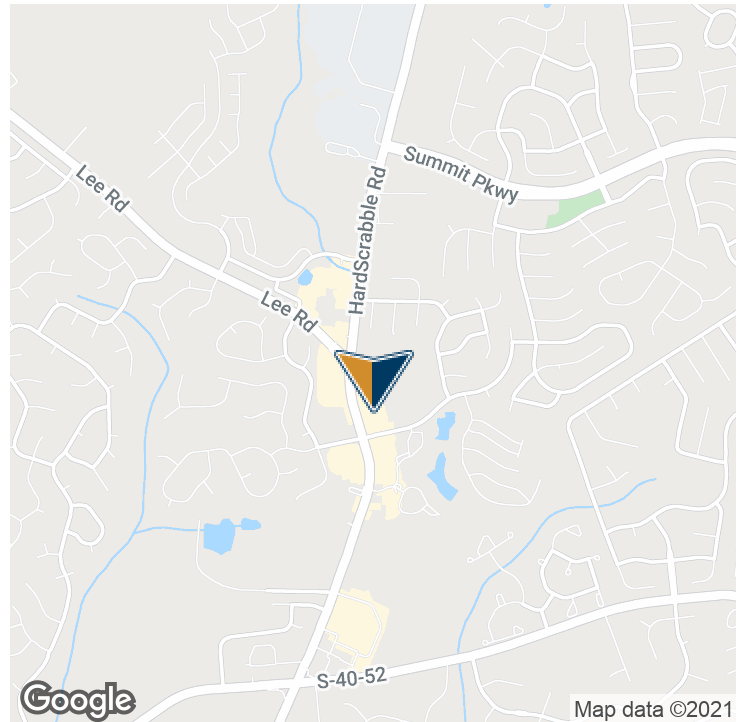


4546 HARD SCRABBLE ROAD

COLUMBIA, SC 29229

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 4,692 SF

PROPERTY OVERVIEW

Strong visibility on the northeast corner of Hardscrabble Rd and Elders Pond Dr with up to 4692 Sq Ft available

PROPERTY HIGHLIGHTS

Lease Rate: Negotiable

Building Size: 7,239 SF

Presented By:
Legacy Commercial Property



LEGACY
COMMERCIAL PROPERTY

2500 Lehigh Ave
Glenview, IL 60026
<http://legacypro.com>

4546 HARD SCRABBLE ROAD

COLUMBIA, SC 29229

ADDITIONAL PHOTOS

Presented By:
Legacy Commercial Property



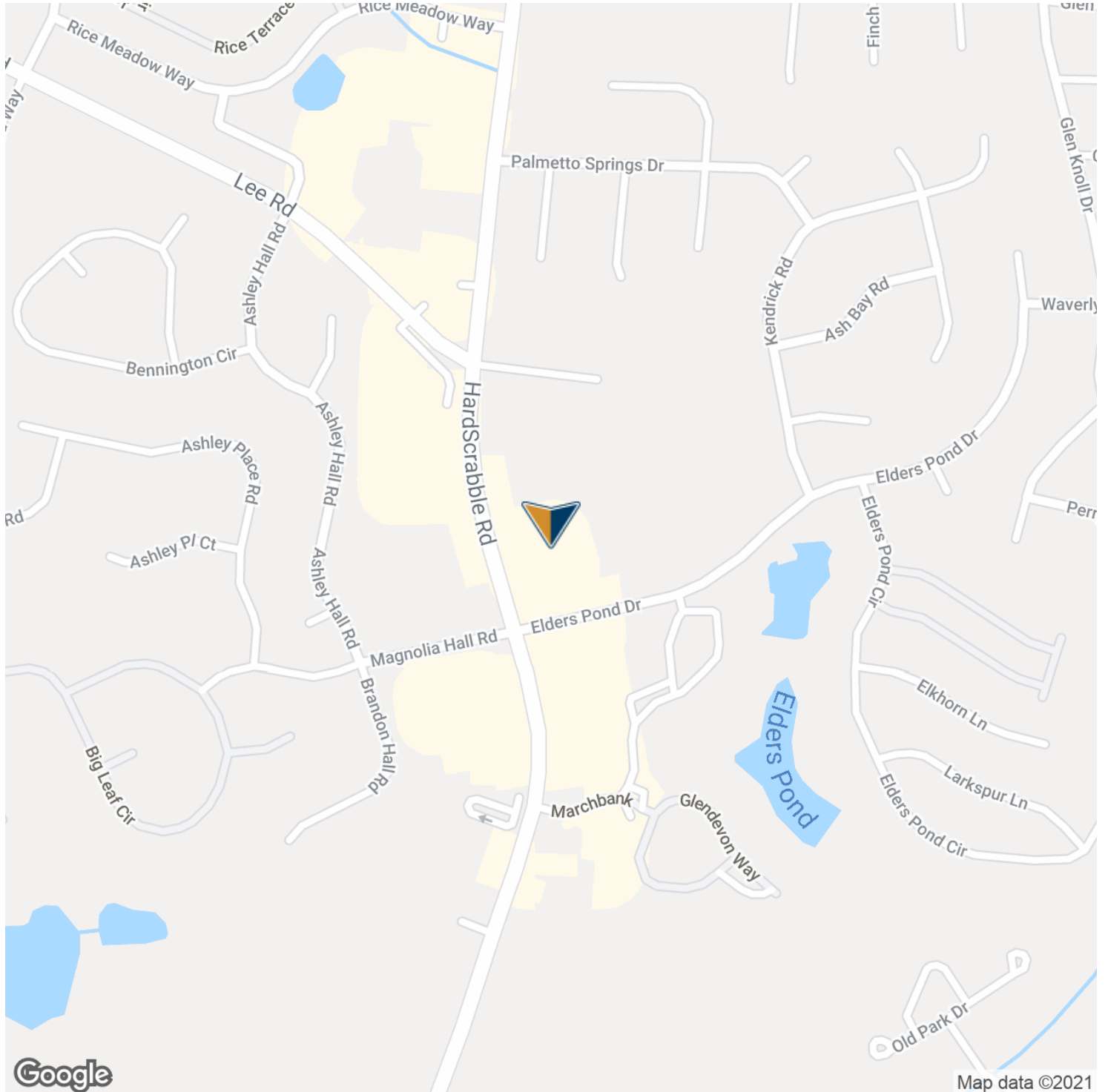
LEGACY
COMMERCIAL PROPERTY

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4546 HARD SCRABBLE ROAD

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LOCATION MAP



Presented By:
Legacy Commercial Property



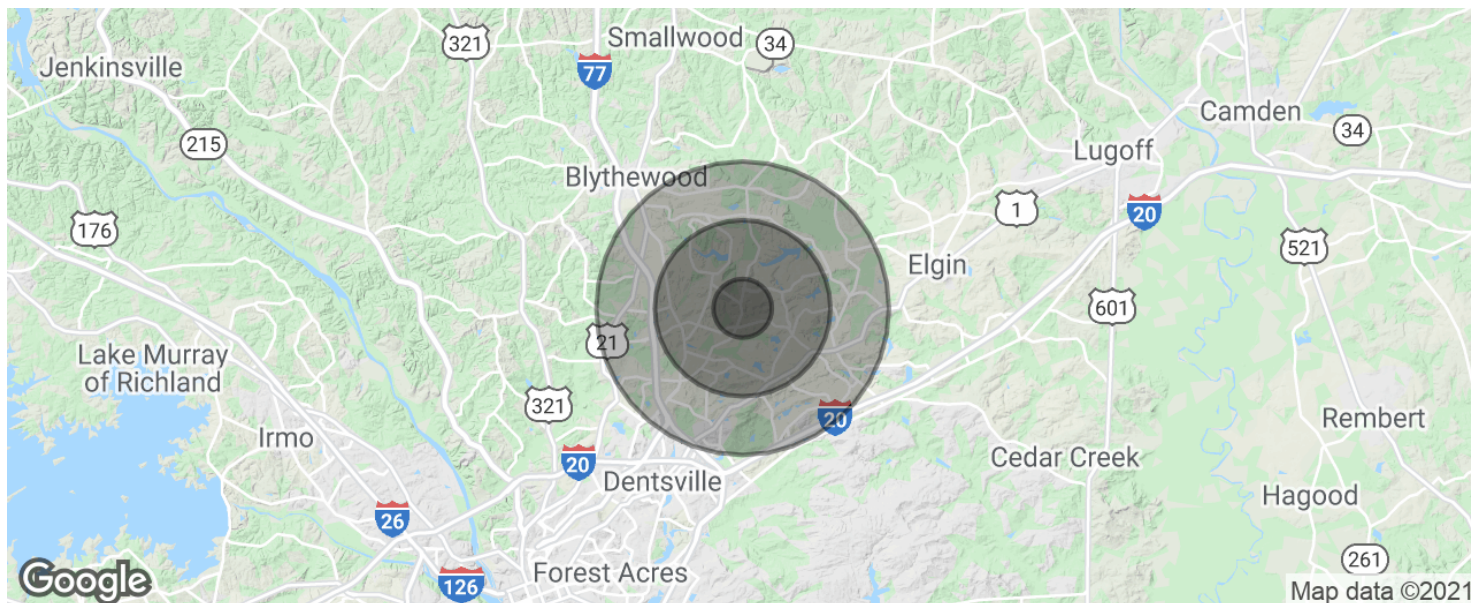
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,250	48,194	91,177
Median age	31.2	34.1	34.8
Median age (Male)	29.7	32.5	33.9
Median age (Female)	32.9	35.4	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,898	17,245	33,747
# of persons per HH	2.8	2.8	2.7
Average HH income	\$76,809	\$83,780	\$82,026
Average house value	\$171,672	\$198,201	\$226,532

* Demographic data derived from 2010 US Census

