

FOR SALE

# FOREST EXECUTIVE PLAZA

4500 Fort Jackson Boulevard Columbia, SC

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Common Building  
Conference Room



## Property Overview

Located at 4500 Fort Jackson Boulevard, Forest Executive Plaza, is a multi-tenant office building consisting of approximately 32,518 square feet. The building is strategically located next to I-77, Fort Jackson Army Base and just minutes from downtown Columbia. This is an excellent owner occupant opportunity with existing income in place.

- › 3 story office building on approximately 4.08 acres
- › 24-hour secure building access via retina scanners
- › Recently updated, common conference room for tenants
- › Surface parking with ±125 parking spaces, with ability to expand.
- › Outdoor patio area and recently renovated restrooms

**Sale Price: \$2,100,000**



**DOWNTOWN COLUMBIA**  
LESS THAN 10 MINUTE DRIVE

**GARNERS FERRY &  
DEVINE STREET**  
LESS THAN 2 MINUTE DRIVE

|              |              |
|--------------|--------------|
| Whole Foods  | Taziki's     |
| Midwood      | Ulta         |
| Smokehouse   | Basil        |
| AT&T         | Bojangles    |
| Jersey Mikes | BiLo         |
| Hand & Stone | Buffalo Wild |

## Demographics

|                                   | 1m radius | 3m radius | 5m radius |
|-----------------------------------|-----------|-----------|-----------|
| <b>TOTAL AVERAGE POPULATION</b>   |           |           |           |
| 2016 Estimate                     | 8,491     | 73,986    | 151,607   |
| 2021 Projected                    | 8,941     | 77,286    | 158,794   |
| <b>AVERAGE HOUSEHOLD INCOME</b>   |           |           |           |
| 2016 Estimate                     | \$74,787  | \$77,325  | \$64,320  |
| 2021 Projected                    | \$80,633  | \$84,013  | \$69,647  |
| <b>OCCUPIED PRIVATE DWELLINGS</b> |           |           |           |
| 2016 Owned                        | 1,783     | 15,458    | 27,853    |
| 2016 Rented                       | 1,941     | 14,480    | 29,513    |



## Contact Us



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