

*For Lease in Columbia*  
±5,500 SF Flex Space

TMS: 11211-07-08



## 1050 SHOP ROAD

Columbia, South Carolina 29201

**GEORGE McCUTCHEN, CCIM, SIOR**  
803.255.8603 [gmccutchen@wilsonkibler.com](mailto:gmccutchen@wilsonkibler.com)

**JAMES ROGERS**  
803.255.8621 [james.rogers@wilsonkibler.com](mailto:james.rogers@wilsonkibler.com)



## Executive Summary

# 1050 SHOP ROAD

PROPERTY DESCRIPTION:

Beautiful Class A Flex Space with ±5,500 SF in Richland County near Williams-Brice Stadium, the State Fairgrounds, downtown Columbia, and I-77.

SPACE BREAKDOWN:

- 4,500 SF Office
- 1,000 SF Warehouse

CONSTRUCTION DATE:

1996

PARKING:

Forty (40) paved spaces and tenant shall have six (6) spaces for football games and landlord shall retain the remaining spaces for tailgating

LOCATION DESCRIPTION:

Well-located near Williams-Brice Stadium and the South Carolina State Fairgrounds. Property is less than two (2) miles from I-77, with easy access through downtown Columbia along Assembly Street.

ZONING:

M-1, Light Industrial and Commercial

DOORS:

One (1) Drive-in Door

LEASE RATE:

\$14.00 PSF Net of Electrical & Janitorial

ADDITIONAL SPACE  
AVAILABLE:

Adjacent ±7,000-square-foot property with a ±1 AC fenced yard at 1054 Shop Road is also available for lease at a rate of \$8.00 PSF NNN





Shop Rd

George Rogers Blvd

Bluff Rd

George Rogers Blvd

SOUTH CAROLINA  
*State Fair*



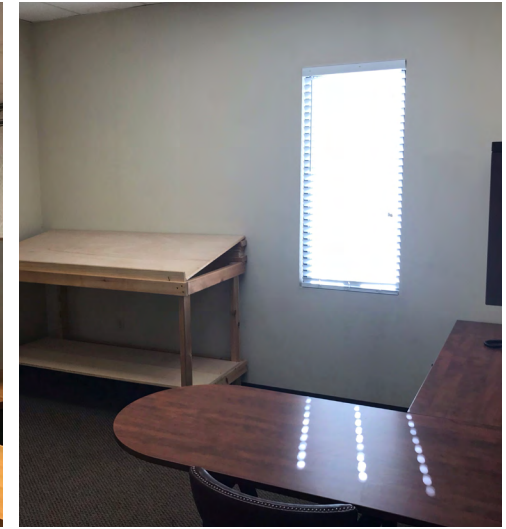


For Lease  
±5,500 SF Flex Space

TMS: 11211-07-08

## Interior Pictures

# 1050 SHOP ROAD





For Lease  
±5,500 SF Flex Space

TMS: 11211-07-08

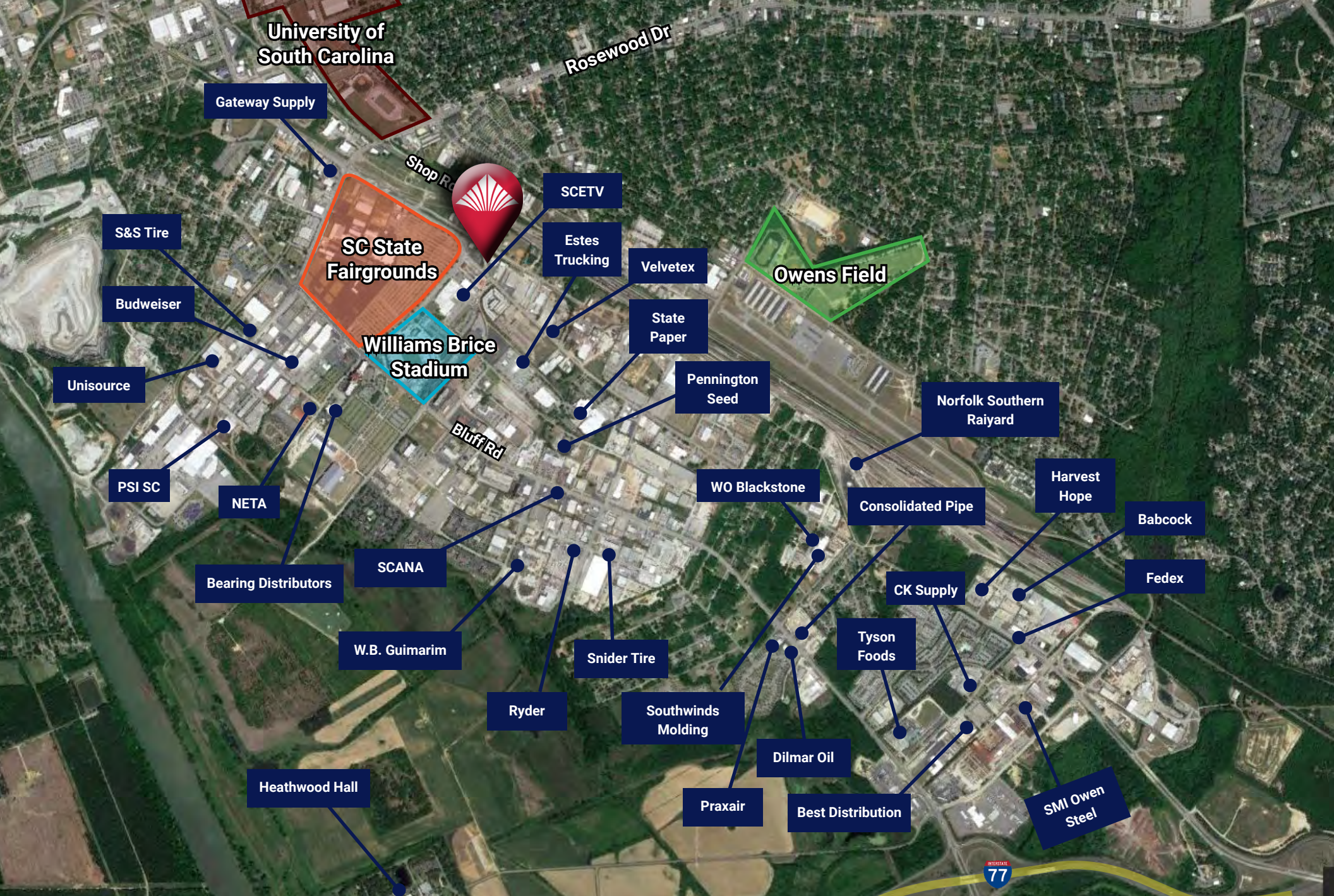
Aerial

1050 SHOP ROAD



1111 Laurel Street  
Columbia, South Carolina 29201  
803.779.8600  
[www.wilsonkibler.com](http://www.wilsonkibler.com)





University of South Carolina

Rosewood Dr

Gateway Supply

Shop Rd

SC State Fairgrounds

Williams Brice Stadium

Bluff Rd

Owens Field

S&S Tire

Budweiser

Unisource

PSI SC

NETA

Bearing Distributors

SCANA

W.B. Guimarim

Heathwood Hall

Ryder

Snider Tire

Southwinds Molding

Praxair

Best Distribution

Dilmar Oil

Tyson Foods

WO Blackstone

Consolidated Pipe

CK Supply

Harvest Hope

Babcock

Fedex

SCETV

Estes Trucking

Velvetex

State Paper

Pennington Seed

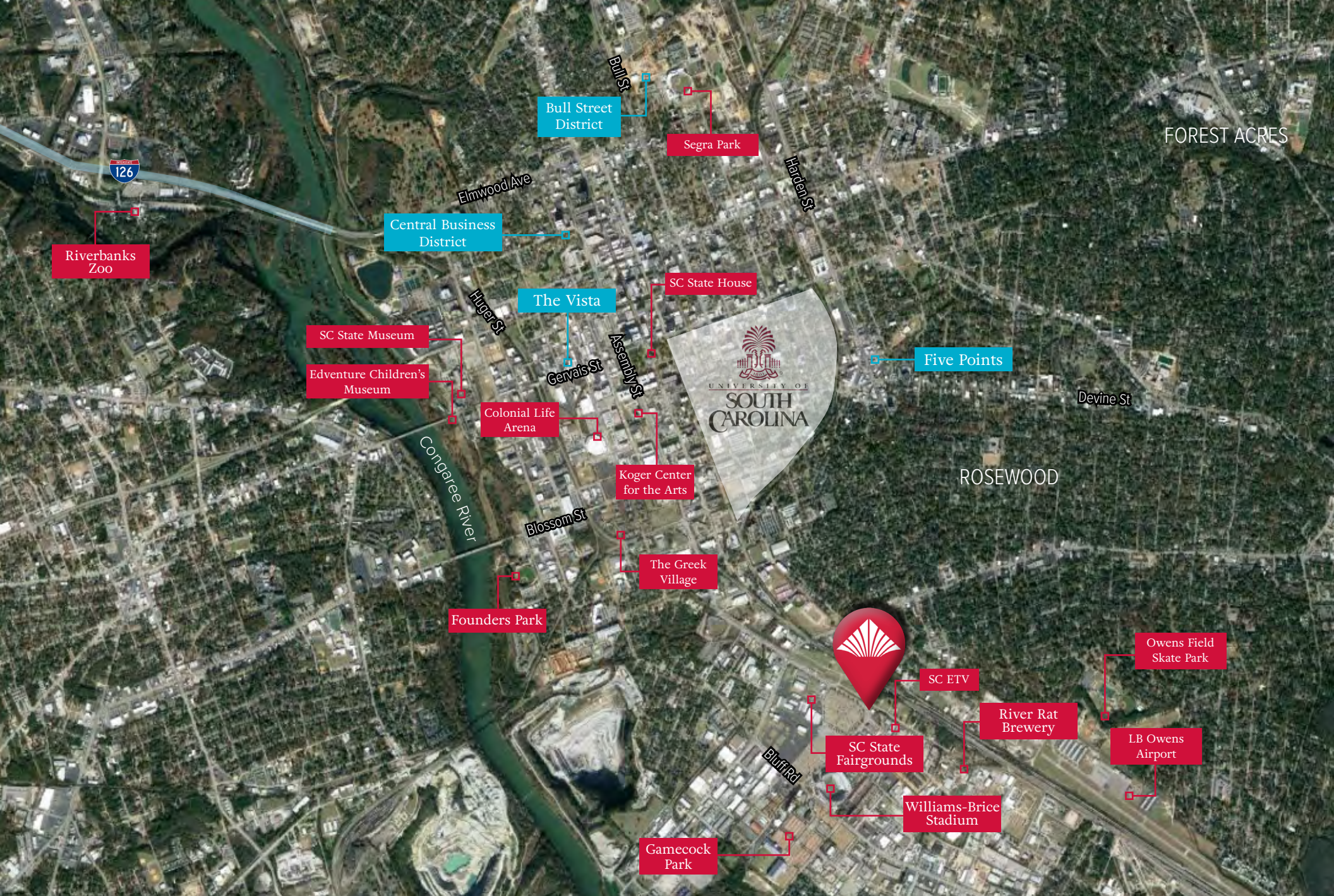
Norfolk Southern Raiyard

77



1111 Laurel Street  
Columbia, South Carolina 29201  
803.779.8600  
www.wilsonkibler.com





FOREST ACRES

Bull Street District

Segra Park

Central Business District

Riverbanks Zoo

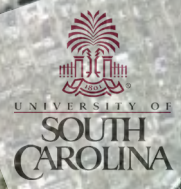
The Vista

SC State House

SC State Museum

Adventure Children's Museum

Five Points



Colonial Life Arena

Koger Center for the Arts

ROSEWOOD

The Greek Village

Founders Park



SC ETV

Owens Field Skate Park

SC State Fairgrounds

River Rat Brewery

LB Owens Airport

Williams-Brice Stadium

Gamecock Park



1111 Laurel Street  
Columbia, South Carolina 29201  
803.779.8600  
www.wilsonkibler.com



# Introduction to Columbia, South Carolina

Located in central South Carolina, Columbia is the State capital and is the largest city in the state. Columbia, S.C. is characterized by a rapidly growing population of college students, young professionals, families, and retirees, and is one of the most business-friendly states in the southeast. Additionally, South Carolina has also been recognized as one of the best states to retire by Forbes.

Home to the University of South Carolina, a supply of well-educated graduates provides a foundation for a stable workforce and allows for economic ingenuity and world-class research for the region's businesses. Businesses with a major presence in the region include Dominion Energy, Prisma Health, BlueCross BlueShield of SC, Wells Fargo, TD Bank, Colonial Life, UPS and Amazon.

Columbia is home to Fort Jackson, the Army's largest basic training facility. More than 3,500 active duty soldiers with 12,000 family members are assigned to the base and call the area home. Each weekend these family members fill Columbia's hotels as they visit for basic training graduations. Fort Jackson's total economic impact on South Carolina is estimated at \$2.3 billion a year, according to a study by the University of South Carolina's Darla Moore School of Business. The study said Fort Jackson directly employs 7,620 people and is ultimately responsible for 20,000 jobs. The Columbia Metropolitan Airport estimates that 20 percent of its traffic is related to the military.

Columbia Metropolitan Airport (CAE) has seen steady growth in recent years, with a 17% increase in passengers from 2018 to 2019. Passenger airlines including Delta, American Eagle, US Airways, and United Airlines serve the Columbia metro area out of CAE. Air freight companies operating from CAE include Airborne Express, Federal Express, Mountain Air Cargo, Piedmont, Bankair, and United Parcel Service. UPS selected Columbia as the home of their southeast regional air cargo hub in 1994.



Columbia is served by CSX Transportation & Norfolk Southern rail lines. Passenger service in South Carolina is provided by Amtrak. The Port of Charleston, just 112 miles from Columbia, is accessed by both rail lines and is one of the busiest container ports along the Southeast and Gulf coasts. The region is also just 105 miles from Inland Port Greer in the Upstate.

Columbia's central location within the state makes it easily accessible from a large number of major cities in the southeast. With three major interstates converging in Columbia (I-77, I-26, & I-20) and 24-hour ground access to more than 66% of the U.S. market, it is home to a number of logistics companies and distribution centers, including Amazon.



# Positive Business Climate

Columbia has been recognized as an exceptional city to start and grow a business. There are over seventy foreign affiliated companies and fourteen Fortune 500 Companies located in the metro area. Columbia has also been recognized in various publications for its attractiveness to both new businesses and job seekers.

Home to a number of businesses that support the community, as well as the state government, Columbia is also host to the US Army's largest, and most active, initial entry training installation at Fort Jackson. In addition to the South Carolina state government, major employers include the Prisma Health hospital system, BlueCross BlueShield of SC, Lexington Medical Center, the University of South Carolina, Dominion Energy, Walmart, and UPS, which operates its Southeastern Regional Hub out of the Columbia Metropolitan Airport (CAE).

Columbia is home to a growing cluster of insurance, technology, and service industries. In 2012, Amazon completed construction of a 1.2 million-square-foot fulfillment center in West Columbia, S.C., approximately 5.6 miles from downtown Columbia. The facility, one of the company's largest on the east coast employs approximately 2,000 people, and represents an overall investment of approximately 4.3 billion in the region, including infrastructure and employee compensation.

- The Columbia Metro area was selected as one of "America's 50 Hottest Cities" for business relocations and expansions by Bloomberg Business Week.
- The Columbia Metro area was selected as one of America's "Best Places to Live and Work" by Expansion Management and rated as a "Five-Star Community".

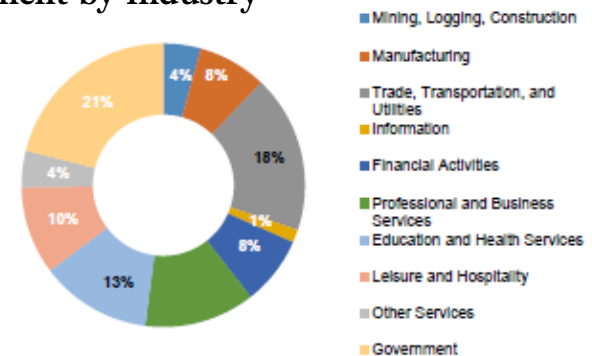
# Employment

As the state capital, the largest employer group in Columbia is the State of South Carolina, which employs approximately 77,000 people. The State government provides Columbia with stable employment levels and steady employment growth, which helps to insulate the city in economic downturns. It also has helped to insure the strength and stability of Columbia's middle class.

In addition to the state government, major employment groups include health care providers, educational institutions like the University of South Carolina, as well as insurance and banking firms.

Within the state of South Carolina there are over 1,200 active internationally-owned facilities. Businesses from Australia, Belgium, Canada, China, Denmark, Finland, France, Germany, Italy, Japan, Luxembourg, the Netherlands, and the United Kingdom all take advantage of the strong transportation network and wonderful quality of life. Since 2011, these companies have invested over \$19 billion in South Carolina, bringing 42,000 new jobs to the state.

## Employment by Industry



Source: U.S. Bureau of Labor Statistics



# University of South Carolina

With a nearly 35,000 student population at the Columbia campus and a total enrollment of 52,548, the University of South Carolina has a major economic impact on the region as a whole. Boasting more than 300 degree programs, and sitting on a 290-acre campus in the heart of Columbia, USC has recently received an award from US News & World Report for being one of the ten “most promising and innovative” colleges and universities.

Academically, the University of South Carolina’s Darla Moore School of Business has been recognized for 22 consecutive years as the number one undergraduate business degree by *U.S. News & World Report*.

Additionally, *Kiplinger’s Personal Finance* and *The Princeton Review* have both awarded USC with recognition of their quality academics and affordable costs, as being one of the best values in public universities. Other top ranked programs include engineering, exercise science, nursing, and health education.

