

# FOR SALE

FORMER LUTHERAN THEOLOGICAL SOUTHERN SEMINARY CAMPUS

AT

## 4201 North Main Street Columbia, SC



A Legacy Campus  
in the Heart of Columbia's  
Academic Corridor





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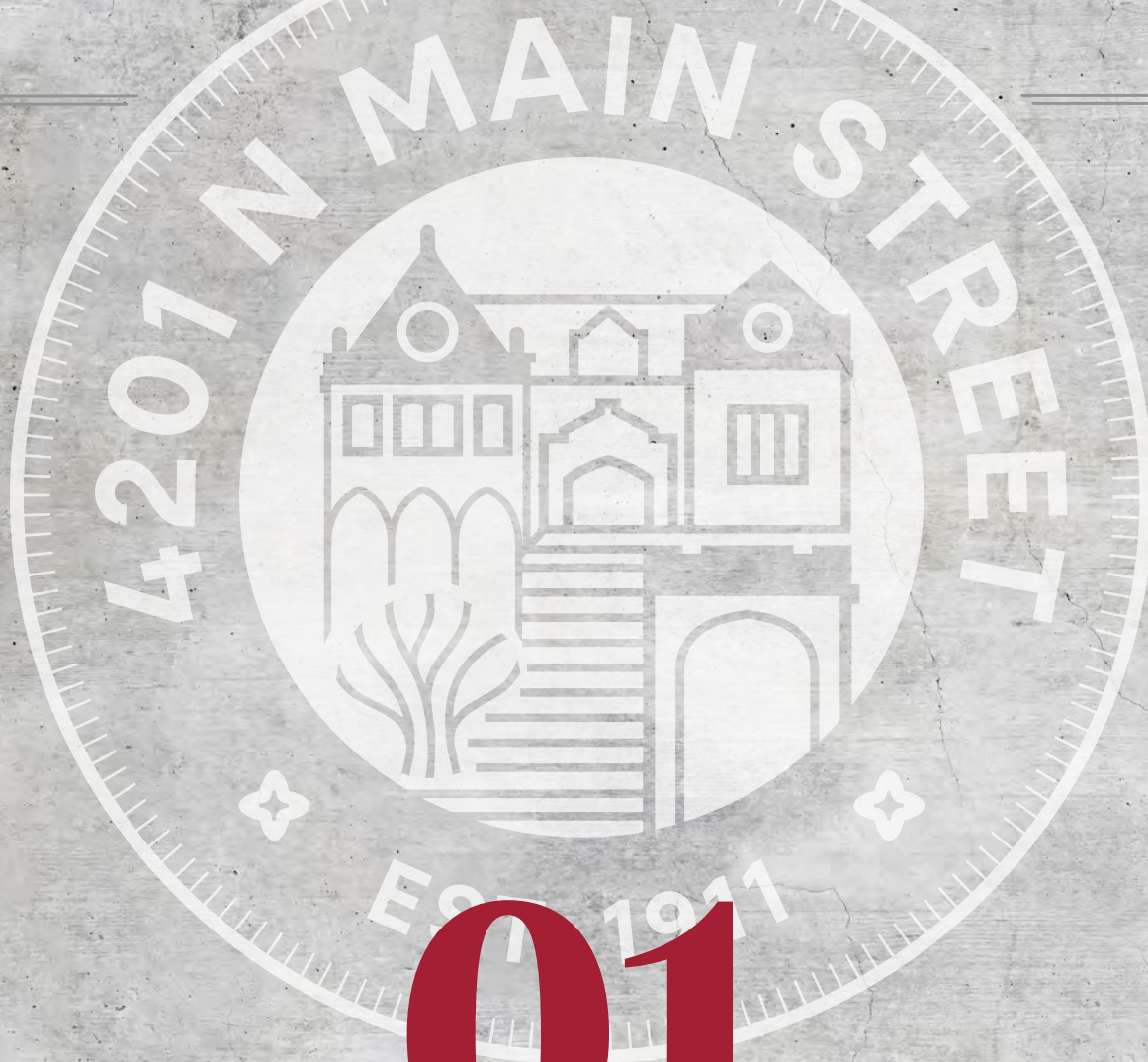
OVERVIEW VIDEO



INTERACTIVE SITE MAP



WEBSITE & DATA ROOM



COLUMBIA, SC

# 01



## EXECUTIVE SUMMARY



## EXECUTIVE SUMMARY

CBRE is pleased to present the rare opportunity to acquire the historic former campus of the Lutheran Theological Southern Seminary, most recently operated by Lenoir-Rhyne University. Situated on +17.65 acres in Columbia's North Main Street (NOMA) district, the campus offers over +130,000 square feet of existing infrastructure included in its core campus, five residential homes, and two multifamily properties. With historic buildings such as Beam Hall constructed in 1911, the campus combines historic architecture with modern amenities including a chapel, auditorium, library, student housing, and a recently constructed Occupational Therapy Education Facility. This offering presents a unique opportunity for a legacy campus in rapidly growing South Carolina.





COLUMBIA, SC

02



**PROPERTY  
OVERVIEW**

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**OVERVIEW VIDEO**



**INTERACTIVE SITE MAP**



**WEBSITE & DATA ROOM**



## SUMMARY



+17.65 Acre property which includes +130,000 SF of campus facilities, plus five single family residences and two multifamily properties



On-campus living facilities currently capable of housing over 116 residents



Core campus includes chapel, auditorium, library, student housing, student union, and faculty/administrative facilities



Located in the North Main Street (NOMA) district of Columbia, SC



**Offering Price: \$17,500,000**

*Furniture, fixtures, equipment, artwork & Chapel organ not included in Offering Price*



Founded in 1830, the former Lutheran Theological Southern Seminary operated in various cities across South Carolina before establishing a permanent campus in the Seminary Ridge neighborhood of Columbia in 1911.



*Beam Hall*



*Price House*



*Voigt Building*

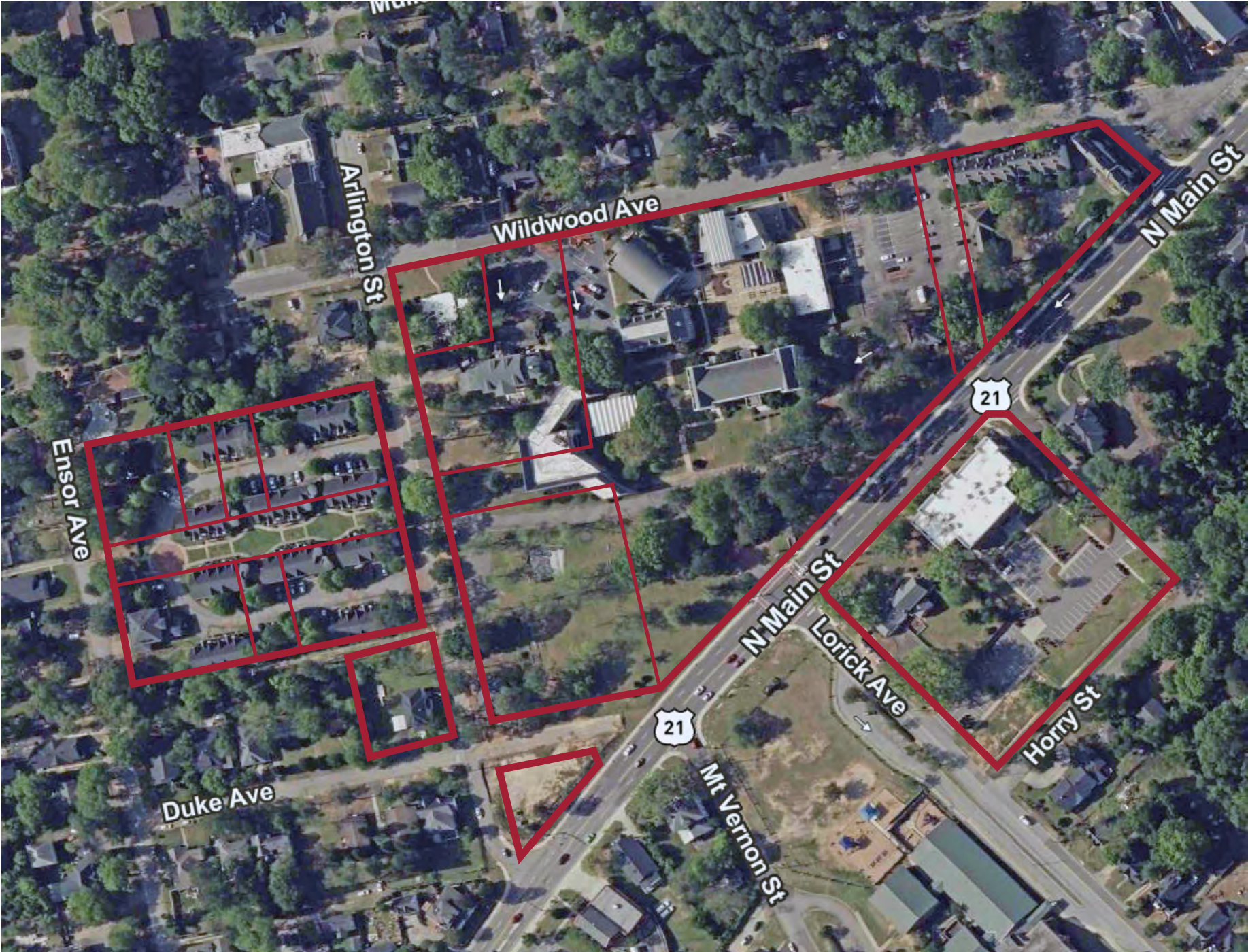


*Lineberger Memorial Library*

# CAMPUS SITE PLAN



# CAMPUS AERIAL

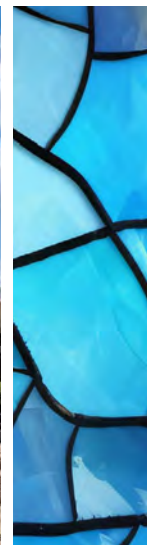




## CAMPUS BUILDING OVERVIEW

# Christ Chapel & Reinartz Hall

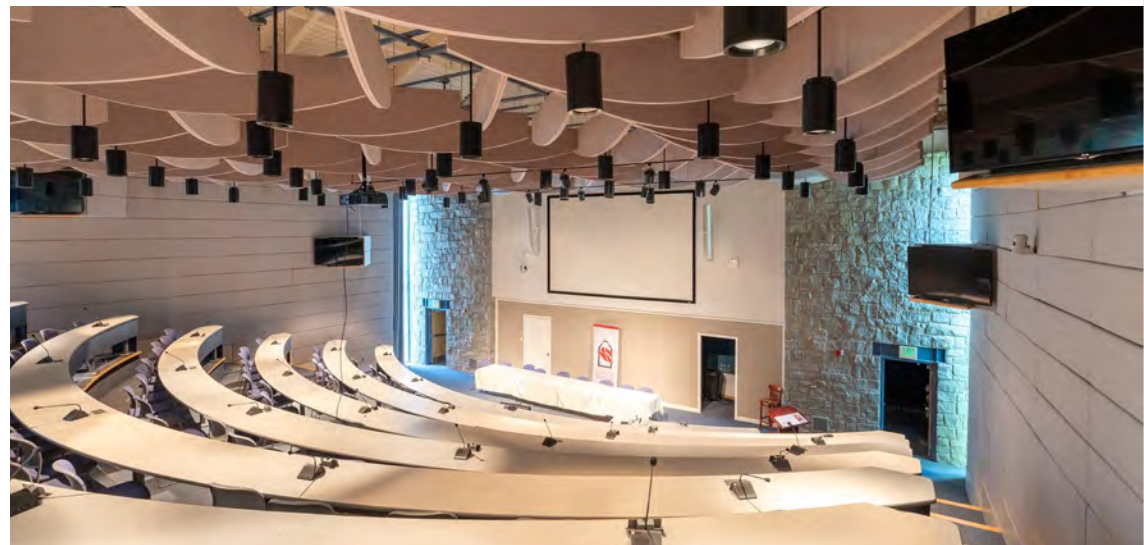
- ±8,962 SF
  - ▶ **Main Floor:** Chapel (capacity approximately 250)
  - ▶ **Lower Floor:** Fellowship hall with stage





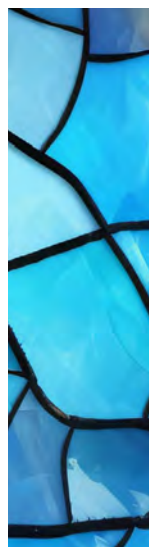
# Casey Education Center

- ±6,578 SF
  - ▶ **Branham Conference Room:** Capacity approximately 20
  - ▶ **Stavros Lecture Hall:** Capacity approximately 150



# Beam Hall

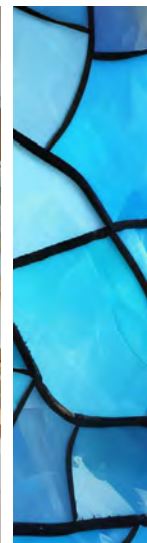
- ±25,000 SF
  - ▶ **Ground Floor:** Offices, classroom, conference rooms, breakroom with kitchen, elevator
  - ▶ **Main Floor:** Former chapel space, dorm rooms and offices, shared common area space, bathrooms, elevator
  - ▶ **2nd Floor:** Dorm rooms and offices, shared common area space, bathrooms





# Voigt Building

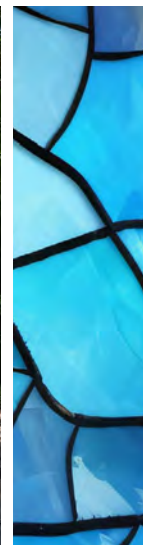
- ±17,240 SF
  - ▶ **1st Floor:** 2 Classrooms approximately 1,100 SF each, offices & restroom
  - ▶ **2nd Floor:** 2 Classrooms approximately 500 SF each, offices and restroom





# Campus Union

- $\pm 15,000$  SF
  - ▶ **Basement Floor:** Mechanical room & storage
  - ▶ **Main Floor:** Gym, post office, laundry facilities, kitchen storage
  - ▶ **2nd Floor:** Dining hall/large conference room (capacity approximately 50), full kitchen, student & faculty lounges





# Lineberger Memorial Library

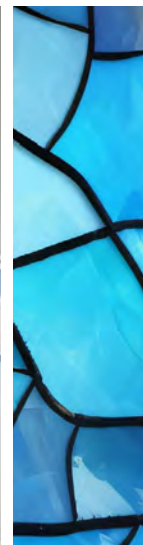
- ±26,044 SF
  - ▶ **Basement Floor:** Climate controlled storage, additional storage, dock well, Crumley Archives
  - ▶ **Main Floor:** Coffee shop, library, lounge/reading area, study bays, conference room
  - ▶ **2nd Floor:** Library, reading rooms, conference rooms, study bays





# Price House

- $\pm 9,900$  SF
  - ▶ **First Floor:** Offices, conference room, restroom, kitchen
  - ▶ **2nd Floor:** Offices, kitchenette, restroom
  - ▶ **Maintenance Facility:**  $\pm 2,100$  SF workshop and storage for on-site facilities management





# Occupational Therapy

- +24,000 SF
  - ▶ **First Floor:** 4 classrooms, conference room, offices, open workspace with kitchen and breakroom, study rooms
  - ▶ **2nd Floor:** unfinished space





# Yost Administrative Building

- ±2,500 SF
- Reception, private offices, conference room, restroom



# Harbinson Room

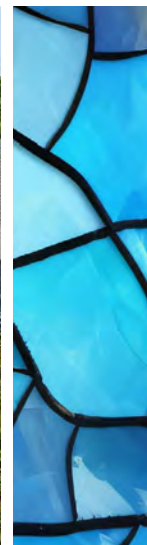
- ±2,300 SF
- Open space plus gated storage



## RESIDENCES OVERVIEW

# Smith Family Village Apartments

- 11 total units across 2 buildings
- Unit Breakdown:
  - ▶ **2 Bed/1 Bath Units: 8**
  - ▶ **4 Bed/2 Bath Units: 3**





# Hillcrest Village Apartments

## RESIDENCES

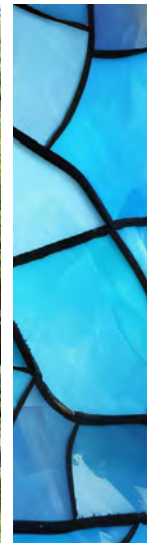
- 40 total units across 10 buildings
  - ▶ 2 Bed/2 Bath Units (1,100 SF): 32
  - ▶ 3 Bed/3 Bath Units (1,342 SF): 8





# The President's House

- ±4,300 SF on 2 Floors
- 4 Bed / 3 Bath





# 4209 N Main Street

- ±2,556 SF on 2 floors



# 1101 Duke Ave

- ±2,346 SF on 2 floors



# 900 Wildwood Ave

- ±3,480 SF on 2 floors



# 1013 Duke Ave

RESIDENTIAL/COMMERCIAL

- ±2,343 SF on 2 Floors
- 4 Bed / 2 Bath

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COLUMBIA, SC

03



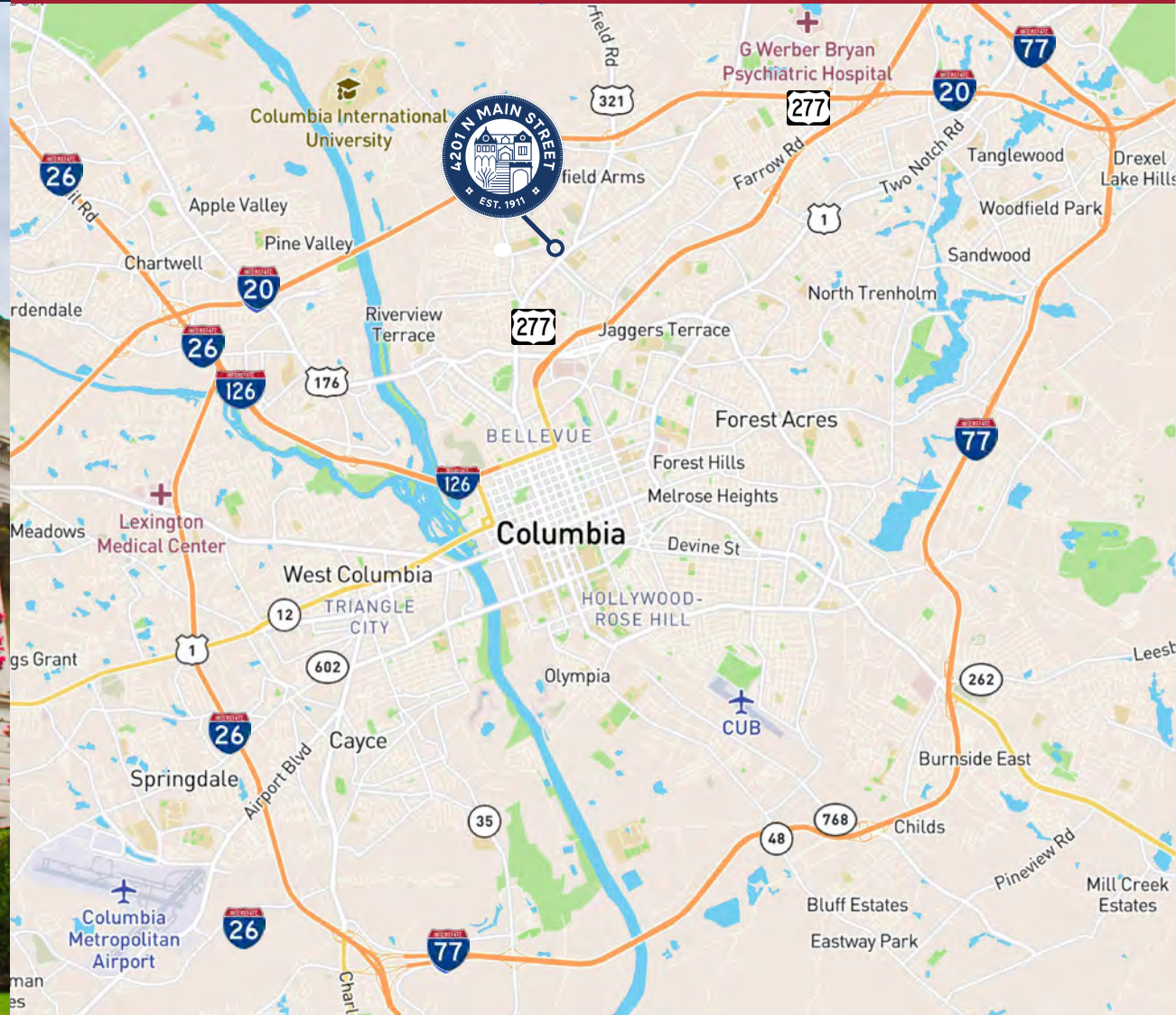
MARKET  
OVERVIEW



## MARKET OVERVIEW

Columbia is the capital, the second largest city, and the commercial, industrial, governmental, and educational hub for South Carolina. Located at the geographical center of the state, Columbia is well-positioned as the midpoint of the east coast, centered between New York City and Miami, FL. Charlotte, NC and Charleston, SC are within two-hours, and Atlanta, GA is only three-hours by car. Columbia, one of the first planned cities in the United States, is laid out in a traditional grid along the Congaree River with many historic buildings.

Also known as the Midlands of South Carolina, the greater Columbia area and MSA consist of six counties: Richland (of which the City of Columbia is the seat), Calhoun, Fairfield, Kershaw, Lexington, and Saluda. The 6,775-square-mile region is rich in history and cultural amenities, and features a population of well over 861,000.





## COST OF LIVING

**#5 U.S. City for Affordable Housing**

Realtor.com

### MEDIAN HOME VALUE

**\$225,000**

33% less than national average

### TWO-BEDROOM UNIT RENT

**\$1,110/mo**

22.4% less than national average

### OVERALL COST OF LIVING

**13.4%**

less than national average

### MEDIAN HOUSEHOLD INCOME

**\$79,556**

compared to national average of \$79,068



*Columbia has one of the*  
**MOST AFFORDABLE HOUSING MARKETS**



## MAJOR EMPLOYERS

STATE OF SOUTH CAROLINA

**32,085**  
Employees

PRISMA HEALTH MIDLANDS

**15,000**  
Employees

BLUECROSS BLUESHIELD OF SOUTH CAROLINA

**10,998**  
Employees

LEXINGTON MEDICAL CENTER

**6,557**  
Employees

UNIVERSITY OF SOUTH CAROLINA

**6,456**  
Employees

Source: Central SC



## Higher Education

UNIVERSITY OF SOUTH CAROLINA

**38,212**  
Enrolled

COLUMBIA COLLEGE

**1,719**  
Enrolled

MIDLANDS TECHNICAL COLLEGE

**8,978**  
Enrolled

BENEDICT COLLEGE

**1,790**  
Enrolled

COLUMBIA INTERNATIONAL UNIVERSITY

**2,631**  
Enrolled

ALLEN UNIVERSITY

**677**  
Enrolled

## Labor Statistics

**4.4%**  
Unemployment Rate

**490,388**  
Labor Force, 60 min drive time

Source: US BUREAU OF LABOR STATISTICS & CENTRAL SC



# EMPLOYERS & HIGHER EDUCATION MAP





## K-12 EDUCATION

**The Columbia MSA is home to some of the top ranked school districts in South Carolina**



### Richland County School District One

Estimated Enrollment: 22,037 Students

Estimated Employment: 4,417

### Richland County School District Two

Estimated Enrollment: 28,829 Students

Estimated Employment: 4,425

### Lexington County School District One

Estimated Enrollment: 27,104 Students

Estimated Employment: 4,400

### Lexington County School District Two

Estimated Enrollment: 8,544 Students

Estimated Employment: 1,250

### Lexington County School District Five

Estimated Enrollment: 17,245 Students

Estimated Employment: 1,400

### Charter & Private Schools

Estimated Enrollment: 14,948 Students

Via [screportcards.com](http://screportcards.com) & district websites



# ATTRACTIONS

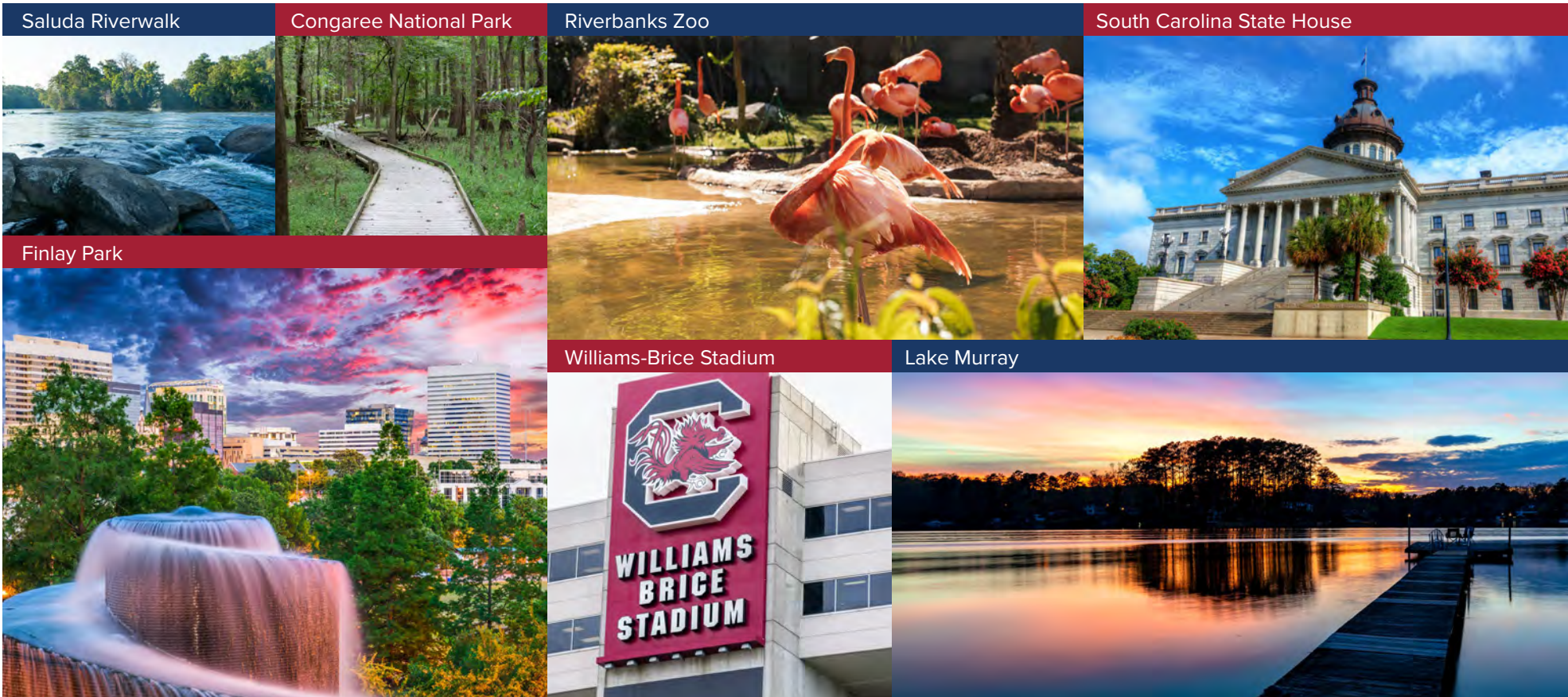
Also known as Soda City, Columbia is home to the state's largest university. The area has a rich heritage and is home to the South Carolina Statehouse which receives more than 200,000 visitors annually. Columbia also features Riverbanks Zoo, one of America's best zoos and a burgeoning downtown cultural scene. Downtown Columbia is also home to Soda City Market, USA Today's 10Best Readers' Choice Awards #1 farmers market in the nation.

24  
MUSEUMS

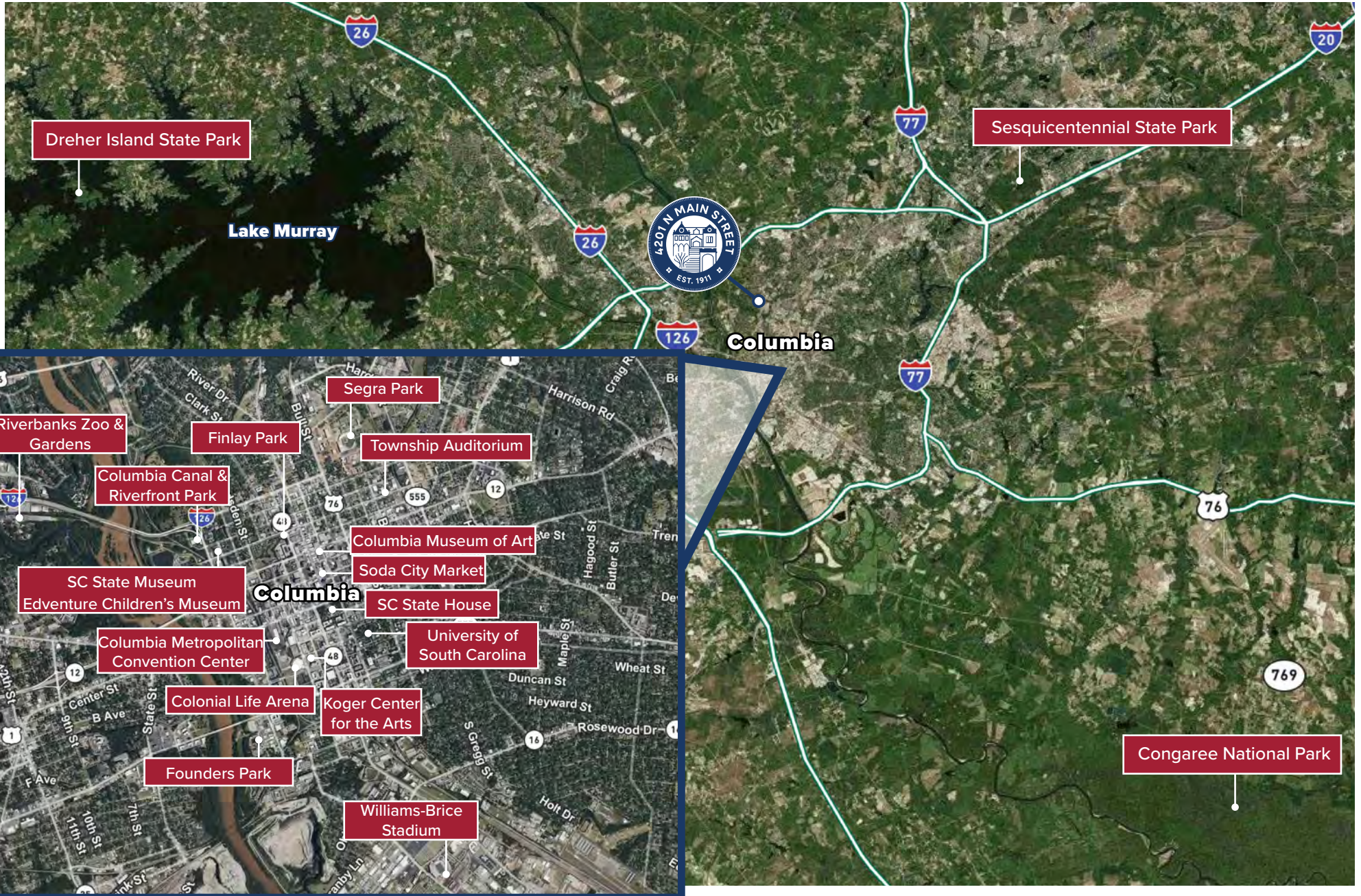
121  
PARKS, GARDENS &  
NATURE SPOTS

294  
DINING OPTIONS  
DOWNTOWN

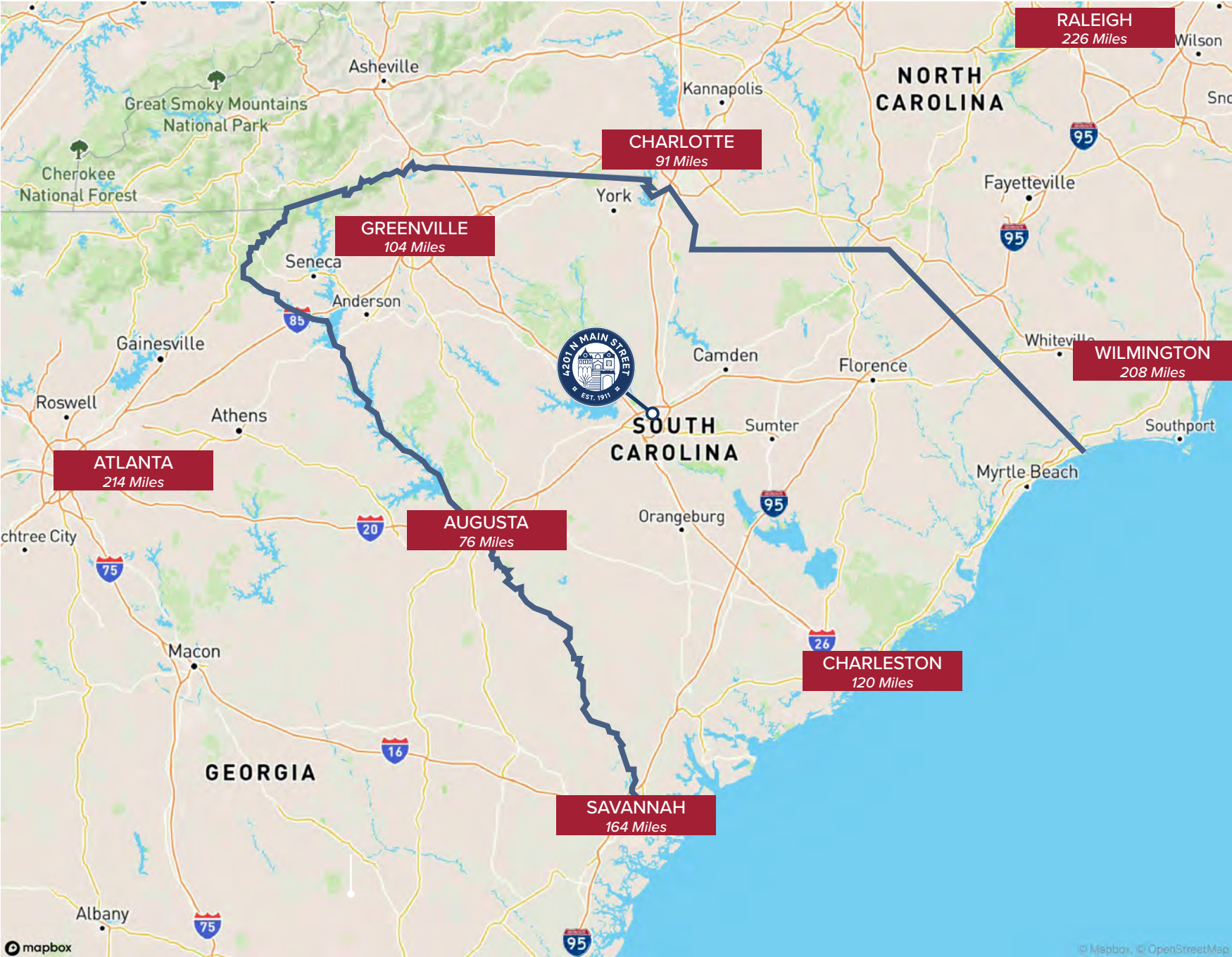
64  
FESTIVALS  
ANNUALLY



# ATTRACTIONS MAP



# REGION MAP





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**CBRE**



OVERVIEW VIDEO



INTERACTIVE SITE MAP



WEBSITE & DATA ROOM