

# 1710 WOODCREEK FARMS RD

ELGIN, SC 29045

FOR SALE

**\$660,000 (\$164.71 PSF)**

**TRINITY  
PARTNERS**

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



OFFICE

## ±4,007 SF Boutique Office Building for Sale

- Located in the Woodcreek Farms Development
- Site Size: 0.33 AC
- Year Built: 2000
- Parking: 16 spaces (4 per 1,000 RSF)
- Zoning: PD (Richland County)
- HVAC units manufactured in 2013 & 2018



### CONTACT

**MACON LOVELACE, SIOR** 803.567.1431  
MLOVELACE@TRINITY-PARTNERS.COM

**ROBBIE COOK** 803.567.1528  
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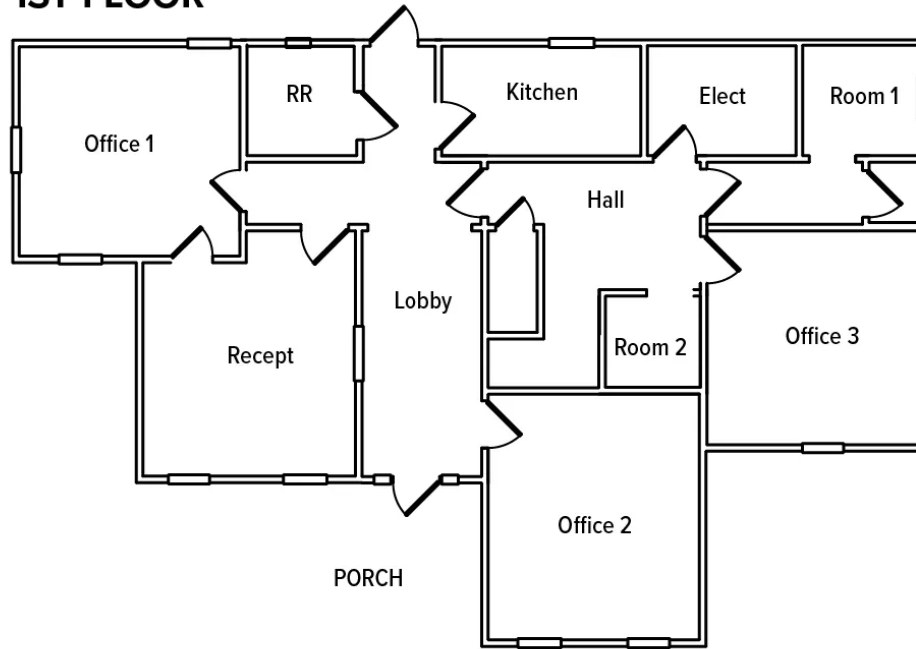
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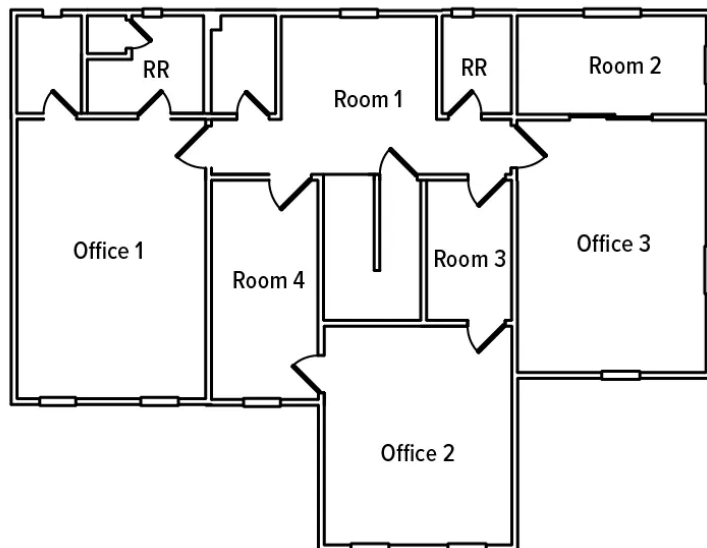
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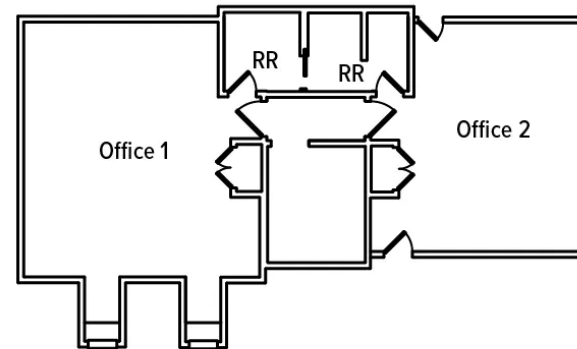
## 1ST FLOOR



## 2ND FLOOR



## 3RD FLOOR



# FLOOR PLANS

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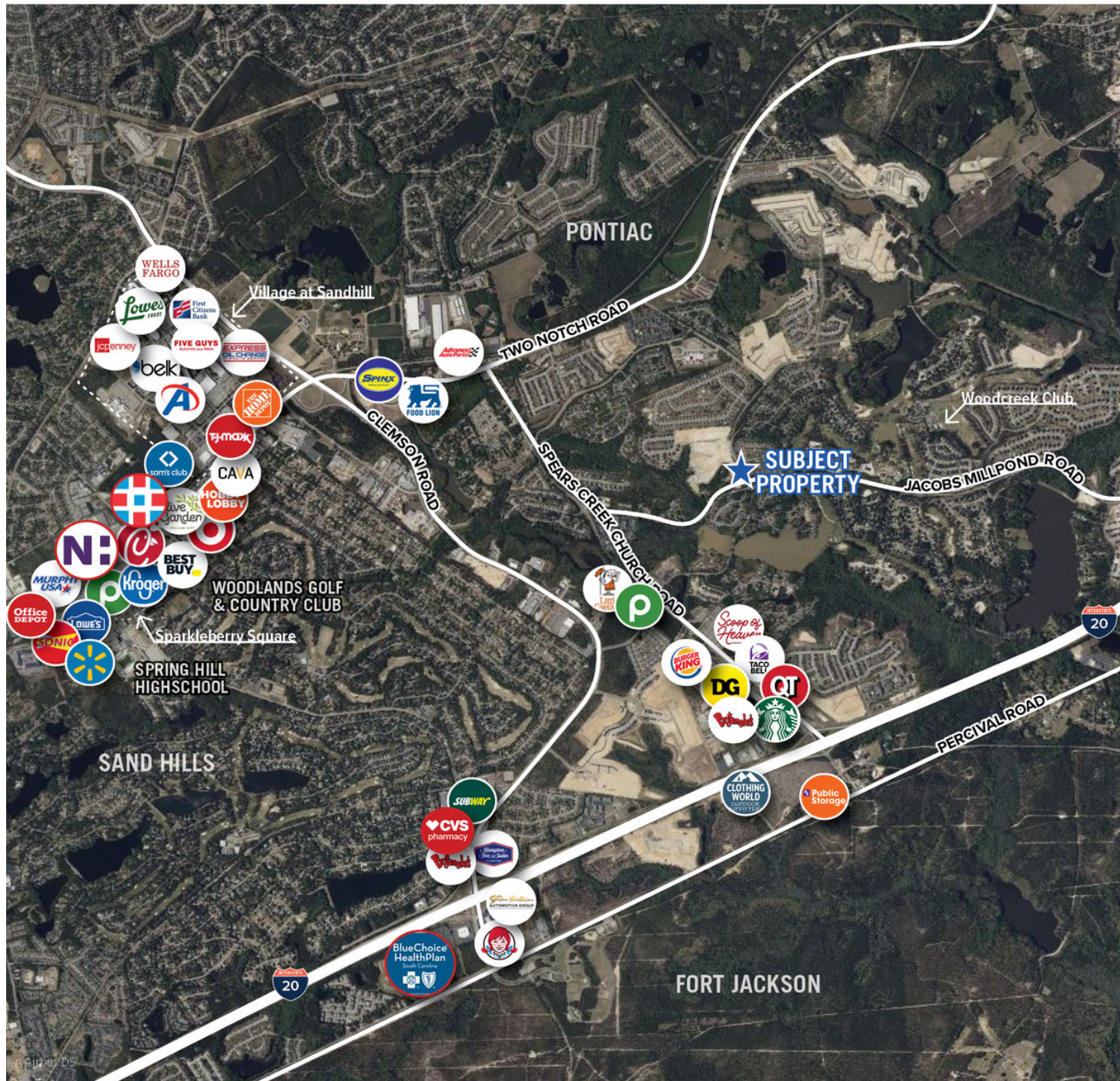
Small square footage advertised is according to the county tax card. All square footage to be verified by the Purchaser.

# LOCATION OVERVIEW

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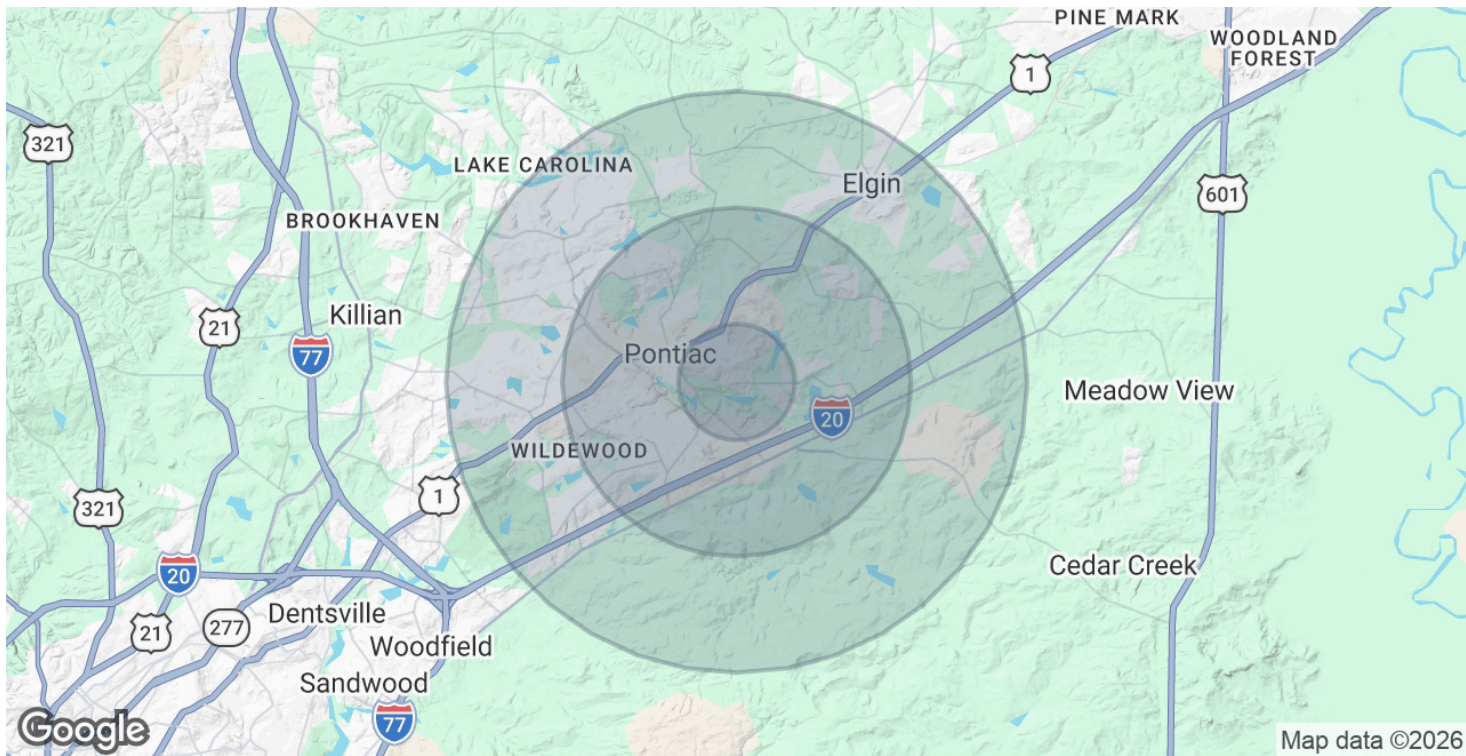
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,821	24,959	80,490
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,902	9,856	31,503
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$113,881	\$105,843	\$97,592
Average House Value	\$539,723	\$375,429	\$312,681

2020 American Community Survey (ACS)

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