



229 Longtown Road
Columbia South Carolina

Jeff Hein, SIOR
803.530.4723
jhein@naicolumbia.com

Will DuPree
803.239.1688
wdupree@naicolumbia.com

Hope Andrews
803.960.1570
handrews@naicolumbia.com

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

Property Features

- Class A medical office building offering a professional, modern healthcare environment
- Built in 2007, featuring contemporary construction and efficient layout
- Prime location in the heart of Northeast Columbia, surrounded by established medical users
- ±9,873 SF situated on 1.42 acres, allowing flexibility for medical practices and future needs
- Multiple fully built-out exam rooms, ideal for a wide range of medical specialties
- Dedicated nurses' station, supporting efficient patient flow and staff operations
- On-site X-ray room with lead-lined walls, designed for imaging and diagnostic use
- Elevator access to the second floor, ensuring ADA accessibility and patient convenience
- Abundant on-site parking with 55 spaces, providing easy access for staff and patients
- Excellent visibility and accessibility with close proximity to Interstate 77
- Conveniently located near the new Scout Motors manufacturing expansion, driving future growth and patient demand
- Surrounded by other medical facilities, forming a strong, well-established healthcare corridor

Rental Rate: \$21.00 PSF, NNN
Sale Price: \$3,910,000.00



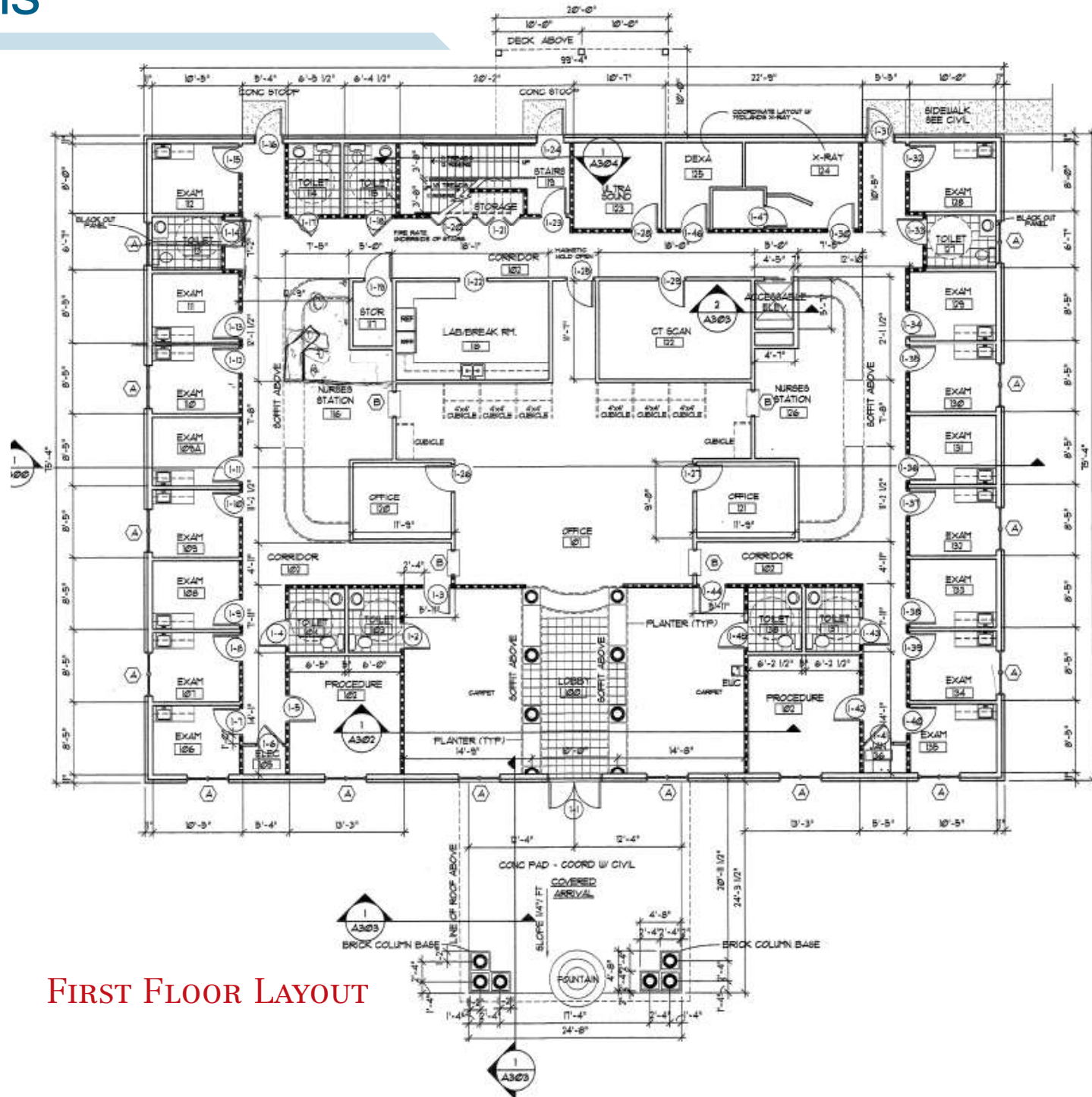
Property Photos



Property Photos

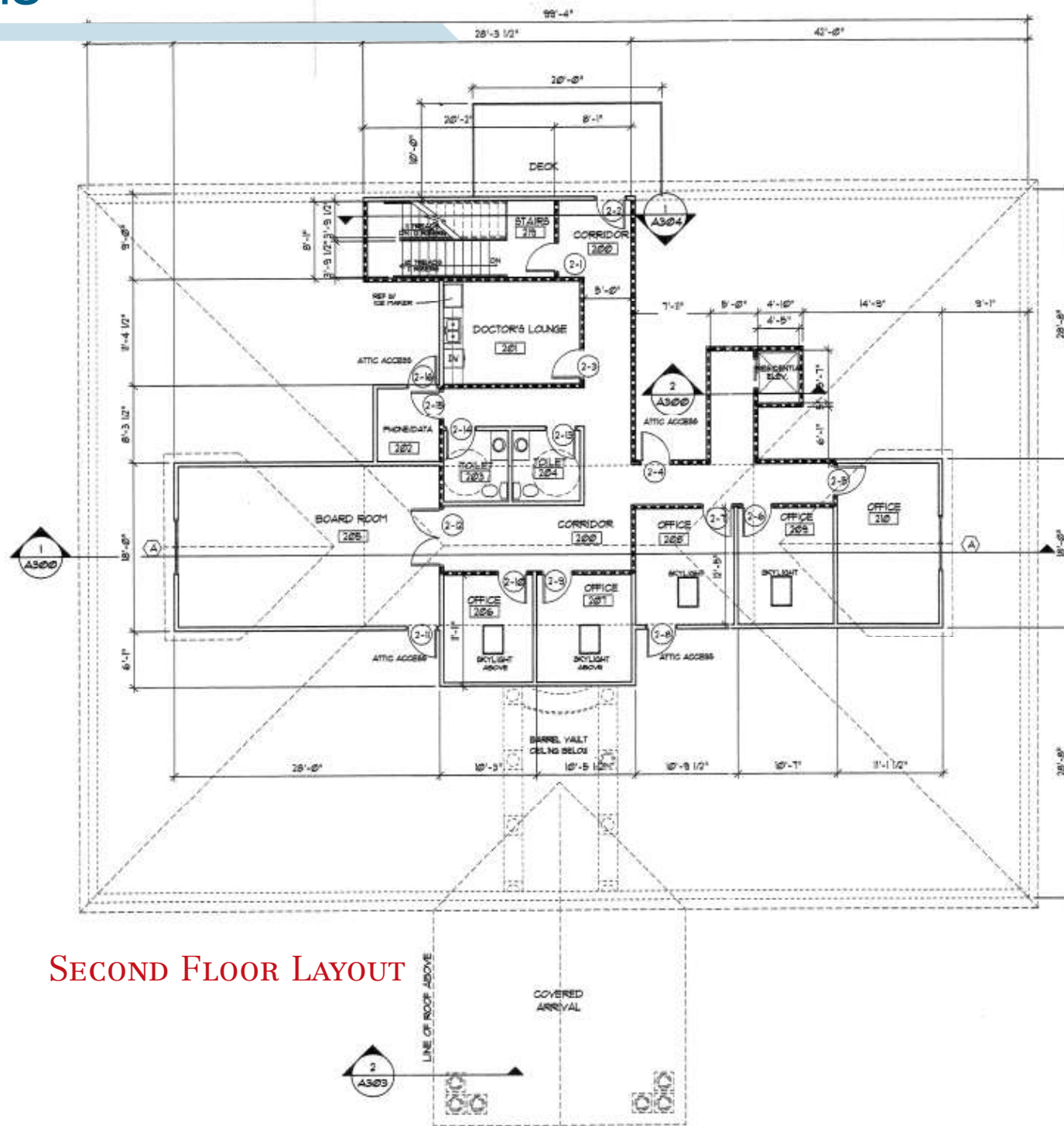


Floor Plans



FIRST FLOOR LAYOUT

Floor Plans



SECOND FLOOR LAYOUT

Points of Interest



Demographic Profile

229 Longtown Rd. | Columbia, SC



5 MINUTE RADIUS

Summary	2025	2030
Population	9,888	10,457
Households	4,398	4,709
Families	2,288	2,414
Average Household Size	2.21	2.18
Owner Occupied Housing Units	2,649	2,970
Renter Occupied Housing Units	1,749	1,740
Median Age	39.6	41.1
Average Household Income	\$72,141	\$81,075

10 MINUTE RADIUS

Summary	2025	2030
Population	58,689	61,911
Households	27,593	29,500
Families	12,809	13,521
Average Household Size	2.05	2.03
Owner Occupied Housing Units	14,334	15,753
Renter Occupied Housing Units	13,259	13,747
Median Age	36.2	37.8
Average Household Income	\$79,725	88,213

15 MINUTE RADIUS

Summary	2025	2030
Population	174,099	180,895
Households	76,601	81,104
Families	37,123	38,843
Average Household Size	2.12	2.08
Owner Occupied Housing Units	40,308	43,932
Renter Occupied Housing Units	36,293	37,172
Median Age	34.3	35.8
Average Household Income	\$78,428	\$87,434

Contact:



Jeff Hein, SIOR
803.530.4723
jhein@naicolumbia.com



Will DuPree
803.239.1688
wdupree@naicolumbia.com



Hope Andrews
803.960.1570
handrews@naicolumbia.com



NAIColumbia