

For Sale | Investment  
Opportunity

# 1906

Pineview Road  
Columbia, SC 29209



**PRESENTED BY:**

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# THE OFFERING

## The Tenant

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 Dignty, LLC. Upon the successful completion of all transactions, Alpha Media now owns or operates 250 radio stations within 51 markets across the US.

## Investment Highlights

- Tenant: Alpha Media
- Rentable Area: ±10,320 SF
- Lease Commenced: August 25, 2000
- Lease Expires: December 31, 2020
- Current Annual Rent: \$141,928.56 (\$13.75 PSF)
- Operating Expenses: NNN
- Sales Price: \$1,300,000



## Building Highlights

### > PROPERTY ADDRESS

1906 Pineview Road  
Columbia, SC 29209

### > TOTAL BUILDING AREA

±10,320 SF

### > SITE

2 Acres

### > USE

Radio/TV Transmission

### > PARCEL NUMBER

R-19000-01-02

### > PARKING:

58 Spaces

### > BUILDING CONSTRUCTION:

Masonry, glass

### > YEAR BUILT

1992

### > OCCUPANCY

100%

### > ZONING

General Commercial

### > HVAC

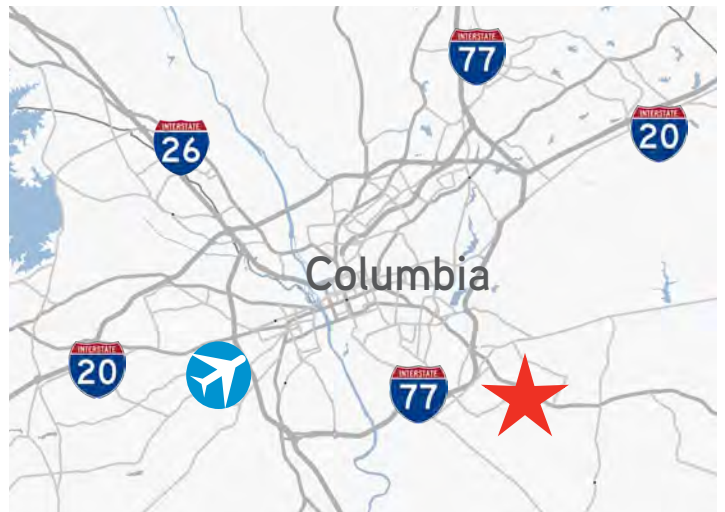
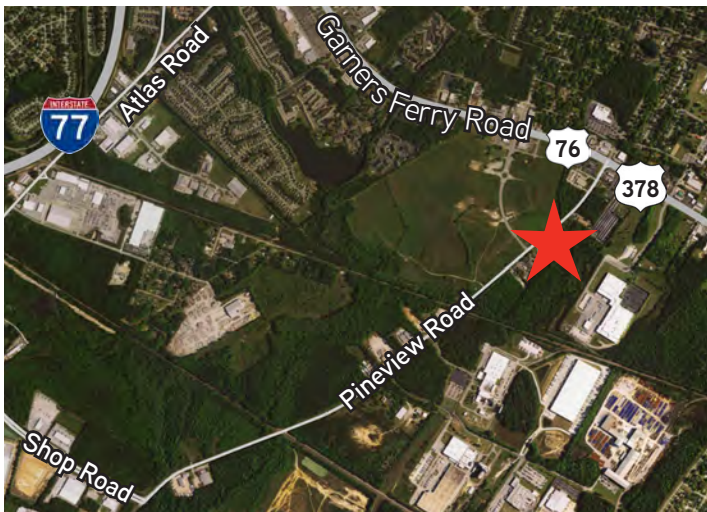
100%

### DEMOGRAPHICS - 2017 ESTIMATE

	1 mile	3 miles	5 miles
Population:	4,084	32,750	74,220
Households:	1,648	12,660	26,748
Average Household Income	\$49,365	\$76,533	\$74,088



## Site Proximity



1 minute to Highway 378



5 minutes to I-77



11 minutes to I-26



15 minutes to I-20

# ABOUT US

INDUSTRIAL BROKERAGE TEAM  
COLUMBIA | SOUTH CAROLINA



## THE COLLIERS ADVANTAGE

Colliers International has had a presence in South Carolina for over 100 years and is the largest commercial real estate firm in the state. Colliers International serves South Carolina with full service offices in the three major cities: Charleston, Columbia and Greenville.

Colliers International | South Carolina's Industrial Brokerage Group of professionals is the leading industrial team in Central South Carolina, with over 50 collective years of experience. Charles W. Salley, SIOR, Dave Mathews, SIOR, and Thomas Beard bring specialized knowledge to their area of focus, providing their clients with an in-depth perspective of South Carolina's manufacturing and distribution properties while assisting tenants and buyers to achieve their needs for space. Colliers International | South Carolina's Industrial Brokerage Group completed 126 transactions in 2014, 2015 and 2016 totaling over 24.7 million square feet.

The Colliers International | South Carolina Industrial Brokerage Group currently represents over 30 listings totaling over 3.4 million square feet.

## STATISTICS



**24.7M**

TOTAL SQUARE FEET  
SOLD OR LEASED



**\$89.1M**

SALES  
VOLUME



**\$44M**

LEASING  
VOLUME



**\$133.1M**

TOTAL INDUSTRIAL  
GROUP TRANSACTION VALUE

\* All statistics from 2014, 2015 and 2016

554 offices in  
68 countries on  
6 continents

- \$2.6 billion in annual revenue
- 2 billion square feet under management
- Over 15,000 professionals
- 72,000 lease/sale transactions
- \$105 billion total transaction value

## South Carolina

- 3 offices across the state
- Over 156 staff members
- \$634 million total transaction value: \$284 million lease and \$350 million sales
- Over 659 lease/sale transactions
- 64 real estate professionals
- 14.5 million square feet under management: 4.7 million office, 1.25 million retail and 7.9 million industrial
- 16 property managers, 23 maintenance and operations specialist, 12 support/administrative personnel and 6 property accountants
- \$20 million value of projects completed by LCK construction services in 2016
- 5 project managers
- Over 53 professional designations

\* All statistics from fiscal year 2016

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