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Full OM will be provided upon execution of CA.



Investment Opportunity for Sale

# Fully Leased Office Building

1906 Pineview Road | Columbia, SC

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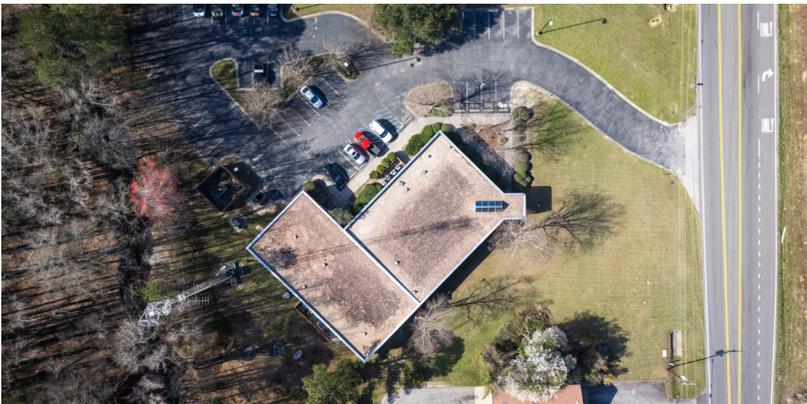


# Property Highlights

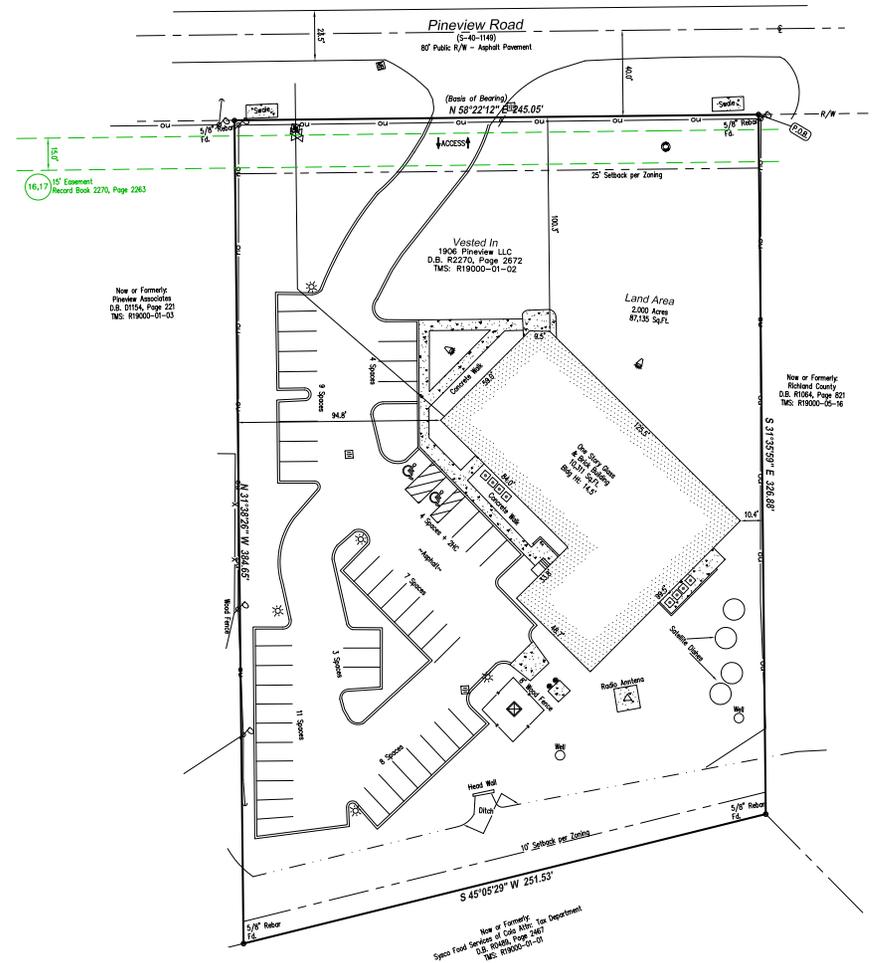
<b>Address</b>	1906 Pineview Road Columbia, SC 29209
<b>Tax Map Number</b>	R19000-01-02 (Richland County)
<b>Site</b>	±2.00 acres
<b>Net Rentable Area</b>	±10,320 SF
<b>Tenant</b>	100% leased to Alpha Media, LLC
<b>Lease Term</b>	Existing lease expires December 31, 2030
<b>Net Operating Income</b>	\$146,591
<b>Cap Rate</b>	8.5%

## SALE PRICE

\$1,725,000



## Site Plan





# Building Specifications



<b>Total Building Area</b>	±10,320 SF
<b>Lot Area</b>	±2.00 acres
<b>Stories</b>	1
<b>Year Built</b>	1992
<b>Year Renovated</b>	2000
<b>Tenancy</b>	Single
<b>Parking</b>	41 dedicated surface spaces
<b>HVAC</b>	100%
<b>Construction</b>	Masonry; glass

# Tenant Overview



**Tenant:** Alpha Media  
**Website:** www.alphamediausa.com  
**Headquarters:** Portland, OR  
**Year Founded:** 2009  
**Industry:** Radio broadcasting

Station	Format	Owner	Oct 24	Nov 24	Dec 24	Jan 25
WWDM-FM	Urban	Alpha Media	12.9	12.0	11.3	11.2
WLXC-FM	Urban	Cumulus Media	6.0	5.3	5.2	5.7
WHXT-FM	Hip Hop	Alpha Media	6.0	6.2	5.9	5.3
WCOS-FM	Country	iHeartMedia	5.6	5.8	5.6	5.1
WXBT-FM	Urban	iHeartMedia	4.0	4.0	4.6	4.4
WNOK-FM	CHR	iHeartMedia	4.5	4.4	3.7	3.8
WLTY-FM	Adult Hits	iHeartMedia	2.5	3.1	3.7	3.6
WMFX-FM	Classic Rock	Alpha Media	2.2	2.7	3.3	3.6
WTCB-FM	AC	Cumulus Media	2.5	2.9	3.3	3.2
WVOC-AM	News/Talk	iHeartMedia	4.0	4.0	3.0	3.0
WNKT-FM	Sports	Cumulus Media	3.6	3.6	3.5	2.8
WLTR-FM	Public Radio	South Carolina Educational TV	1.8	1.5	2.2	2.3
WOMG-FM	Classic Hits	Cumulus Media	3.6	2.9	3.3	2.3
WARQ-FM	CHR	Alpha Media	1.5	2.0	1.1	1.9

## Nielsen Radio Station - Ratings Chart

Each decimal is the percentage of those listening to radio in the MSA who are listening to a particular radio station.

Alpha Media, headquartered in Portland, Oregon was formed by veteran radio executive, Larry Wilson in August 2009 and was originally named Alpha Broadcasting. Alpha Broadcasting initially acquired six Portland radio stations; KINK-FM, KUPL-FM, KUFO-FM, KCMD-AM, KXL-AM and KXTG-FM.

In 2012, L & L Broadcasting was established and began acquiring stations across the country. On July 1, 2014, L & L Broadcasting and Alpha Broadcasting merged, creating Alpha Media. Between the original Portland stations and the new transactions, Alpha Media owned 135 radio stations in 28 markets across the US.

In the beginning of 2016, Alpha Media acquired 114 stations from Dignity, LLC. Upon the successful completion of all transactions, Alpha Media now owns or operates 207 radio stations within 44 markets across the US.

## Featured Stations



Sports  
Amarillo



Top 40  
Portland



Country  
San Jose



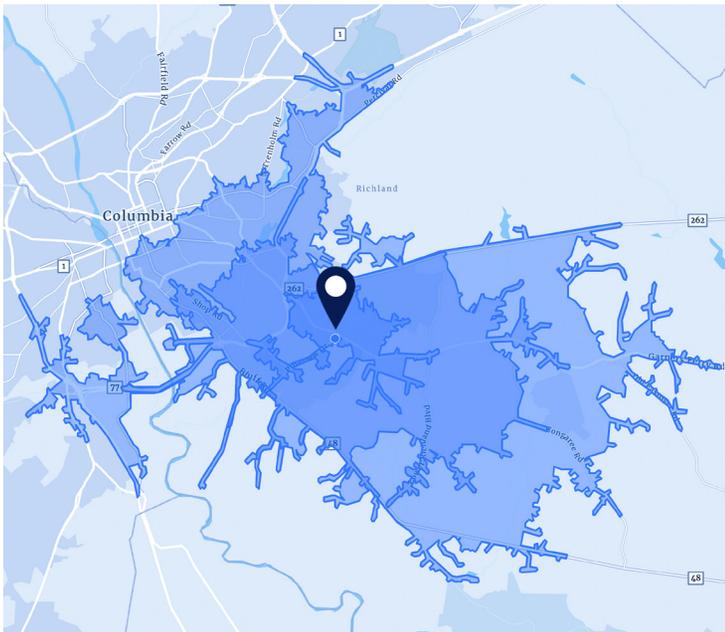
Top 40  
Louisville



# Location Overview

1906 Pineview Road is located in Richland County, just outside of downtown Columbia. Richland County has experienced astronomical growth celebrating a record-breaking year with over \$2.35 billion in investments and the creation of approximately 4,532 jobs in 2023. With a population growth of approximately 11% since 2011, new shopping centers and commercial developments have multiplied, catering to the increasing population and consumer demand.

The site has the advantage of immediate surrounding retail users within the Garners Ferry Road corridor, including Burger King, Hardee's, Wendy's, Walgreens, CVS, Zaxby's and more. Nearby industrial users include Sysco, America Spiral Weld, Avantech, Jushi, FedEx, Mark Anthony Brewing, Excel Truck Group and more. Garners Ferry Road is one of the top-performing retail corridors in the Columbia market with more than 1.1 million square feet of inventory and a 1.2% vacancy rate.



## Population

5 min: 9,941  
10 min: 50,108  
15 min: 117,289



## Daytime Pop.

5 min: 10,169  
10 min: 47,018  
15 min: 121,246



## Avg. HH Income

5 min: \$77,450  
10 min: \$83,252  
15 min: \$94,261



## Med. Home Value

5 min: \$172,381  
10 min: \$196,664  
15 min: \$252,842

# Garners Ferry Corridor





## Colliers

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