

# For Lease

612-622 12th Street  
West Columbia, SC 29169



D Avenue

C Avenue

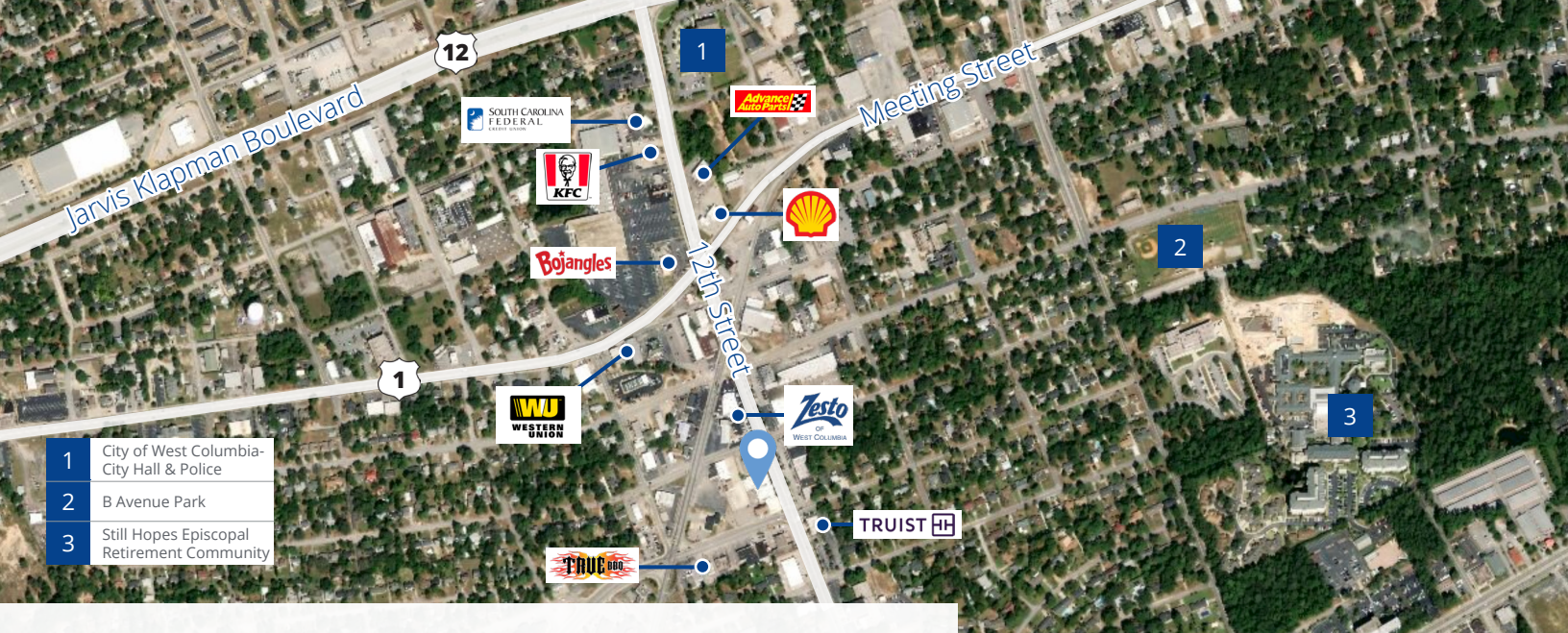
Site  
±7,596 SF

12th Street

**Tommy Tapp, CPM**  
Senior Brokerage Associate  
+1 803 401 4277  
tommy.tapp@colliers.com



Accelerating success.



- 1 City of West Columbia - City Hall & Police
- 2 B Avenue Park
- 3 Still Hopes Episcopal Retirement Community

## Property Overview

- Total of ±7,596 square feet available
- ±6,000 square feet contiguous
- Located in Triangle City Market Area
- Generous tenant improvement allowance
- One month's free rent with tenant improvements completed by tenant
- **Lease rate: \$7.00 PSF; Net**

## Area Demographics (2024 estimates)



### Current Population:

1 mile: 8,079  
 3 miles: 62,712  
 5 miles: 142,759



### Households:

1 mile: 3,802  
 3 miles: 27,259  
 5 miles: 64,262



### Average Household Income:

1 mile: \$70,358  
 3 miles: \$72,788  
 5 miles: \$74,800

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