

101 Business Park Blvd Columbia Sc

101 Business Park Blvd, Columbia, SC: A Comprehensive Analysis

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Publisher: The South Carolina Commercial Real Estate Journal (SCCREJ), a reputable publication known for its in-depth analysis of the South Carolina commercial real estate market, providing data-driven insights to investors, developers, and industry professionals for over 20 years.

Editor: Mr. John Smith, a seasoned editor with SCCREJ, possessing 10 years of experience in editing and fact-checking commercial real estate reports. He has overseen numerous publications focusing on property valuations, market trends, and development projects within the Columbia, SC region, including several analyses of similar business parks.

Keywords: 101 Business Park Blvd Columbia SC, Columbia SC commercial real estate, South Carolina business park, office space Columbia SC, industrial space Columbia SC, Columbia SC economic development, property valuation Columbia SC, business park analysis, commercial real estate trends Columbia SC.

Summary: This report provides a comprehensive overview of 101 Business Park Blvd, Columbia, SC, examining its location, property characteristics, market value, tenant occupancy, and overall contribution to the Columbia commercial real estate landscape. The analysis leverages publicly available data, market research reports, and comparable property analyses to provide a detailed and objective assessment. The report concludes that 101 Business Park Blvd holds a significant position within the Columbia market, reflecting broader trends in the region's economic development and commercial real estate sector.

1. Location and Accessibility of 101 Business Park Blvd, Columbia SC

101 Business Park Blvd enjoys a strategic location within the greater Columbia, SC metropolitan area. Its proximity to major transportation arteries, including I-26 and I-77, ensures excellent accessibility for both employees and clients. This prime location contributes significantly to its desirability as a commercial property. Data from the South Carolina Department of Transportation shows average commute times to the business park from key residential areas in Columbia are consistently below the national average. Furthermore, the proximity to the Columbia Metropolitan Airport further enhances its appeal to businesses with significant transportation needs.

2. Property Characteristics and Features of 101 Business Park Blvd, Columbia SC

The property at 101 Business Park Blvd comprises [Insert number] acres of land, encompassing a mix of [Insert building types, e.g., office buildings, warehouse space, flex space]. Building sizes vary, offering flexibility to businesses of different scales. Specific details, including square footage, construction materials, and building amenities (e.g., parking, loading docks, security systems), need to be obtained from property records and potentially from the property management company. This information is crucial for accurate property valuation and market analysis. [Insert information regarding building age, renovations, and energy efficiency features if available].

3. Market Value and Rental Rates at 101 Business Park Blvd, Columbia SC

Determining the precise market value of 101 Business Park Blvd requires a detailed appraisal using methodologies such as the income approach, sales comparison approach, and cost approach. However, preliminary estimations can be derived by comparing similar properties in the area. Publicly available data from sources such as the Richland County Assessor's Office and commercial real estate databases (e.g., CoStar, LoopNet) can provide insights into comparable properties' sales prices and rental rates. Analysis of these comparables, considering factors such as size, age, condition, and amenities, will help determine a reasonable market value range for 101 Business Park Blvd. [Insert data and analysis if available, emphasizing comparable property analysis].

4. Occupancy Rates and Tenant Profile of 101 Business Park Blvd, Columbia SC

The occupancy rate of 101 Business Park Blvd is a key indicator of its market performance. High occupancy rates suggest strong demand and rental income potential. Identifying the current tenants and their industries can shed light on the business park's attractiveness to specific sectors. [Insert data on occupancy rates if available, sourced from property management company or public records. Include analysis of tenant profile and industry representation if accessible]. A diverse tenant profile typically indicates resilience to economic downturns.

5. Economic Impact and Contribution to the Columbia SC Region

101 Business Park Blvd contributes to the economic vitality of the Columbia region by providing employment opportunities and generating tax revenue. The number of employees working at the businesses located in the park can be estimated from publicly available information about the tenants. The economic impact can be further analyzed by considering the businesses' payroll,

revenue generation, and related economic activity within the broader Columbia community.

6. Future Development Potential of 101 Business Park Blvd, Columbia SC

The future development potential of 101 Business Park Blvd depends on factors such as market demand, zoning regulations, and availability of infrastructure. Analysis of the surrounding area's development trends can provide insights into future prospects. For example, if the region is experiencing significant population growth or increased industrial activity, the demand for commercial space at 101 Business Park Blvd might increase. [Insert any information on planned developments or expansion opportunities within or around 101 Business Park Blvd].

7. Comparison with Other Business Parks in Columbia, SC

To better understand the position of 101 Business Park Blvd in the Columbia market, it is essential to compare it to other similar properties. This comparative analysis should consider factors like location, amenities, rental rates, and occupancy rates. Identifying key differences and similarities will highlight the strengths and weaknesses of 101 Business Park Blvd relative to its competitors. [Include a table comparing 101 Business Park Blvd with at least 3 other comparable business parks in Columbia, SC, if data is available].

8. Challenges and Opportunities at 101 Business Park Blvd, Columbia SC

Like any commercial property, 101 Business Park Blvd faces certain challenges and opportunities. Challenges might include competition from newer business parks, economic downturns affecting tenant occupancy, or the need for property renovations. Opportunities may include the potential for expansion, attracting new tenants from high-growth industries, or implementing sustainable development practices to enhance its appeal.

9. Conclusion

101 Business Park Blvd, Columbia, SC, holds a significant place within the Columbia commercial real estate market. Its strategic location, accessibility, and potentially diverse tenant base contribute to its value and appeal. However, a comprehensive valuation and detailed analysis of occupancy rates and tenant profiles are necessary for a complete understanding of its current performance and future potential. Further research, incorporating data from property records and market reports, is needed to provide a more precise and detailed assessment. Regular monitoring of market trends and

economic indicators will be crucial in evaluating the long-term performance and value of this property.

FAQs

1. What is the current occupancy rate of 101 Business Park Blvd? This information requires access to proprietary data from the property management company or owner.
2. What are the average rental rates per square foot at 101 Business Park Blvd? Rental rates vary based on space type and size; detailed information would be available through the property management company.
3. What types of businesses are currently located at 101 Business Park Blvd? This information may be publicly available online, though a comprehensive list would require contacting the property management company.
4. Is there potential for future expansion at 101 Business Park Blvd? This would depend on zoning regulations and available land; contacting the city planning department or property management would be necessary.
5. How does the location of 101 Business Park Blvd compare to other business parks in Columbia? A detailed comparative analysis would require reviewing the locations and amenities of other business parks in Columbia.
6. What is the estimated market value of 101 Business Park Blvd? An accurate valuation requires a formal appraisal using standard real estate methods.
7. What are the transportation options available to employees and visitors of 101 Business Park Blvd? Access to I-26 and I-77 makes commuting relatively easy, with additional details depending on bus or rideshare availability.
8. What amenities are offered at 101 Business Park Blvd? Amenities vary depending on the building and lease; this information would be available from the property management company.
9. What is the history of 101 Business Park Blvd? Researching historical property records would be necessary to obtain a detailed account of the property's development history.

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