

7464 Woodrow Street, Columbia, SC



# INVESTMENT OFFERING

Irmo, SC (Columbia MSA)





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## ADDRESS

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# Company Overview

Our team of real estate veterans specializes in single-tenant, net leased and other investment properties for private and corporate investors and general commercial brokerage.

Whether the property is retail, industrial or commercial, we work with clients one-on-one to deliver intelligent strategies that help buyers and sellers meet their goals.

From property evaluation and market assessment to dealing with closing attorneys, third-party service providers, lenders and documentation, our experience and personal service add value to every transaction. We work with integrity, loyalty and transparency to earn our clients' trust and build long-term relationships.

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## 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 Real Estate Partners d/b/a 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.

# Overview

## HIGHLIGHTS

- 100% fully occupied 2-tenant class A bldg.
- Located in the heart of Irmo, SC
- Close to Lake Murray Blvd. and I-26
- Anchored by Coldwell Banker Real Estate
- Highly desirable location in low vacancy market (1.9%)
- Recent \$150k tenant improvements for new 2nd floor tenant
- Priced below replacement value
- High Traffic Count: Lake Murray Blvd.- 26,400 VPD
- Perfect for 1031 or all cash investor

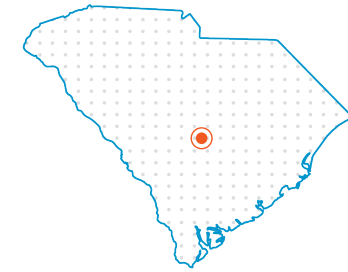
PURCHASE PRICE

**\$1,898,000**

CAP RATE

**8%**

# Property Highlights



PROPERTY	2-Story Class A Office Building
LOCATION	7464 Woodrow Street, Irmo, SC 29063
COUNTY	Lexington
ZONING	GC (General Commercial)
CONSTRUCTION	Built in 2008; concrete and steel with brick veneer

## INFORMATION

This property is one of the few class A office buildings in the NW Columbia sub-market. The property is located within minutes of Harbison Blvd. retail corridor and Lake Murray. This area is one of the fastest growth areas of Columbia. The Coldwell Banker office is central hub for the area.



**12,010**

Square Feet  
12,010 +/- SF



**0.83**

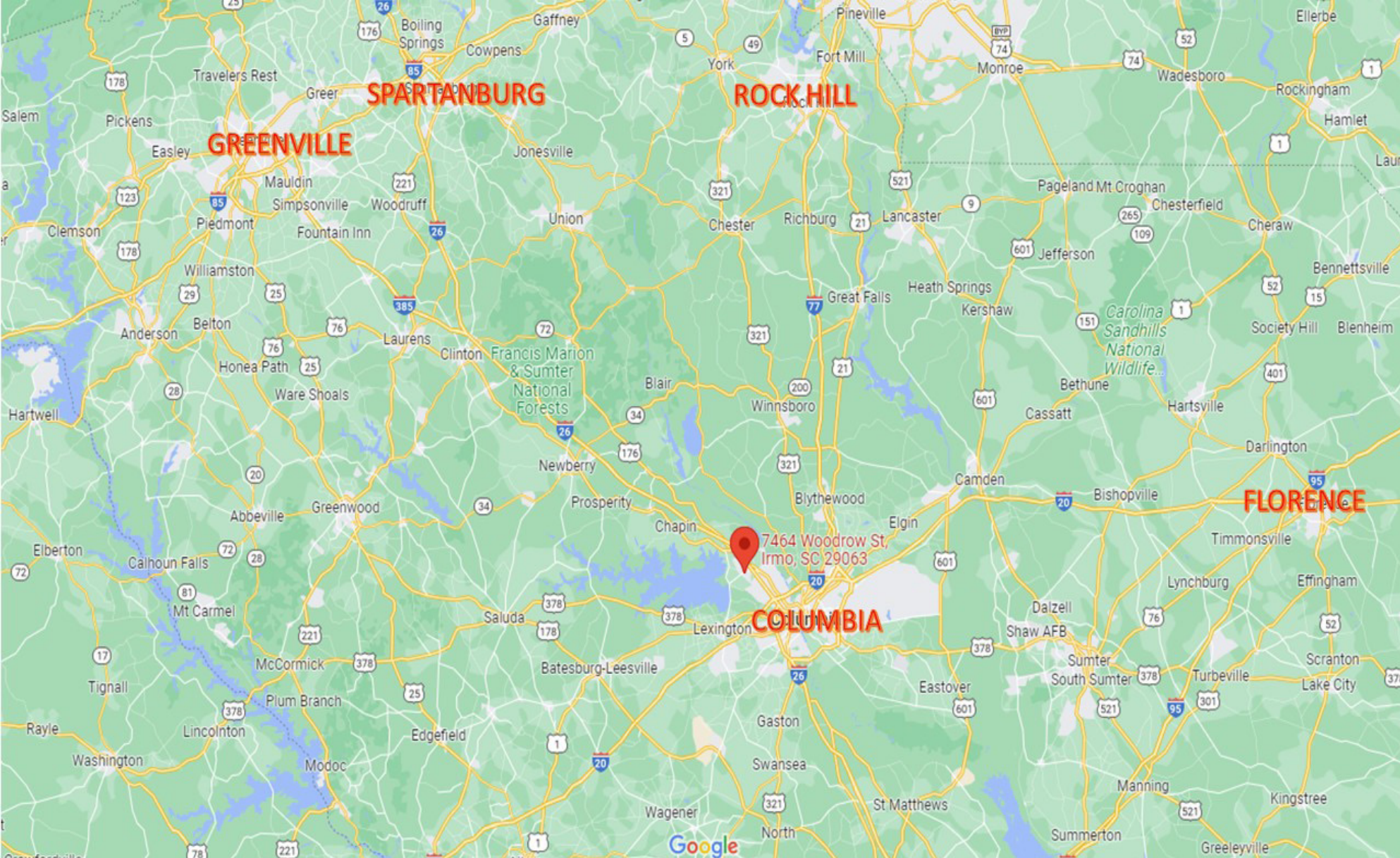
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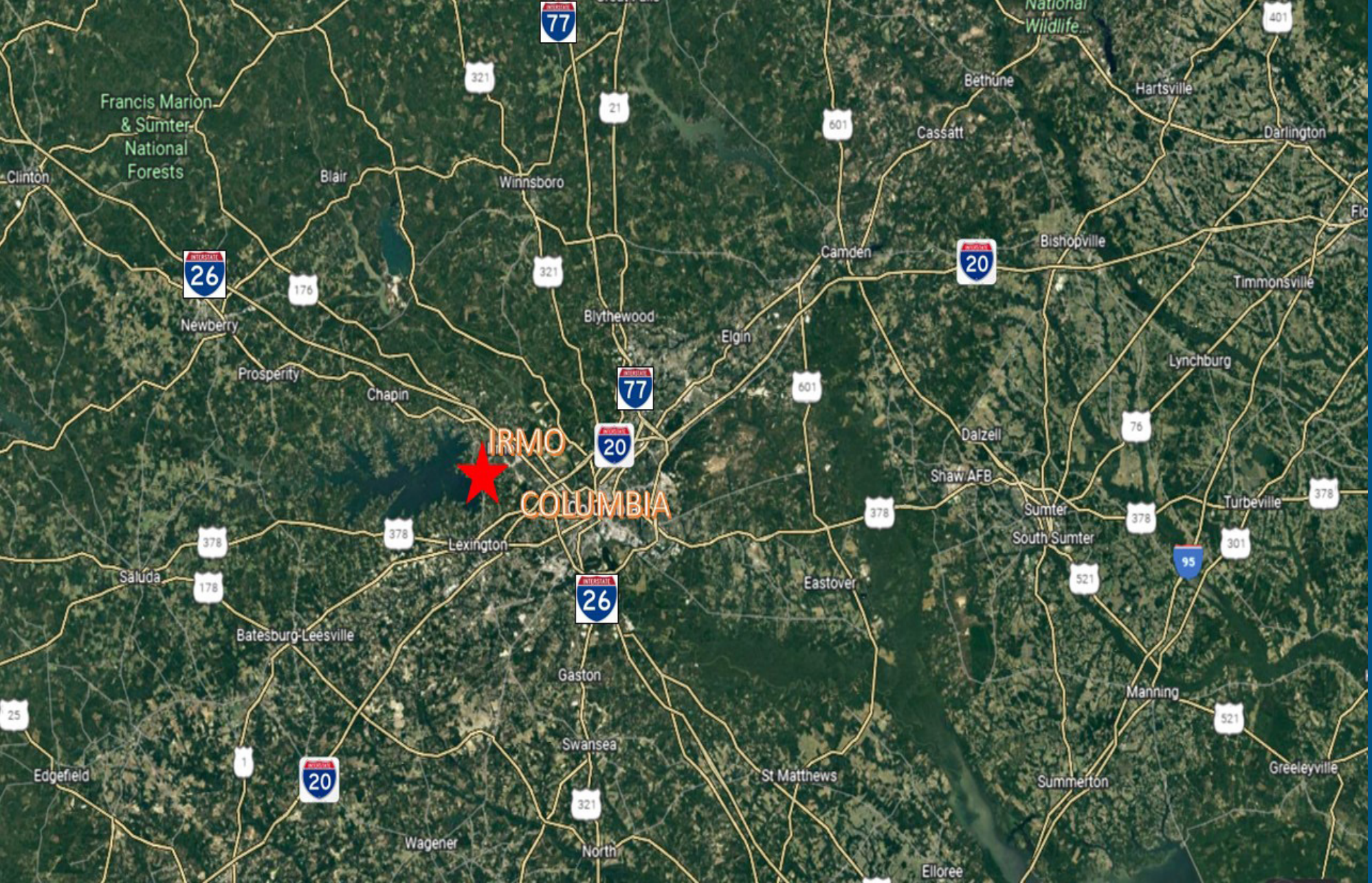
**45**

Parking Spaces  
3.75/1,000 SF

































# 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.



Small-Town  
Charm



Convenient  
Location



Family  
Friendly



# Demographics

## Population

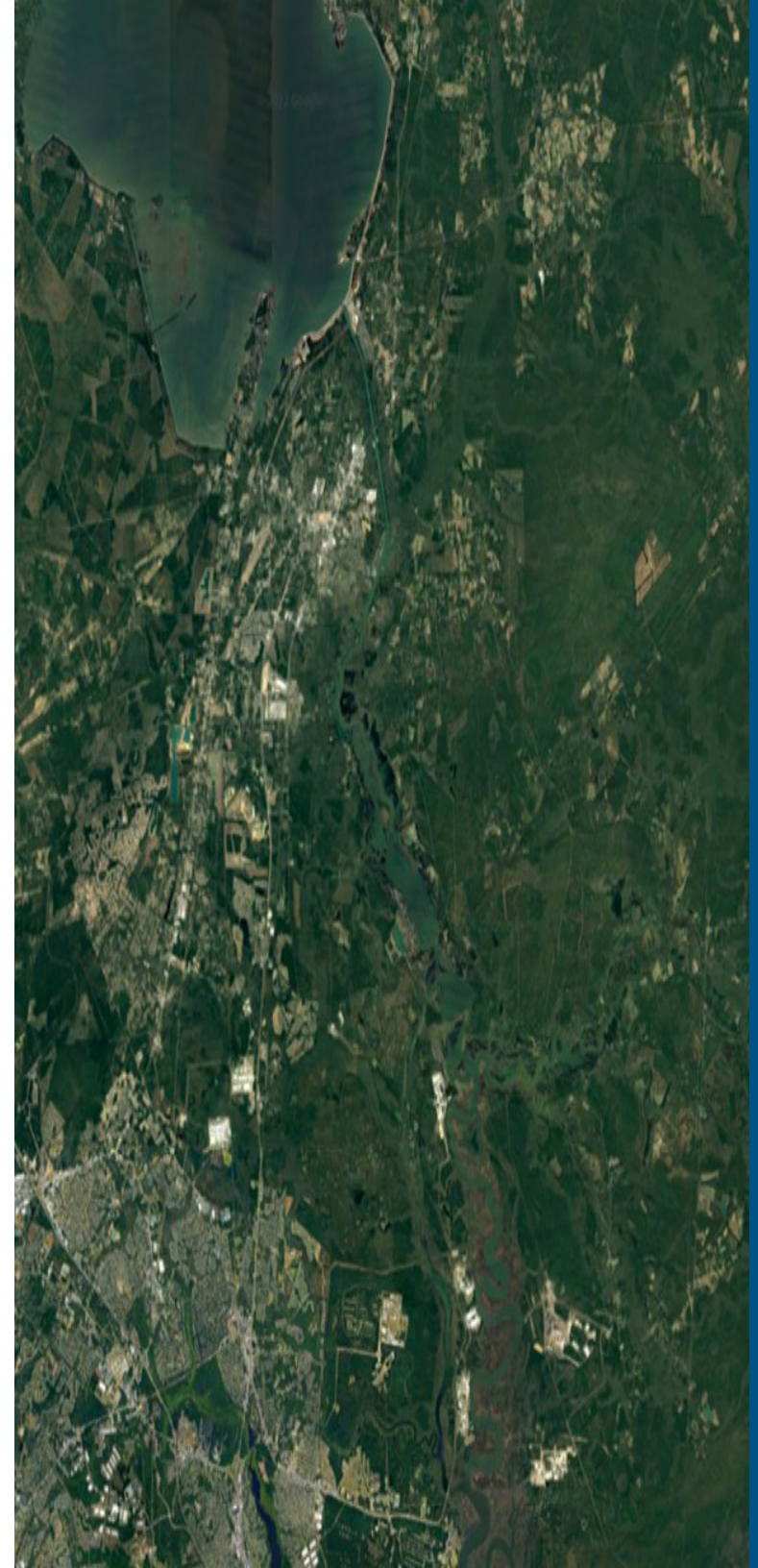
POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	6,048	46,768	86,895
2022 Population	5,994	46,255	85,749
2020 Population	5,971	45,843	84,591
2010 Population	6,111	44,602	79,839
Growth Rate 2010-2020	-0.23%	0.27%	0.58%
Growth Rate 2020-2022	0.17%	0.40%	0.61%
Growth Rate 2022-2027	0.18%	0.22%	0.27%

## Households

2022 Total Households	2,505	19,506	34,792
2027 Projected Total Households	2,535	19,782	35,388
2010-2020 Annual Rate	0.04%	0.73%	1.02%
2020-2022 Annual Rate	0.48%	0.5%	0.68%
2022-2027 Annual Rate	0.24%	0.28%	0.34%

## Average Income

2022 Median Household Income	\$80,776	\$74,940	\$75,611
2022 Average Household Income	\$103,621	\$101,225	\$103,307







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