

Southern Commons

For Sale: 5 Outparcels Available

For Sale 5 Outparcels

Executive Summary

LOCATION DESCRIPTION: The Southern Commons Development is located within the Cayce/West Columbia Submarket of Columbia, SC. The strategic location is in close proximity to large employers such as SCANA, Amazon, and Nephron Pharmaceuticals.

UTILITIES: Electric/Power: SCE&G
Water: City of Cayce
Sewer: City of Cayce
Telecommunications: AT&T
Gas: SCE&G
Stormwater Retention: Available off-site for many parcels

ZONING: M-1 (Light Industrial), City of Cayce

SITES:	Outparcel 1	±.73 acres	\$474,500
	Outparcel 2	±.63 acres	\$409,500
	Outparcel 3	±.67 acres	\$569,500
	Outparcel 4	±1.10 acres	\$1,045,000
	Outparcel 5	±0.61 acres	\$610,000



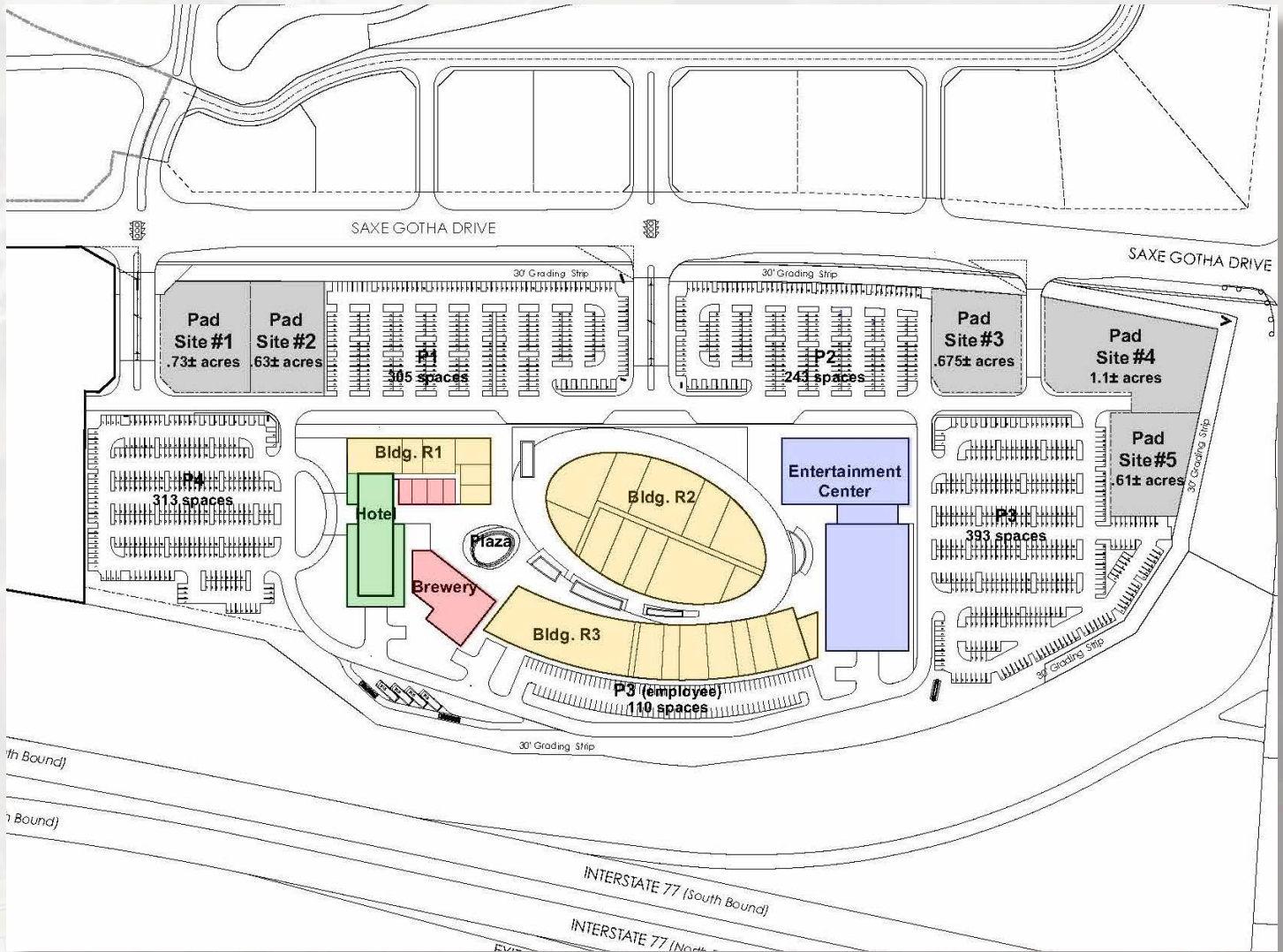
Pad
Site #3



SOUTHERN
COMMONS

For Sale 5 Outparcels

Site Plan



SOUTHERN
COMMONS

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Area Highlights

- Spectacular corporate campus setting nestled in a beautiful natural environment.
- Excellent access and visibility on I-77, centrally located in the Columbia MSA within the inner Interstate Loop. Traffic counts on I-77 near 12th Street exceed 67,000 vehicles per day. I-26 is 1.5 miles away and I-20 is 11.5 miles away.
- Major employers at the I-77/12th Street interchange include SCANA (2,000 employees), Amazon (\pm 2,500 employees and rapidly growing in its 1 million SF fulfillment center), Nephron Pharmaceuticals (projected 700 employees in its recently completed \$313 million plant/research facility) providing daytime population advantages.
- Amenities include a state of the art public tennis/fitness center with 30 lighted tennis courts and miles of existing trails associated with the Three Rivers Greenway system and future 12,000 Year History Park.
- Development momentum with the 299 unit apartments fully leased; the Lexington County 120,000 square foot speculative industrial building underway in Saxe Gotha Industrial Park; and a new Marriott recently opened.
- The proposed 250 acre Sax Gotha Industrial Park expansion.
- Competitive property tax advantage in Lexington County/City of Cayce.



About Southern Commons

As South Carolina's capital and largest city, Columbia is the "A" location for commerce, entertainment, lifestyle, culture and recreation as well as being home to 35,000 students at the University of South Carolina. In fall 2017, USC welcomed its largest ever freshman class: 5,800 strong. Fort Jackson trains 70,000 new soldiers annually and 200,000 attend new soldier graduations each year. Southern Commons is an easy, 11 minute/6.5 mile drive from downtown Columbia.

- Columbia SC's new destination for outlet savings
- 160,000 SF outlet brand stores
- 70,000 SF entertainment complex
- Restaurant and retail outparcels
- Excellent, highly visible location
- Direct access from I-77
- ±2,000 LF highway frontage
- 14.7 million visitors annually
- 2016-2017 regional tourism generated \$2.1 billion
- EB joint project with Paris Projects



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Demographic Profile

I-77 and 12th Street - Cayce, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	21	10,430	65,290	2017 Estimate	\$55,955	\$39,048	\$39,593
2017 Estimate	268	11,506	70,265	2022 Projection	\$61,782	\$43,254	\$45,282
2022 Projection	311	12,428	74,077	Average Household Income			
% Chg. 2017-2022	16.0%	8.0%	5.4%	2017 Estimate	\$66,892	\$50,615	\$57,673
Households				2022 Projection	\$77,567	\$57,919	\$65,787
2010 Census	5	4,146	26,033	Per Capita Household Income			
2017 Estimate	99	4,549	28,115	2017 Estimate	\$25,566	\$20,080	\$23,840
2022 Projection	114	4,887	29,704	2022 Projection	\$29,417	\$22,857	\$27,049
Families				2017 Household Income Dist.			
2010 Census	4	2,444	12,443	Less than \$15,000	6.1%	17.1%	19.2%
2017 Estimate	73	2,642	13,067	\$15,000 - \$24,999	6.1%	15.0%	13.9%
2022 Projection	84	2,826	13,635	\$25,000 - \$34,999	10.1%	11.6%	11.1%
2017 Age Distribution				\$35,000 - \$49,999	17.2%	18.1%	15.1%
0 - 4	5.6%	5.5%	5.0%	\$50,000 - \$74,999	30.3%	17.6%	17.1%
5 - 9	5.6%	5.5%	4.3%	\$75,000 - \$99,999	12.1%	9.1%	9.2%
10 - 14	5.6%	5.6%	4.0%	\$100,000 - \$149,999	16.2%	9.0%	9.1%
15 - 19	5.6%	7.6%	11.8%	\$150,000 - \$199,999	1.0%	1.9%	2.6%
20 - 24	5.6%	14.5%	20.5%	\$200,000 and Up	1.0%	0.6%	2.8%
25 - 34	11.1%	13.1%	14.2%	2017 Dist. by Race & Ethnicity			
35 - 44	16.7%	10.6%	9.8%	White Alone	79.9%	56.7%	65.8%
45 - 54	16.7%	13.6%	10.8%	Black Alone	13.8%	34.5%	25.2%
55 - 64	16.7%	11.6%	9.4%	American Indian Alone	0.4%	0.4%	0.4%
65 - 74	11.1%	7.0%	5.3%	Asian Alone	1.5%	1.8%	2.6%
75 - 84	0.0%	4.1%	3.4%	Pacific Islander Alone	0.0%	0.1%	0.1%
85+	0.0%	1.3%	1.5%	Some Other Race Alone	1.1%	3.9%	3.4%
Median Age				Two or More Races	3.4%	2.6%	2.4%
2010 Census	42.5	33.5	27.6	Hispanic Origin (Any Race)	4.5%	7.0%	6.7%
2017 Estimate	42.8	35.8	28.9	2017 Housing Data			
2022 Projection	44.9	37.1	29.9	Owner Occ. Housing Units	85	2,871	13,457
Average Household Size				Renter Occ. Housing Units	14	1,679	14,658
2010 Census	4.20	2.52	2.25	2017 Business Data			
2017 Estimate	2.71	2.53	2.27	Total Businesses:	5	403	3,368
2022 Projection	2.73	2.54	2.28	Total Employees:	265	10,841	59,821