

SUITE E
±3,600 SF

FOR LEASE

161 Pontiac Business Center Dr. ELGIN, SC 29045

 SUBMARKET: ELGIN

±3,600 SF of Flex Space Available

Great multi-tenant flex space

First generation space

Ideal for office/flex, retail showroom

Additional 5.7 acres available - ideal for
build-to-suit opportunities

ZONING: M-1, City of Columbia

LEASE RATE: \$7.50 PSF NNN



FOR MORE INFO, CONTACT

ROB LAPIN | Director | rlapin@trinity-partners.com | 803-567-1536

NICK STOMSKI, SIOR | Partner | nstomski@trinity-partners.com | 803-567-1447

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TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM

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**TRINITY
PARTNERS**

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📍 SUBMARKET: ELGIN

2017 TRAFFIC COUNT

STATION 451: 11,800 VPD
(GOOD FROM TWO NOTCH TO PERCIVAL RD.)

STATION 2,051: 62,000 VPD
(I-20, GOOD FROM CLEMSON RD. TO SPEARS CREEK CHURCH RD.)



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DEMOGRAPHICS

RADIUS	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	2,816	18,767	60,707
2018 Estimate	2,716	17,996	58,351
2010 Census	2,589	16,569	54,531
Growth 2018-2023	3.68%	4.28%	4.04%
Growth 2010-2018	4.91%	8.61%	7.01%
2018 Population Hispanic Origin	309	1,507	4,527
2018 Population by Race:			
White	1,573	9,713	28,850
Black	877	6,514	24,508
Am. Indian & Alaskan	12	71	255
Asian	144	1,087	2,862
Hawaiian & Pacific Island	16	60	150
Other	94	552	1,725
U.S. Armed Forces:	77	653	1,341
Households:			
2023 Projection	1,128	7,553	23,178
2018 Estimate	1,087	7,240	22,262
2010 Census	1,027	6,660	20,718
Growth 2018 - 2023	3.77%	4.32%	4.11%
Growth 2010 - 2018	5.84%	8.71%	7.45%
Owner Occupied	592	4,387	16,258
Renter Occupied	495	2,853	6,003
2018 Avg Household Income	\$90,802	\$95,604	\$86,502
2018 Med Household Income	\$63,703	\$71,190	\$69,347
2018 Households by Household Inc:			
<\$25,000	168	799	2,628
\$25,000 - \$50,000	268	1,416	4,223
\$50,000 - \$75,000	229	1,648	5,346
\$75,000 - \$100,000	67	1,036	3,654
\$100,000 - \$125,000	97	713	2,560
\$125,000 - \$150,000	76	473	1,282
\$150,000 - \$200,000	86	509	1,327
\$200,000+	95	647	1,241

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