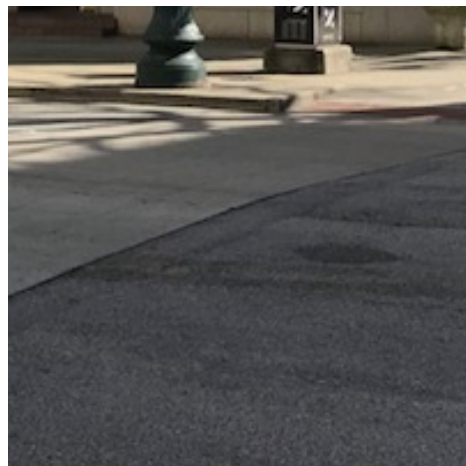
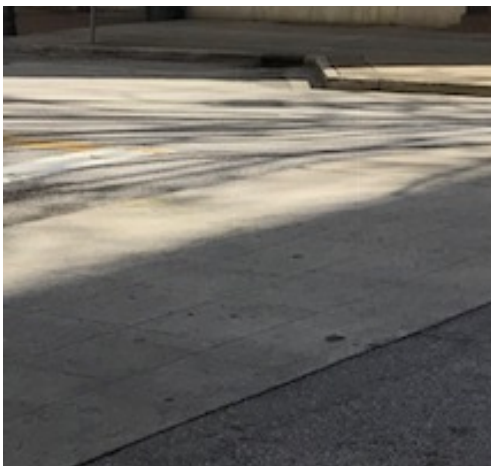




ROI Commercial
Retail. Office. Industrial.

BARRINGER BUILDING

OFFICE/ STREET RETAIL BUILDING FOR LEASE | 1350 Main St, Columbia, SC 29201



Exclusively Presented By
BILLY WAY, CCIM, SIOR
803.900.8018
bway@roicommercialsc.com

ROI COMMERCIAL, LLC
1300 Sumter Street
Columbia, SC 29201
803.900.8020



OFFERING SUMMARY

Available SF: 2,385 - 10,668 SF

Lease Rate: \$22.00 SF/yr (NNN)

Year Built: 1903

Building Size: 64,799 SF

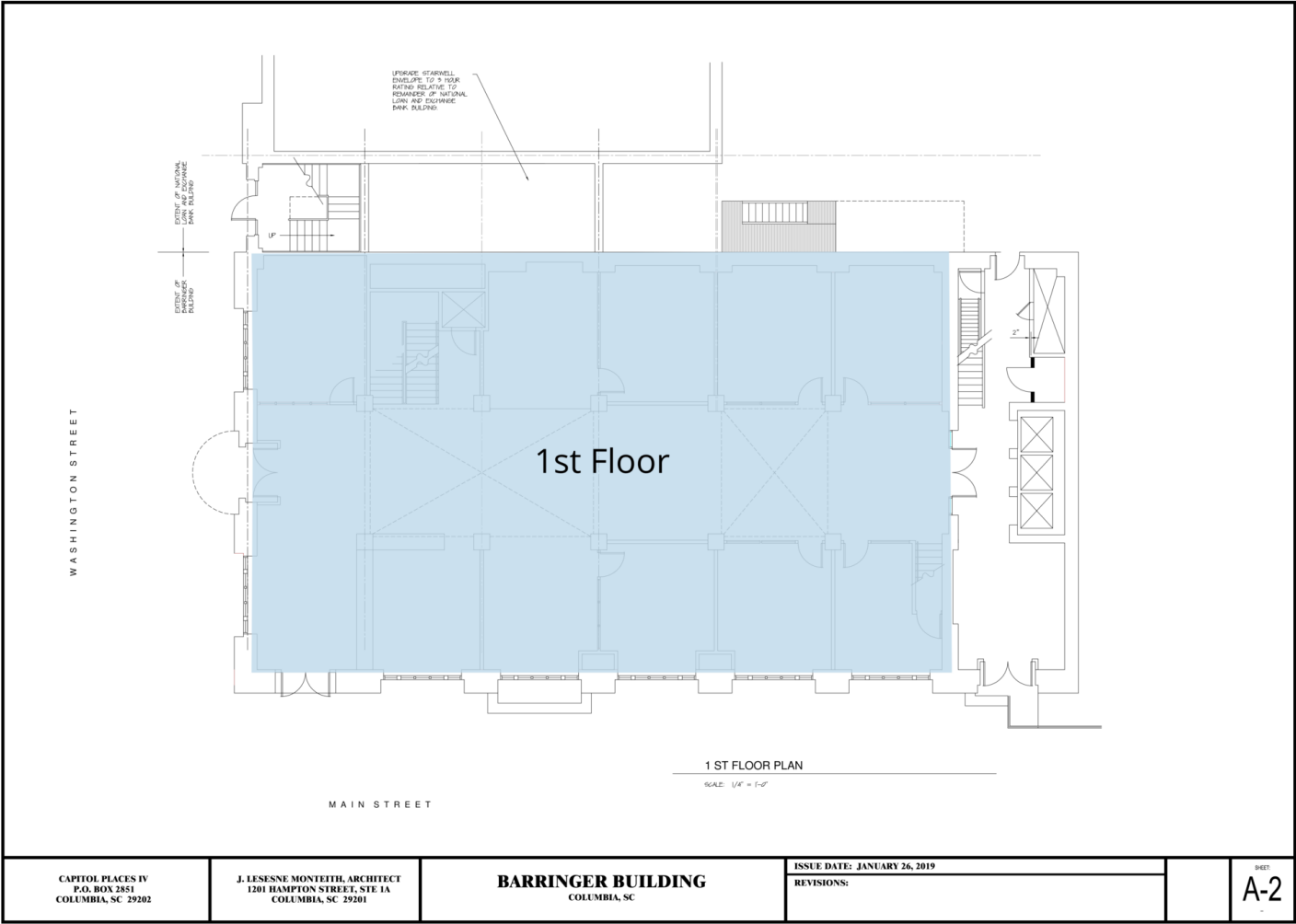
Zoning: C-5

PROPERTY HIGHLIGHTS

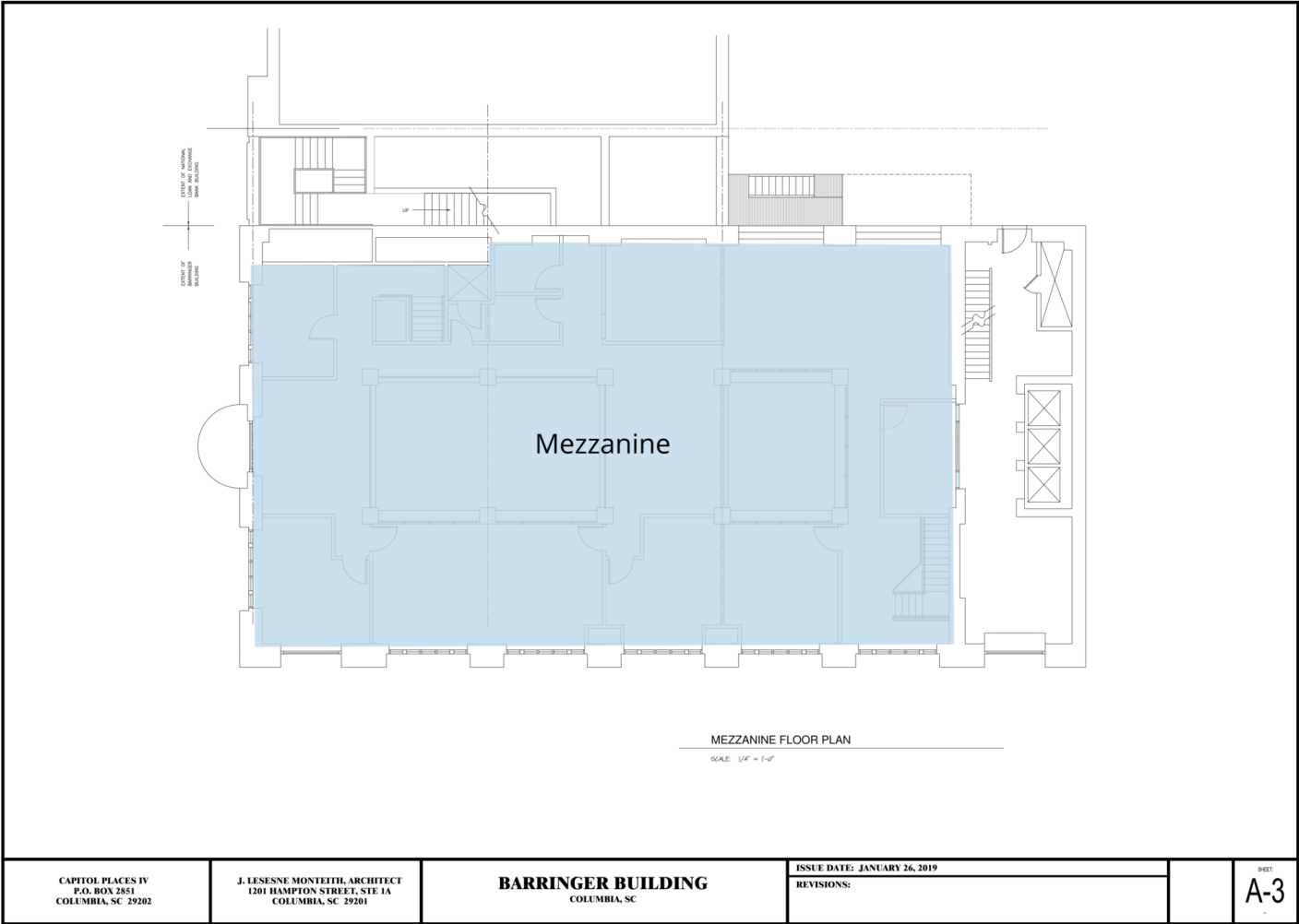
- The Barringer Building, South Carolina's historic first high-rise building with 10,668 SF of Office/Retail Space
- Centrally located-Corner of Main St. & Washington in the Main Street corridor that has experienced an extraordinary resurgence with the addition of many residential, retail, and nightlife opportunities
- Two blocks from the SC State Capital Building & USC Campus
- One block from the HUB student housing
- Easily adaptable to any Office or Retail use
- Choose the ground floor, mezzanine, basement, or all three spaces to create your new office or retail opportunity on Main. The stately façade fronting both Main and Washington will give your business a spectacular first impression.

 AVAILABLE

LEASE TYPE	NNN
TOTAL SPACE	4,524 SF
LEASE TERM	Negotiable
LEASE RATE	\$22.00 SF/yr



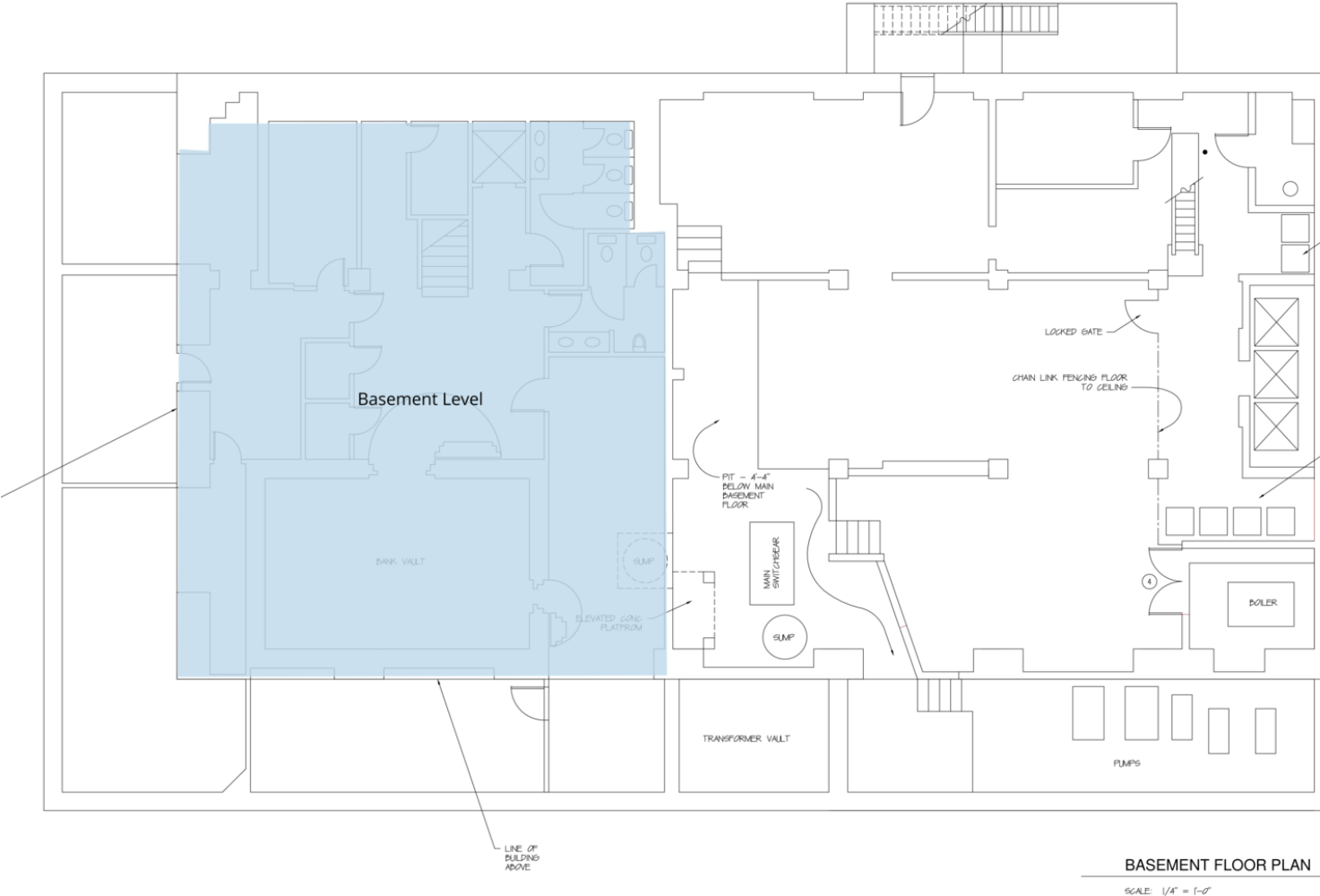
AVAILABLE	
LEASE TYPE	NNN
TOTAL SPACE	3,759 SF
LEASE TERM	Negotiable
LEASE RATE	\$22.00 SF/yr





AVAILABLE

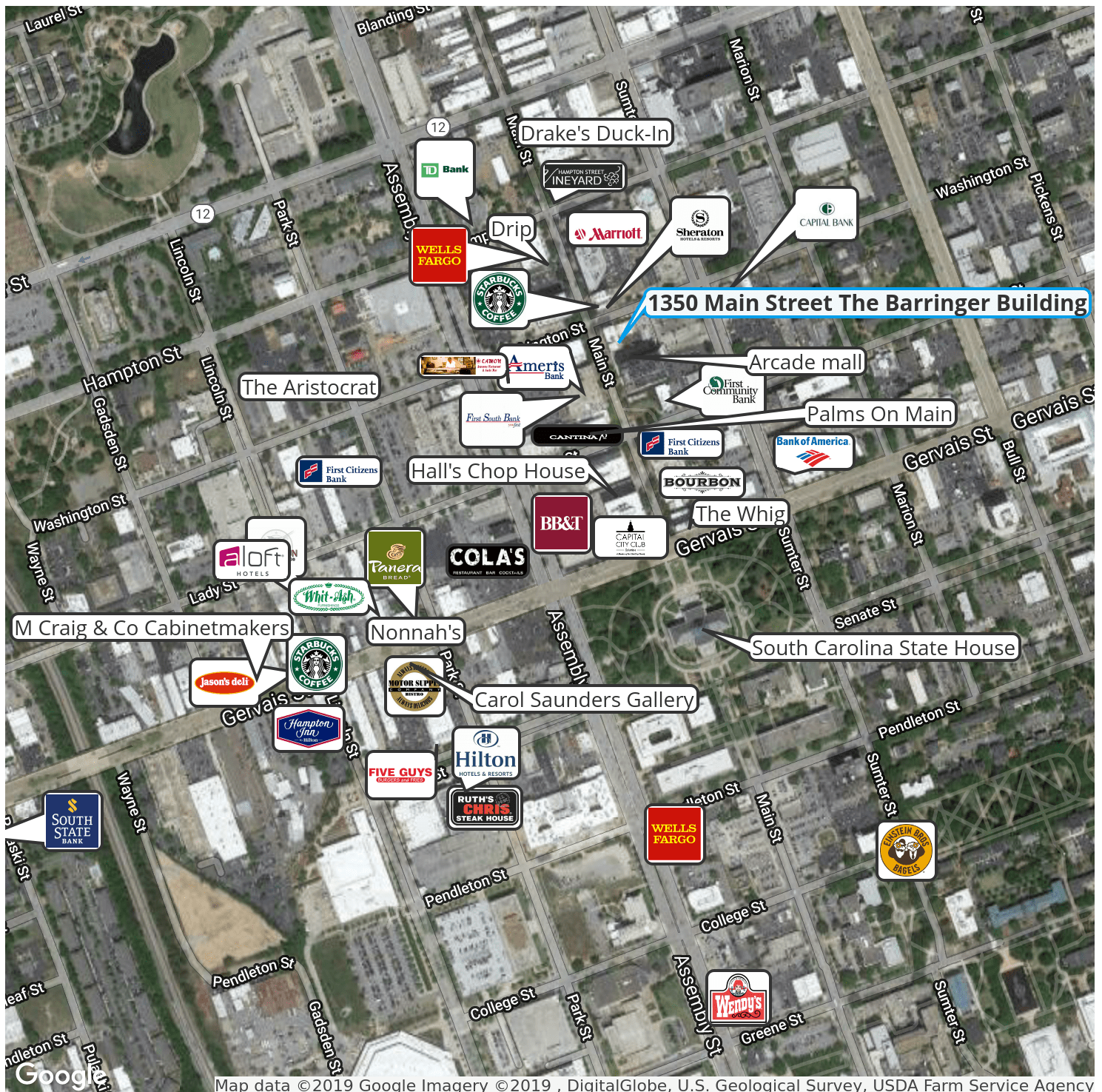
LEASE TYPE	NNN
TOTAL SPACE	2,385 SF
LEASE TERM	Negotiable
LEASE RATE	\$22.00 SF/yr

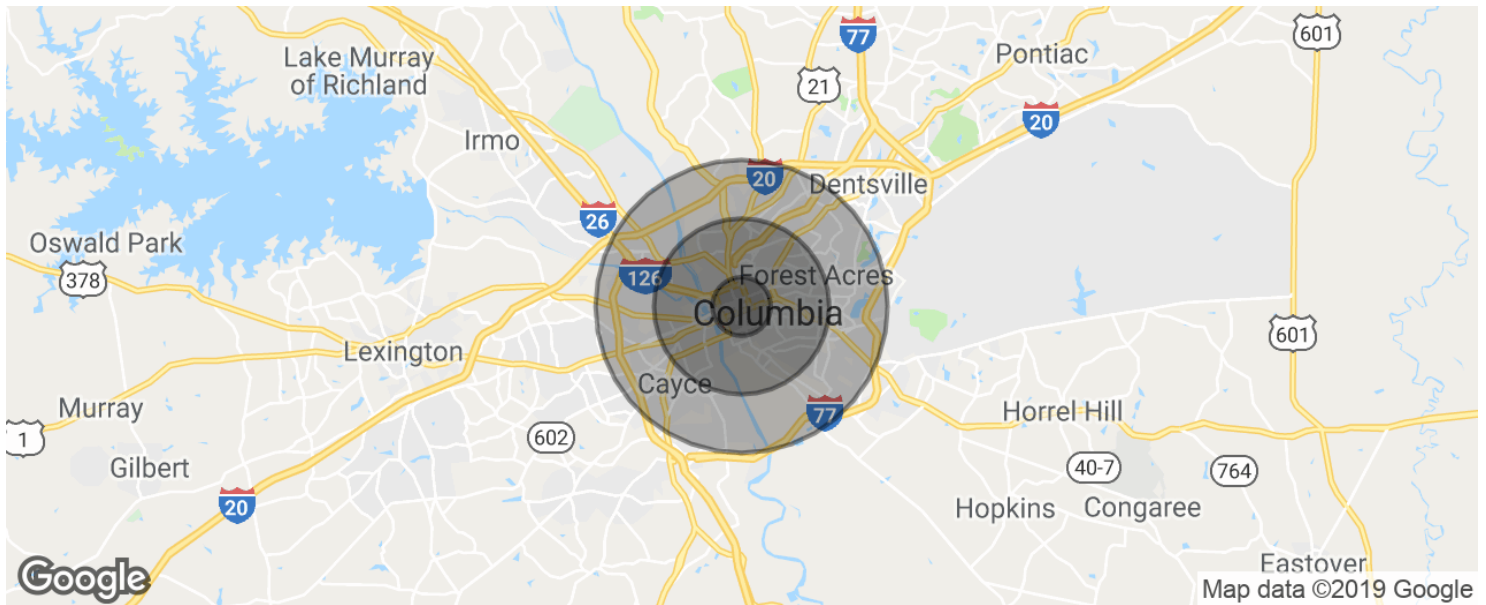










**POPULATION**

	1 MILE	3 MILES	5 MILES
Total population	7,846	75,707	164,178
Median age	24.1	30.4	33.4
Median age (Male)	24.4	29.0	31.9
Median age (Female)	24.7	32.4	35.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,635	31,822	70,878
# of persons per HH	3.0	2.4	2.3
Average HH income	\$48,202	\$48,093	\$52,988
Average house value	\$121,087	\$186,226	\$184,924

* Demographic data derived from 2010 US Census