



FOR SALE & LEASE

15,157 SF OFFICE SPACE AVAILABLE

EXCELLENT

EXPOSURE & VISIBILITY OFF HARBISON BLVD.

MIX OF BOTH

OPEN AND PRIVATE OFFICES AVAILABLE

1.3 ACRES

OF LAND THE BUILDING SITS ON

EASY ACCESS

TO INTERSTATE 26 & OTHER MAIN ROADWAYS

PAUL PASCHAL

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PROJECT OVERVIEW

PROPERTY DESCRIPTION:

132 Harbison Blvd. is a two-story brick building featuring a mixture of open space and private offices, an interior stairwell, and ample parking. The building has great exposure off Harbison Blvd and multiple signage opportunites.

The property at 128 Harbison Blvd (T-Mobile) is a single-story brick building on the corner of the lot with premium visibility and signage. There are multiple parking spaces dedicated for the retail consumers. The interior is a newer Sprint retail layout with open spaces and multiple showcases.

The site is 1.3 acres and it is currently zoned Planned Development in Lexington County. The current T-Mobile lease term expires on January 31, 2027, and the tenant has one (1) five-year option with an +11.0% rent increase in the option period. The lease is NNN with no Landlord responsibilities.

AREA DESCRIPTION:

Harbison Blvd. is one of the epicenters of retail in the Columbia, SC market with a who's who of national retailers in this corridor. The property is located near the intersection of Harbison Blvd and St. Andrews Road with numerous traffic-generating national brands surrounding this site including Publix, Target, Kohl's, CVS Pharmacy, TJ Maxx, Old Navy, Ashley Home Furniture, and Bed Bath & Beyond. In addition, Irmo High School is just a few blocks away on St. Andrews Blvd. Columbiana Center Mall is just east of this site at the intersection of Harbison Blvd and Interstate 26.

BUILDING SPECIFICATIONS	
ADDRESS	128 & 132 HARBISON BLVD., COLUMBIA SC, 29212
COUNTY	LEXINGTON
PARCEL ID #	002797-01-034, 063
BUILDING SIZE FOR SALE	15,157 SF
OFFICE SIZE FOR LEASE	9,500 SF
LIST PRICE	\$1,750,000
OFFICE LEASE RATE	\$14-\$17/SF
LEASE TYPE	NNN
LAND SIZE	1.3 ACRES
ZONING	PDD
PARKING	PLENTY OF SURFACE PARKING









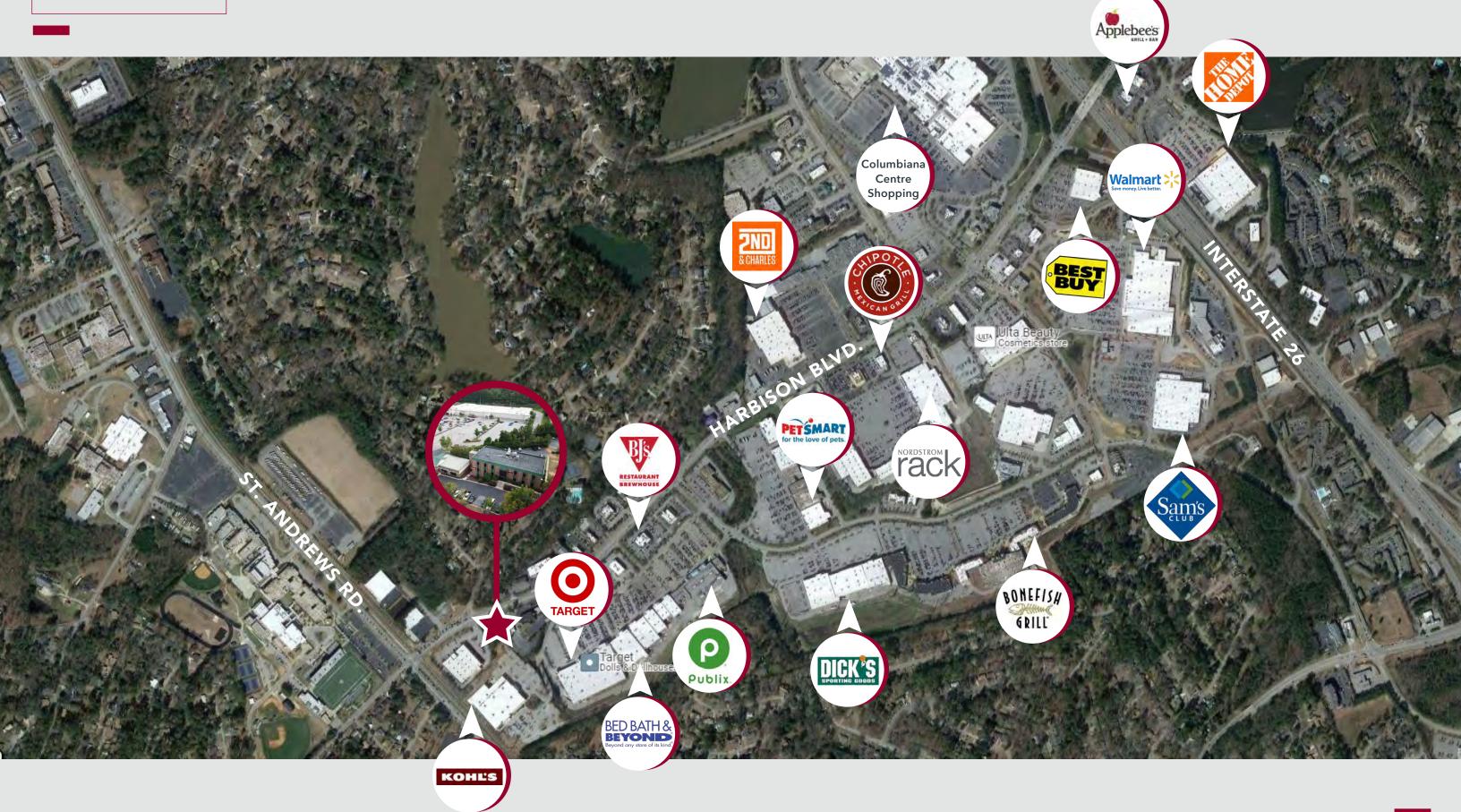
CONCEPTUAL DESIGN



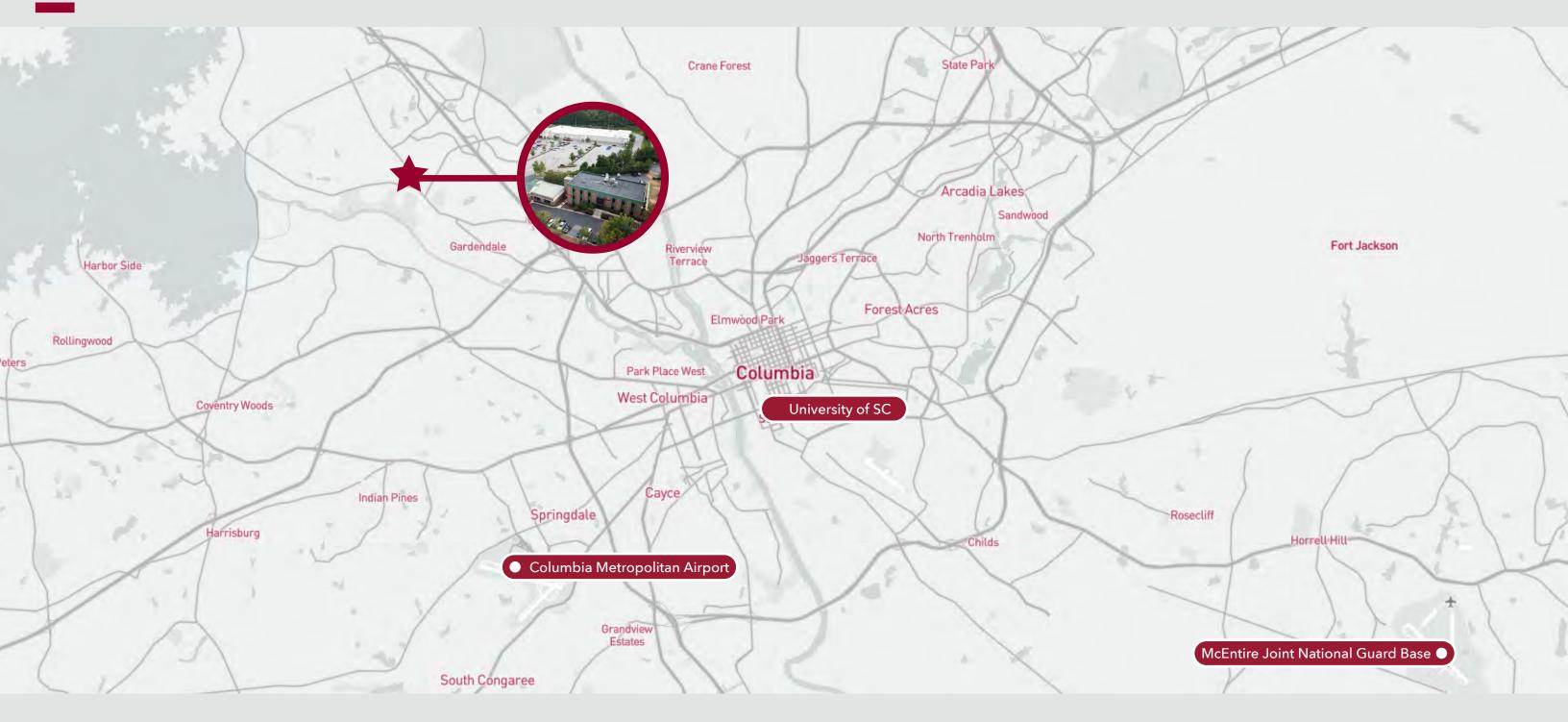
SUITE 100 + 101 FLOOR PLAN



LOCATION OVERVIEW



MARKET OVERVIEW



105,143
TOTAL POPULATION
WITHIN A 5 MI. RADIUS

41,074
TOTAL HOUSEHOLDS
WITHIN A 5 MI. RADIUS

38.1 MEDIAN AGE WITHIN A 5 MI. RADIUS \$85,774
AVERAGE. HH INCOME
WITHIN A 5 MI. RADIUS

106,597
TOTAL DAYTIME POPULATION WITHIN A 5 MI. RADIUS

3,829
TOTAL BUSINESSES
WITHIN A 5 MI. RADIUS



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