

FOR SALE

*±10,203 SF Multi-Tenant Building
±1,050 SF Single-Tenant Building*



NAI Columbia

4439 & 4449 DEVINE STREET
Columbia, South Carolina

PROPERTY *overview*

4449 DEVINE STREET

±1,050 SF building (not currently occupied)

Total lot is ±0.35 acres

35' frontage on Devine Street for access

Secured/fenced area for parking or storage

4439 DEVINE STREET

±10,203 SF multi-tenant building

Total lot is ±0.31 acres

Four rentable spaces

Leases with Tegra, Tattoo Shop & Hammer Construction

Monthly rental income ~\$9,000

±1,000 SF suite available

Parking areas in front and in rear

REDUCED SALE PRICE

\$1,595,000

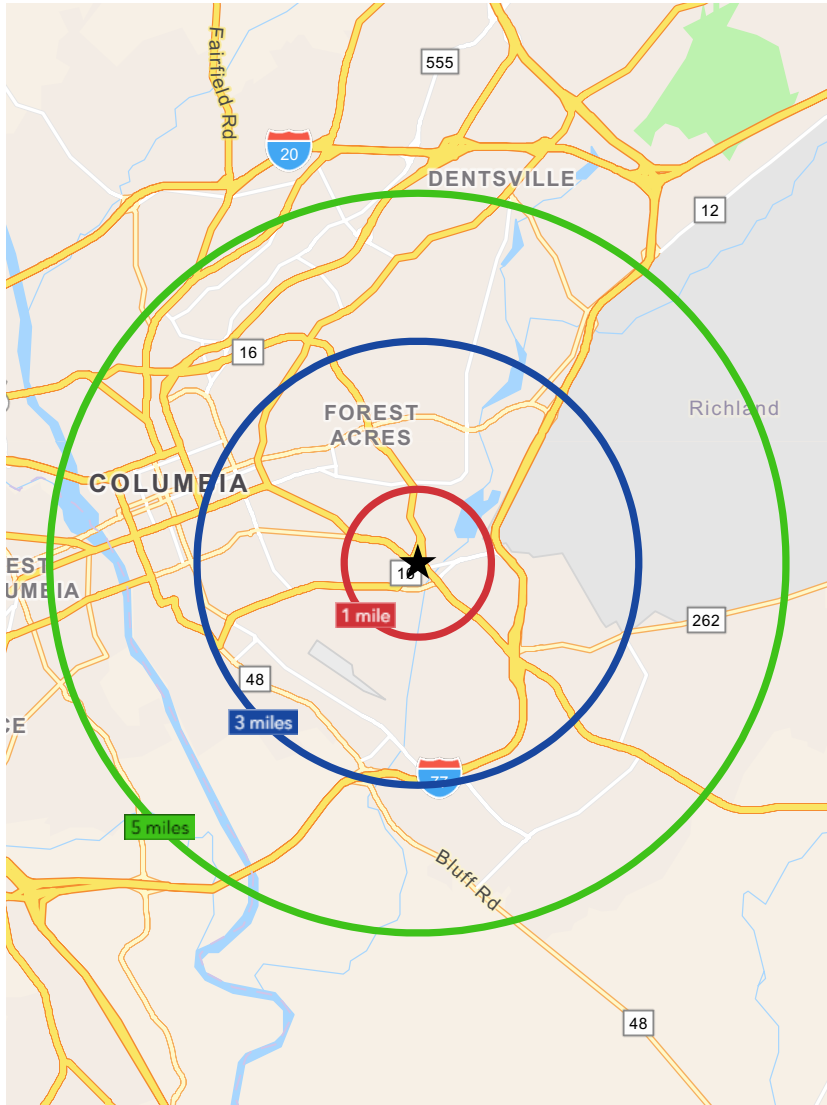


SITE *overview*



DEMOGRAPHICS

1, 3, 5 miles



2025	1 MILE	3 MILES	5 MILES
Population	9,427	73,167	149,812
Median Age	38.0	31.5	31.6
Avg HH Income	\$130,435	\$118,963	\$95,359
Labor Workforce (Age 16+)	7,889	64,790	132,364
Unemployment Rate (Age 16+)	2.9%	4.2%	4.8%
Education - HS Diploma	5.6%	9.6%	14.7%
Education - Some College	18.2%	16.6%	18.6%
Education - Bachelors Degree	31.5%	32.0%	26.5%

Source: ©2026 Esri

LOCATION *map*

