

1534 Main St, Columbia, SC 29201

INVESTMENT SUMMARY

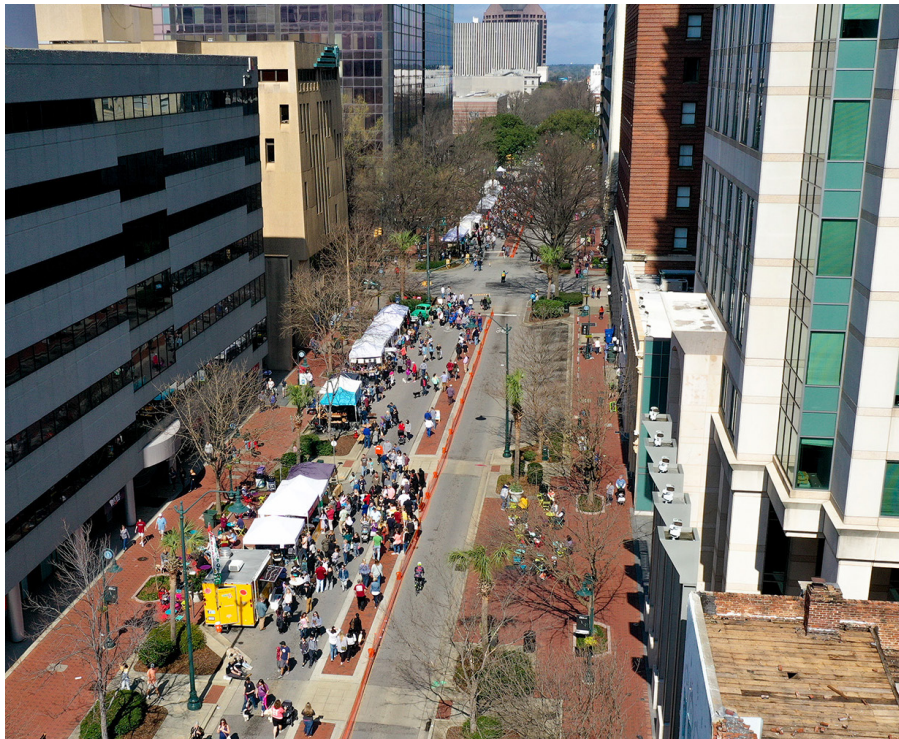
Owner Contact:

Aaron Seekford

703-447-4663

aaronseekford@gmail.com

ADDRESS	1534 Main St, Columbia SC 29201
BUILDING SF	4,220 sq ft
PRICE SQ FT	\$17-\$20
TERMS	Negotiable
LEASE TYPE	Triple Net
2019 TAXES	\$8,657 YR
INSURANCE	\$1,700 YR



FLEXIBLE, OPEN SPACE FOR TENANTS

- Open front foyer area with handicap accessible bathrooms
- High 20' ceilings with exposed brickwork
- Cascading staircase in the back leads to an upper mezzanine
- Includes 6 private parking spaces

HIGH TRAFFIC LOCATION IN GROWING DOWNTOWN MAIN STREET DISTRICT

- Home to Soda City Market, a weekly outdoor marketplace which draws an average of 7,000 people to Main St. every Saturday
- Surrounded by shopping & dining, including a new Mast General Store, The Grand retro bowling alley/restaurant, Cantina 76, Hall's Chophouse and many more (all on Main St)
- Located near the Columbia museum of Art and Nickelodeon Theater
- Two blocks from The Hub (university high-rise housing)
- Steps away from Marriott & Sheraton hotels

CENTRAL LOCATION NEAR COMMUNITY ATTRACTIONS

- The University of South Carolina main campus
- Colonial Center Entertainment Coliseum
- SC State Capital
- SC State Museum
- Segra Park Baseball Stadium
- Vista Entertainment District

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AREA MAP

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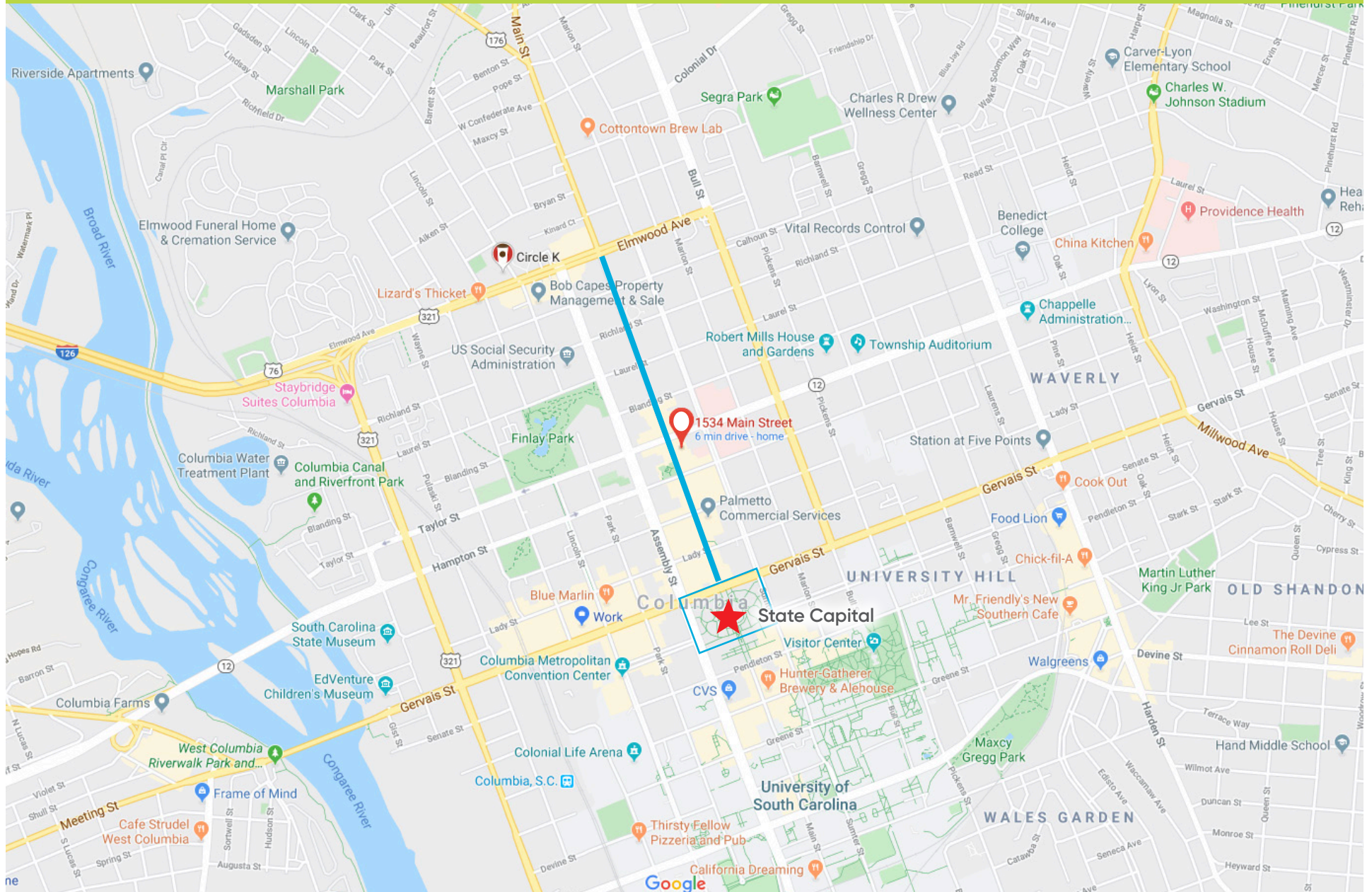
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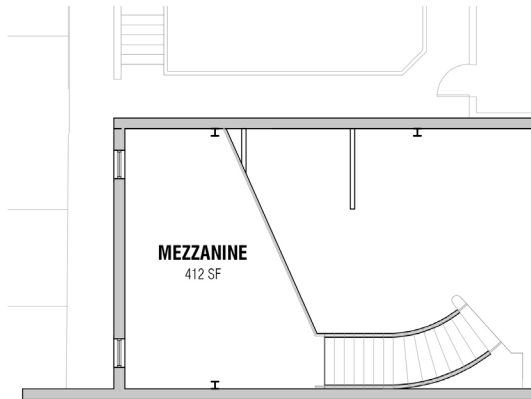
FLOOR PLAN

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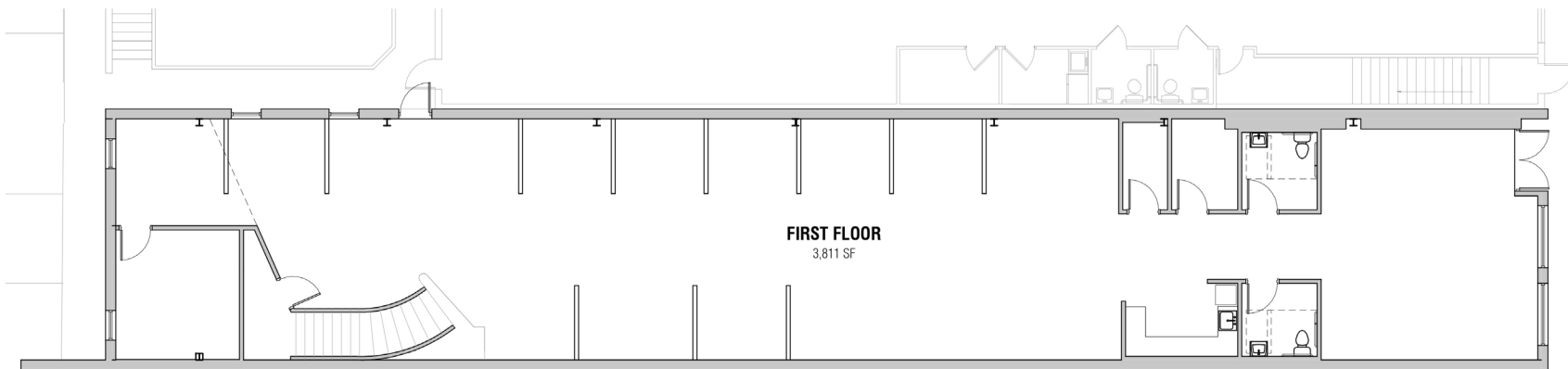
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MEZZANINE
412 SF

4,220 Total Sq Ft

MEZZANINE FLOOR PLAN



FIRST FLOOR
3,811 SF

FIRST FLOOR PLAN

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PROPERTY OVERVIEW

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LOCATION

This unique building is located in the heart of downtown Columbia's Main Street district, with excellent visibility and accessibility from major Interstates I-26, I-20 and I-77 via heavily traveled surrounding roads of Assembly Street, Elmwood Avenue, Bull Street and Gervais Street. Over the last five years, Main Street has become one of the most pedestrian friendly and walkable areas in Columbia, centered around the State Capital, national hotel chains, business buildings, university housing, revitalized condominiums, retail establishments and restaurants/nightlife.

Other major retailers in the area include: Starbucks, Mast General Store, Cantina 76, East Bay Deli, The Grand, and more.

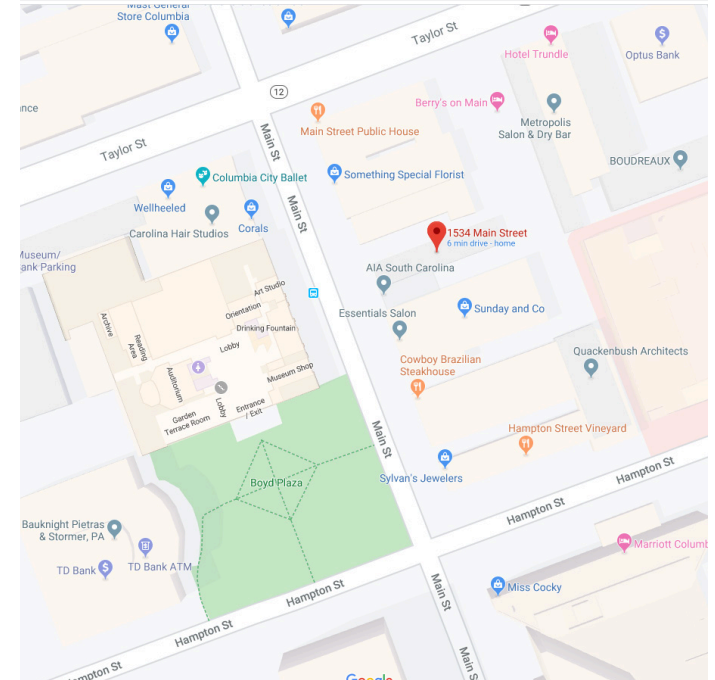
The property benefits from the close proximity of the University of South Carolina (34,000 students), State government offices, business centers and Fort Jackson Military Base. **1534 Main Street is located within blocks of six major hotels, including Aloft, Marriott, Hyatt, Hampton Inn, Hilton and the Sheraton. It is also located one block away from The Hub, a high-rise off-campus student housing center.**

ACCESS

Access from Main Street off of Gervais, Assembly, Bull Street or Elmwood Avenue. Parking lot is accessed via Taylor Street and is gated.

TRAFFIC COUNTS

Gervais Street: 27,600
Elmwood Avenue: 47,000
Bull Street: 24,700
Assembly Street: 26,500



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PARKING
SPACES
+ GARAGE
ACCESS



25K

AVERAGE
AREA
TRAFFIC
COUNT



7K

AVERAGE
ATTENDANCE,
SODA CITY
MARKET



CAE

COLUMBIA
METROPOLITAN
AIRPORT,
8 MILES AWAY

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As of 2018, Columbia, SC had an estimated population of 133,451 and an MSA of 832,667 with a median age of 28.3 and a median household income of \$43,650. Between 2016 and 2017 the median household income grew from \$42,875 to \$43,650, a 1.81% increase.

The population of Columbia, SC is 48.1% White Alone, 40.6% Black or African American Alone, and 5.77% Hispanic or Latino. 96.1% are U.S. citizens.

The largest universities in Columbia, SC are University of South Carolina-Columbia (9,467 degrees awarded in 2017), Columbia College (419 degrees), and Benedict College (318 degrees).

The median property value in Columbia, SC is \$168,800, and the homeownership rate is 45.3%. Most people in Columbia, SC commute by drive, and the average commute time is 14.7 minutes. The average car ownership in Columbia, SC is 2 cars per household.

The economy of Columbia, SC employs 59.4k people. The largest industries in Columbia, SC are Educational Services (8,440 people), Health Care & Social Assistance (7,486 people), and Retail Trade (7,205 people), and the highest paying industries are Professional, Scientific, & Technical Services (\$55,260), Mining, Quarrying, & Oil & Gas Extraction (\$51,314), and Utilities (\$49,375).

Median household income in Columbia, SC is \$43,650.

MAJOR EMPLOYERS IN COLUMBIA, SC

SOUTH CAROLINA STATE GOVERNMENT

UNIVERSITY OF SOUTH CAROLINA

FORT JACKSON MILITARY BASE

PALMETTO HEALTH

BLUE CROSS BLUE SHIELD

SCANA



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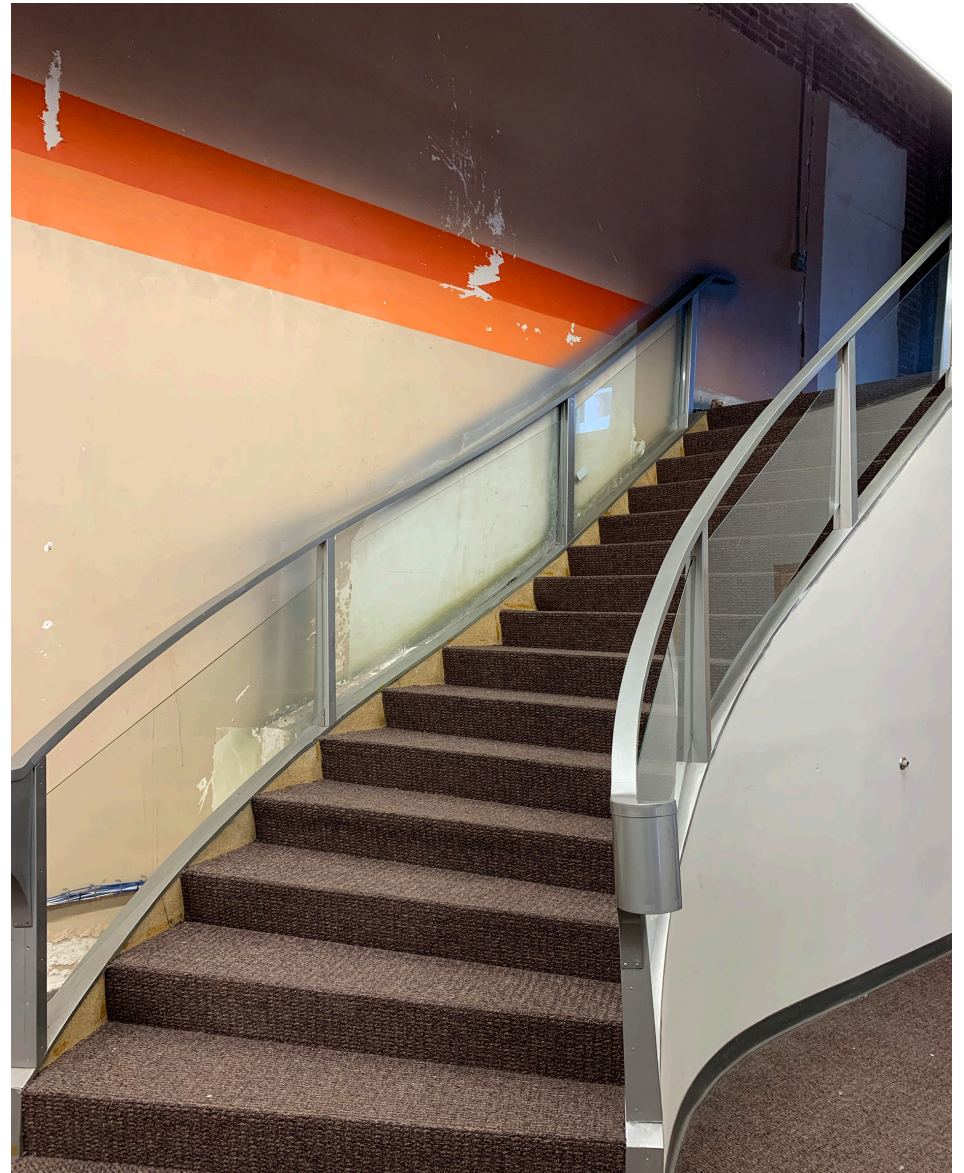
INTERIOR PHOTOS

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