

9 CALENDAR COURT

COLUMBIA, SC 29206

FOR LEASE

\$20 SF/YR (MG)

TRINITY
PARTNERS

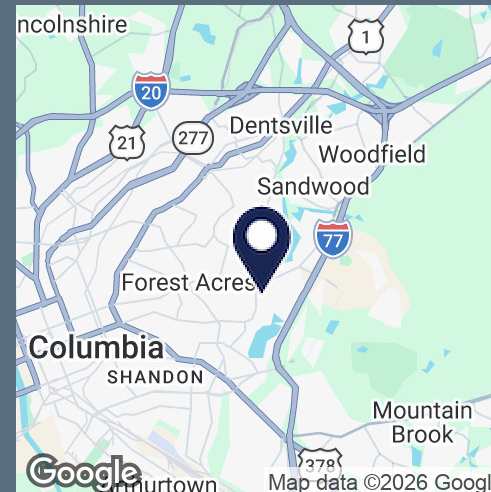
TRINITY-PARTNERS.COM
1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201



OFFICE

±4,200 SF Single Tenant Freestanding Office Building Available

- Recently completed improvements include new exterior paint and façade upgrades, newly installed street signage, new roof, and resurfaced and striped parking lot
- Ample parking
- Well-configured layout featuring 6 to 8 offices, a spacious conference room, three restrooms, a dedicated file room, a breakroom, and a welcoming reception area
- Includes a spacious two room basement/storage area beneath the main floor, offered at no additional rental cost as it is not part of the rentable square footage
- Prime location in the highly sought-after Forest Acres submarket
- Conveniently situated just off Trenholm Rd.



CONTACT

WILLIAM MILLS 803.567.1794
WMILLS@TRINITY-PARTNERS.COM

PEYTON BRYANT, CCIM, SIOR 803.567.1428
PBRYANT@TRINITY-PARTNERS.COM

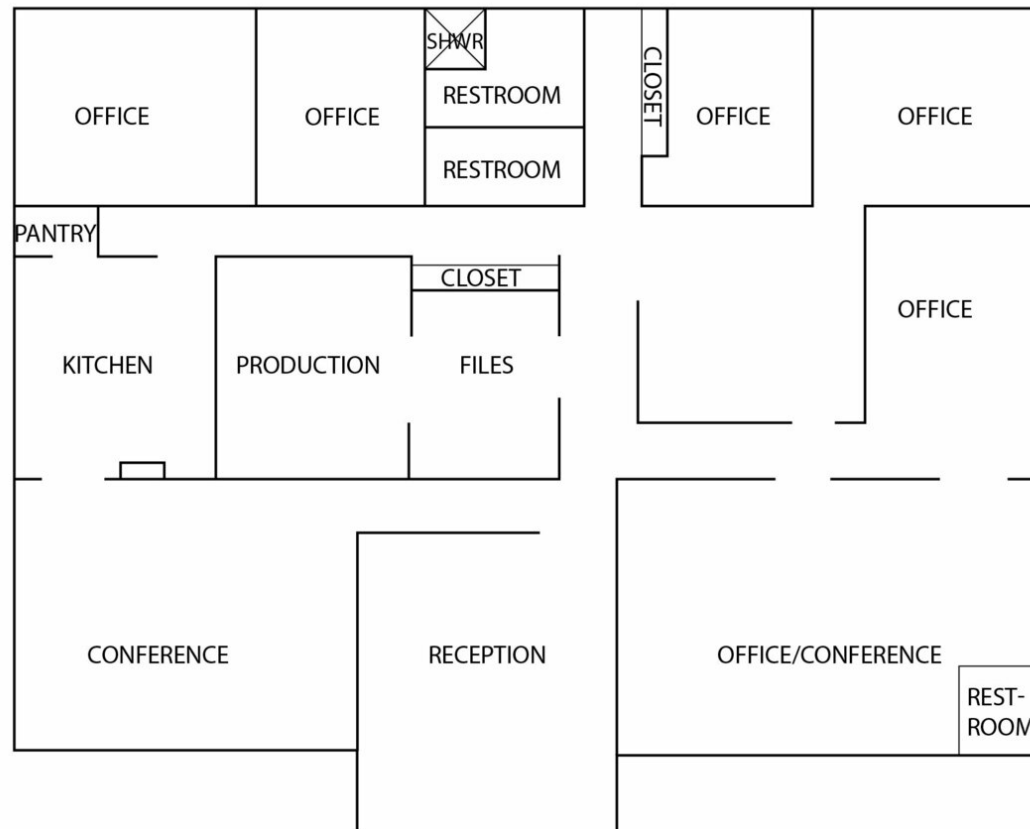
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FLOOR PLAN

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Small square footage advertised is according to the county tax card. All square footage to be verified by the Purchaser.



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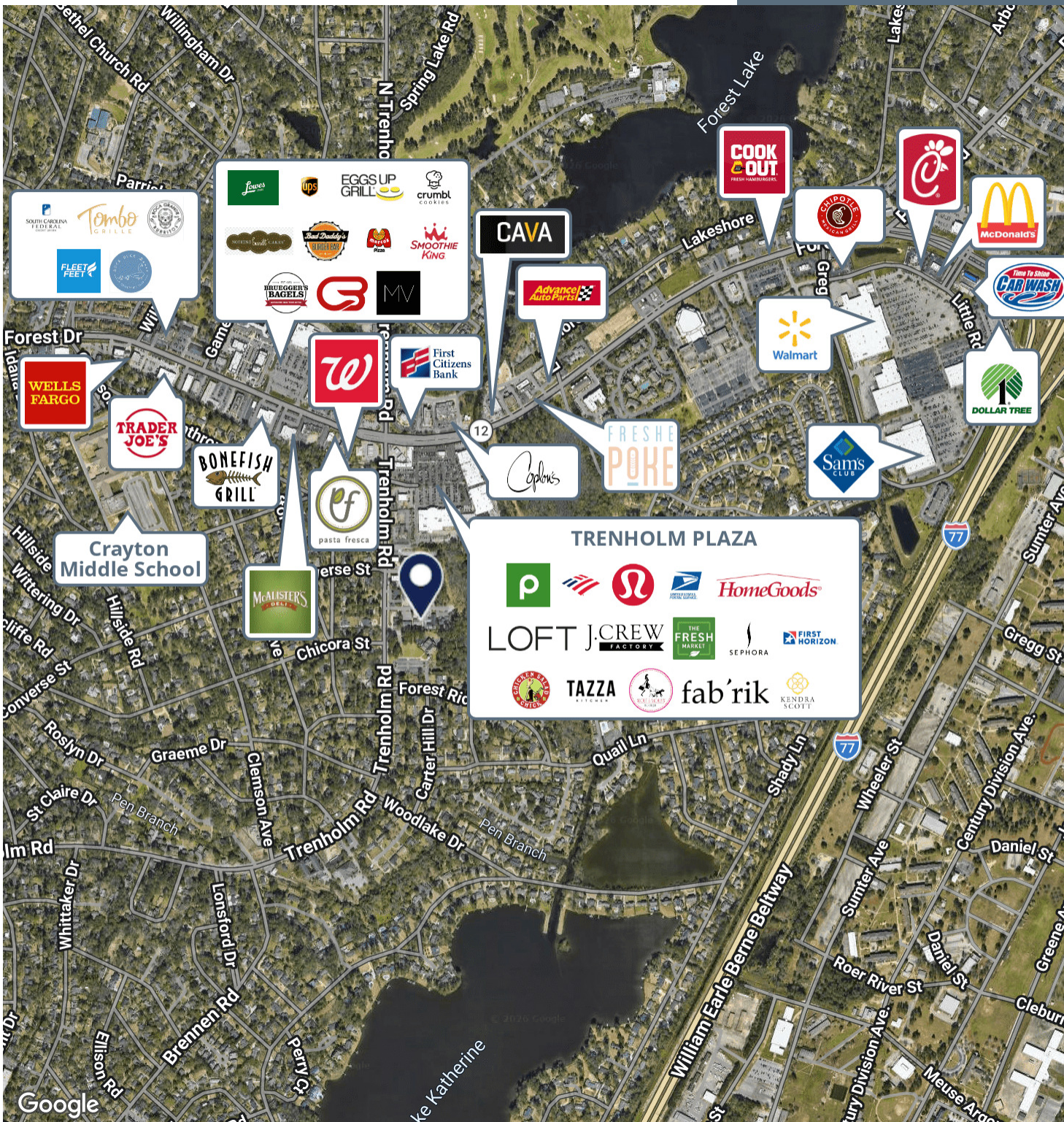
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RETAILER MAP

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COURT,
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TRENHOLM PLAZA

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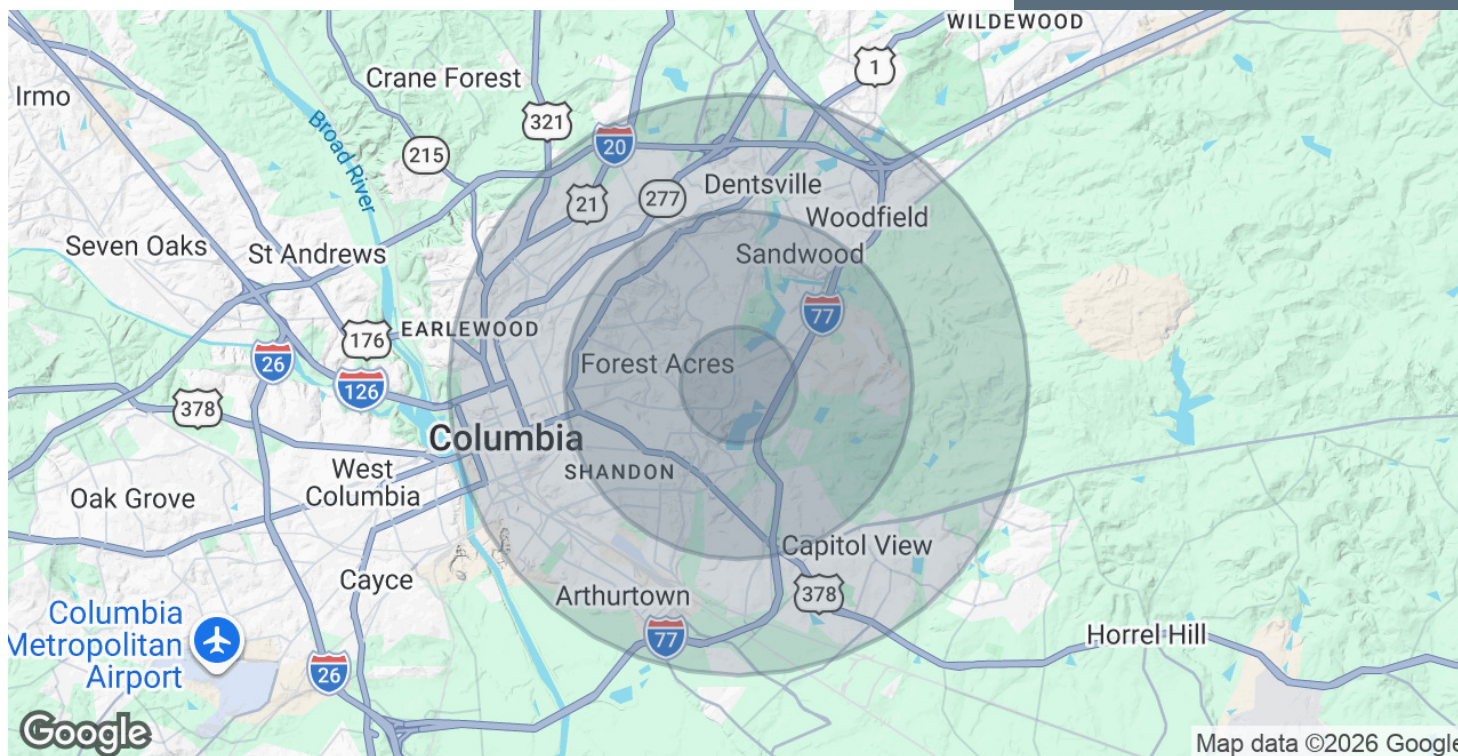
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,560	67,836	161,038
Average Age	42	39	38
Average Age (Male)	41	38	37
Average Age (Female)	43	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,910	27,793	67,171
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$148,307	\$101,575	\$77,795
Average House Value	\$615,411	\$373,944	\$296,554

2020 American Community Survey (ACS)

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