

# PRIME RETAIL SPACE ADJACENT TO KOHL'S

Columbia, SC 29229 | 10136 Two Notch Rd | Two Notch Rd & Sparkleberry Ln | #563 Spring Valley



AVAILABLE SF:  
24,900 SF

GROUND LEASE:  
APPROX 98'5"

ZONING:  
COMMERCIAL

RATES:  
CALL FOR DETAILS

## AREA ANCHORS



- Regional junior anchor space available
- Kroger, Kohl's, Bed Bath & Beyond, Ross, Best Buy and PetSmart anchored shopping center
- High profile regional location at the heart of the Two Notch Rd trade area
- Excellent visibility, ample parking and signage available

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 Population Density	6,199	52,422	108,371	Two Notch Rd	32,600 AADT
2018 Daytime Population	8,543	17,139	36,102	Sparkleberry Ln	12,000 AADT
2018 Average HH Income	\$108,127	\$95,218	\$88,100		
2018 Median HH Income	\$81,525	\$75,549	\$68,973		



FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):  
 DARRELL PALASCIANO • darrell.palasciano@tscg.com • 704.335.5455  
 MATT HENRY • matt.henry@tscg.com • 704.335.5455



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Stan Johnson Co.  
 THE NET LEASE AUTHORITY™

CHAINLINKS  
 RETAIL ADVISORS

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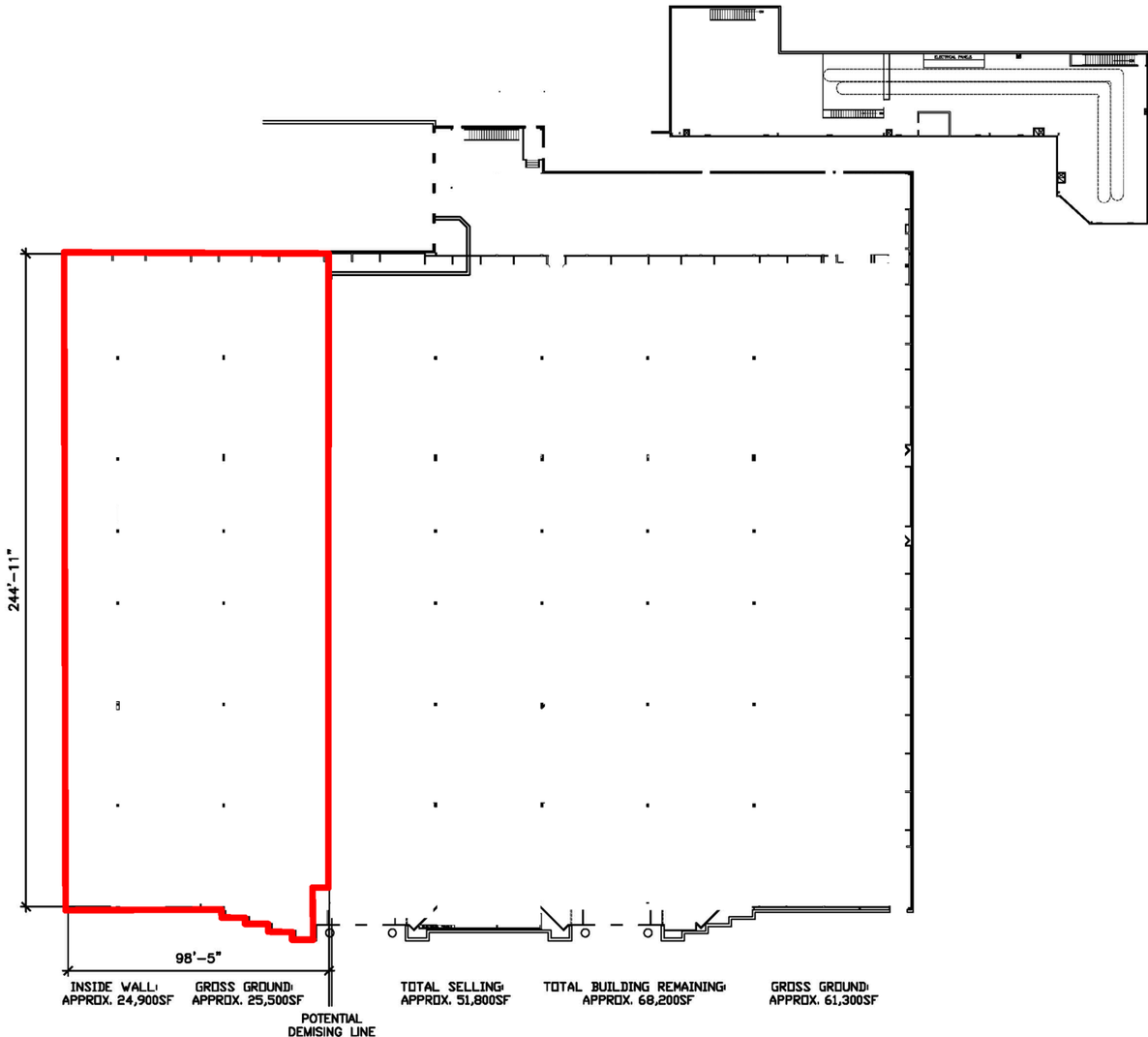
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#10563 Spring Valley, SC  
Updated 4/19/18



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