



120 Sparkleberry Crossing Road

Columbia, South Carolina

Property Features

- Located off I-20 at the intersection of Clemson & Sparkleberry Roads with 300' frontage along Clemson Road
- ±19,543 Total SF, two stories with elevator
- Parking: 95 spaces
- Availabilities:
 - 1st Floor: Suite 4 - ±3,800 SF (Restaurant Space)
 - 2nd Floor: Suite 7 - ±1,662 SF
Suite 10 - ±1,818 SF
- Lease Rate: \$14.00 per SF, NNN \$4.79

Demographic Summary

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	3,802	24,662	71,841
Average Households:	1,590	9,997	27,879
Avg. HH Income:	\$99,016	\$100,761	\$85,085

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NAIAvant

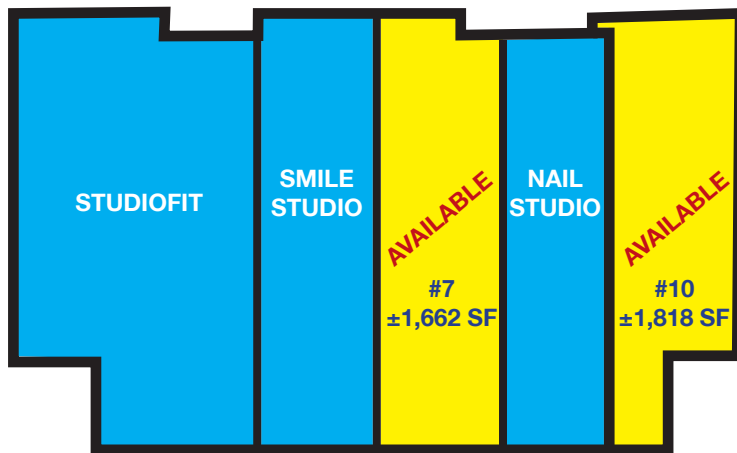
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For Lease
±1,662-3,800 SF
Retail, Office & Restaurant



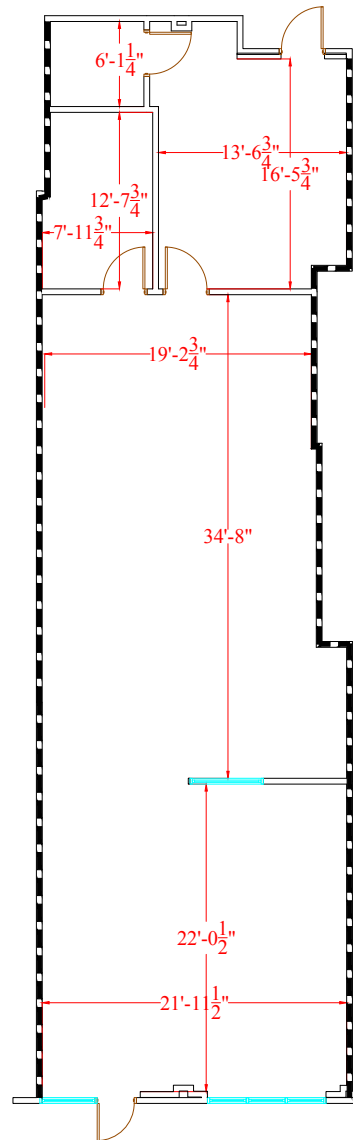
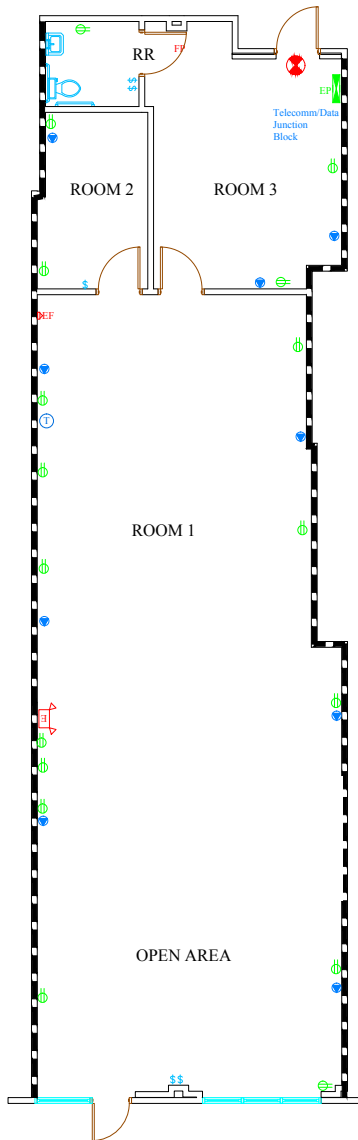
First Floor



Second Floor

For Lease
±1,662-3,800 SF
Retail, Office & Restaurant

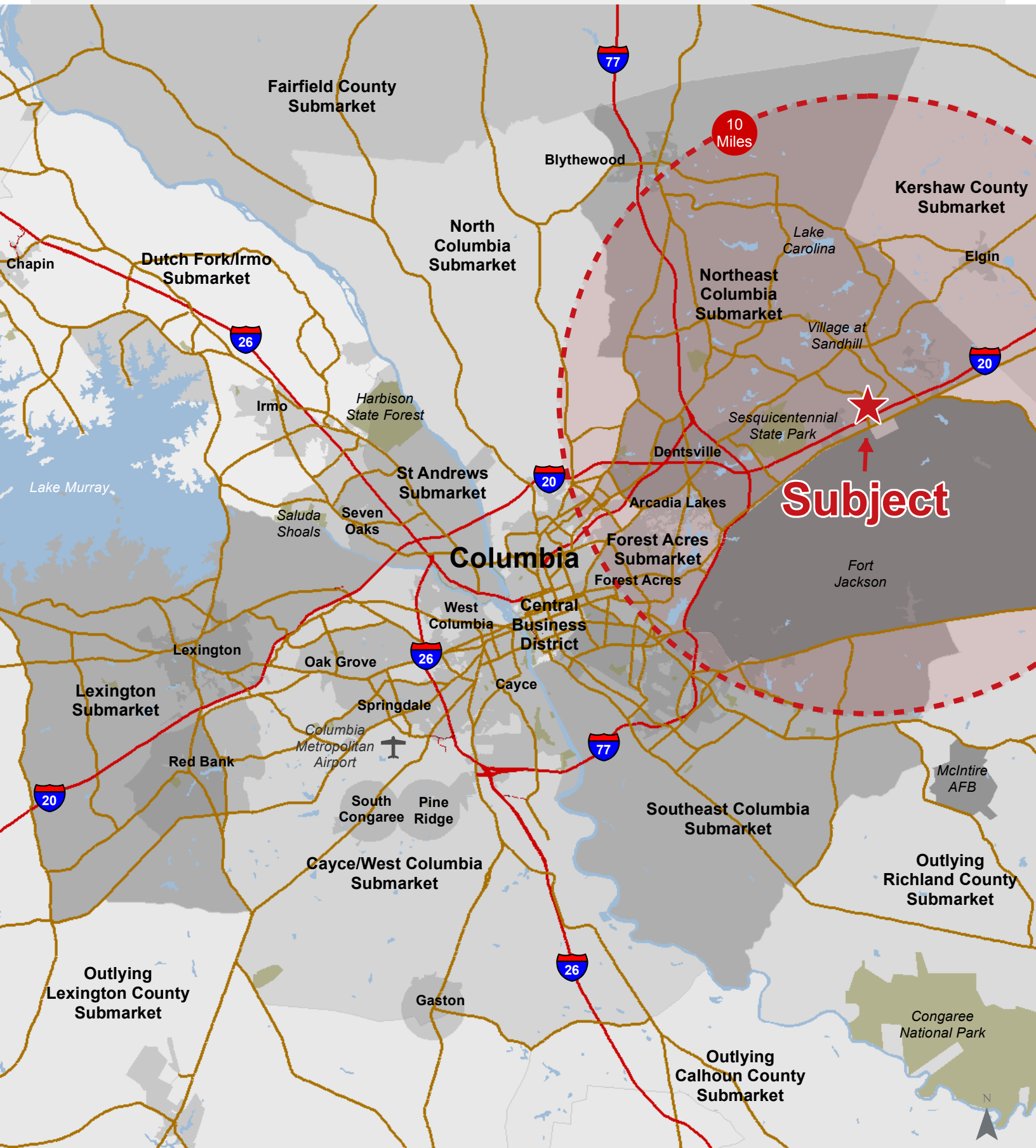
Suite 7 Floor Plan





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Location



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Demographic Profile

Clemson Road and I-20 - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2011 Census	3,339	22,154	65,589	2017 Estimate	\$72,473	\$73,024	\$65,155
2017 Estimate	3,802	24,662	71,841	2022 Projection	\$79,146	\$79,843	\$73,211
2022 Projection	4,020	26,495	76,463	Average Household Income			
% Chg. 2017-2022	5.7%	7.4%	6.4%	2017 Estimate	\$99,016	\$100,761	\$85,085
Households				2022 Projection	\$112,867	\$113,351	\$95,762
2011 Census	1,388	8,943	25,302	Per Capita Household Income			
2017 Estimate	1,590	9,997	27,879	2017 Estimate	\$41,542	\$40,982	\$33,110
2022 Projection	1,683	10,767	29,733	2022 Projection	\$47,407	\$46,181	\$37,319
Families				2017 Household Income Dist.			
2011 Census	916	6,027	17,937	Less than \$15,000	8.1%	6.7%	6.6%
2017 Estimate	1,022	6,576	19,382	\$15,000 - \$24,999	6.3%	7.0%	7.6%
2022 Projection	1,071	7,010	20,500	\$25,000 - \$34,999	6.4%	7.8%	8.9%
2017 Age Distribution				\$35,000 - \$49,999	9.6%	9.2%	12.1%
0 - 4	7.2%	6.7%	7.1%	\$50,000 - \$74,999	21.2%	20.5%	21.2%
5 - 9	7.1%	7.0%	7.5%	\$75,000 - \$99,999	17.7%	15.1%	15.4%
10 - 14	7.2%	7.1%	7.6%	\$100,000 - \$149,999	12.3%	15.6%	16.6%
15 - 19	6.8%	6.6%	7.1%	\$150,000 - \$199,999	7.7%	7.5%	6.0%
20 - 24	7.7%	6.3%	5.7%	\$200,000 and Up	10.8%	10.6%	5.5%
25 - 34	17.4%	15.2%	14.8%	2017 Dist. by Race & Ethnicity			
35 - 44	14.0%	13.7%	14.8%	White Alone	43.1%	50.9%	43.1%
45 - 54	14.1%	14.7%	14.6%	Black Alone	42.0%	34.4%	44.6%
55 - 64	11.1%	12.5%	11.6%	American Indian Alone	0.3%	0.4%	0.3%
65 - 74	4.9%	6.3%	5.7%	Asian Alone	6.5%	6.4%	4.7%
75 - 84	1.9%	2.8%	2.7%	Pacific Islander Alone	0.2%	0.2%	0.2%
85+	0.6%	1.0%	0.9%	Some Other Race Alone	3.9%	4.4%	3.6%
Median Age				Two or More Races	3.9%	3.4%	3.4%
2011 Census	32.9	35.9	35.2	Hispanic Origin (Any Race)	9.4%	9.4%	8.1%
2017 Estimate	34.6	37.3	36.7	2017 Housing Data			
2022 Projection	35.1	37.8	37.1	Owner Occ. Housing Units	759	5,896	18,940
Average Household Size				Renter Occ. Housing Units	830	4,101	8,939
2011 Census	2.40	2.47	2.58	2017 Business Data			
2017 Estimate	2.39	2.46	2.56	Total Businesses:	72	840	1,621
2022 Projection	2.39	2.45	2.56	Total Employees:	1,090	11,087	18,978