	173,690
2010 Population	9,004	79,954	162,524
2000 Population	9,798	81,147	161,119
Growth 2000-2010	-0.84%	-0.15%	0.09%
Growth 2010-2021	0.46%	0.63%	0.59%
Growth 2021-2026	2.28%	1.20%	0.97%
2021 Total Daytime Population	43,107	133,235	230,288

HOUSEHOLDS			
2021 Total Households	3,398	36,240	73,510
2026 Projected Total Households	4,040	38,755	77,451
2000-2010 Annual Rate	0.11%	-0.12%	0.08%
2010-2021 Annual Rate	1.50%	0.81%	0.67%
2021-2026 Annual Rate	3.52%	1.35%	1.05%

2021 Median Household Income	\$41,510	\$39,660	\$42,466
2021 Average Household Income	\$66,684	\$67,018	\$68,912



[cypresscommercial.com](http://cypresscommercial.com)