



2112 CLEMSON ROAD

COLUMBIA, SC 29229

FOR LEASE

±1,854 SF of Retail Space at The Crossings

- One suite available at newly renovated neighborhood shopping center
- Property improvements include but not limited to new building façade and signage with updated parking lot
- High visibility location at the corner of Clemson Rd. and Hardscrabble Rd. with multiple access points

LEASE RATE: \$25.00 PSF NNN



CONTACT

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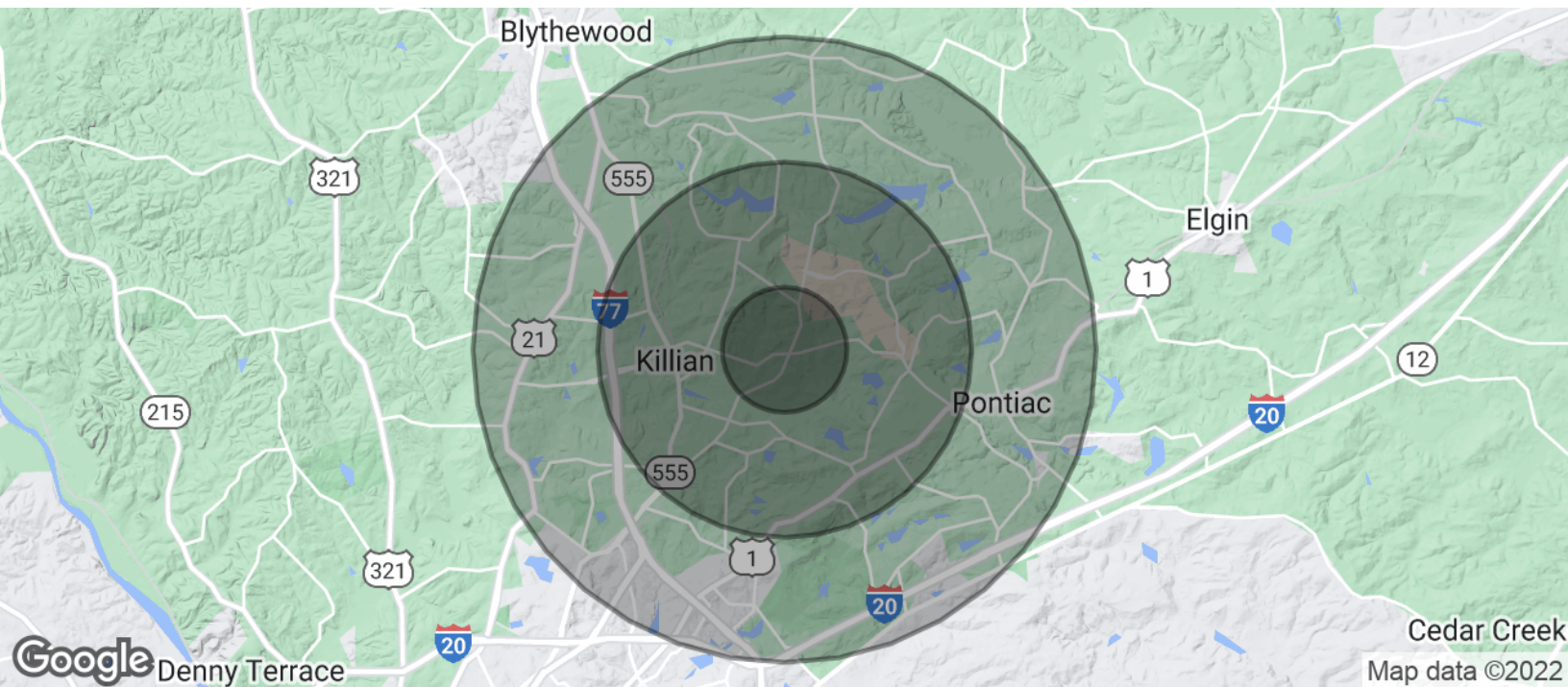
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,820	50,583	99,939
Average Age	39.6	36.9	37.6
Average Age (Male)	34.8	34.7	35.7
Average Age (Female)	41.2	38.4	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,279	21,058	41,358
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$68,778	\$73,241	\$75,117
Average House Value	\$315,996	\$247,893	\$219,161

* Demographic data derived from 2020 ACS - US Census

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