



# Colonial Village Shopping Center

±1,200 - 7,575 SF  
Retail & Office Space

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For Lease

±1,200-7,575 SF

Retail & Office Space

A  
BRIGHTER SMILE

EDWARD JONES  
INVESTMENTS

Shirred

# Colonial Village Shopping Center

1410 Colonial Life Blvd. - Columbia, South Carolina

- The available space is located in Colonial Village Shopping Center, which features beautiful landscaping and building accents
- Property is professionally managed
- Adjacent to one of Columbia's largest employers, Colonial Life and Accident Insurance - 1,032 employees
- Colonial Village currently has a great mix of both retail and office tenants, such as The Melting Pot, Southern Institute, Brighter Smile, Edward Jones, Weight Watchers, etc.
- Located between I-20 and I-26 with quick access to Downtown Columbia and Irmo
- Lighted parking area with a parking ratio of 7.16 spaces per 1,000 SF
- Lease Rate: \$12.00 per SF, NNN

# Site Plan

SUITE	TENANT	AVAILABLE SF	SUITE	TENANT	AVAILABLE SF
10	Vacant	6,000	170	Edward D. Jones & Co.	
20	Vacant	1,170	180	Surreal Innovations Salon	
30	Vacant	1,170	190	Vacant	1,800
40	Vacant	1,200	200	Modern Age Tobacco	
70	Vacant	2,315	210	Vacant	1,286
80	Midlands Fatherhood		220	Rogue	
100	Weight Watchers		230	Vacant	2,800
110	Vacant	2,170	250	Vacant	1,400
130	The Melting Pot		260	Vacant	2,073
140	Team Graham		270	Manpower	
150	Southern Belly BBQ		280	Vacant	2,236
160	A Brighter Smile				



W Colonial Life Blvd

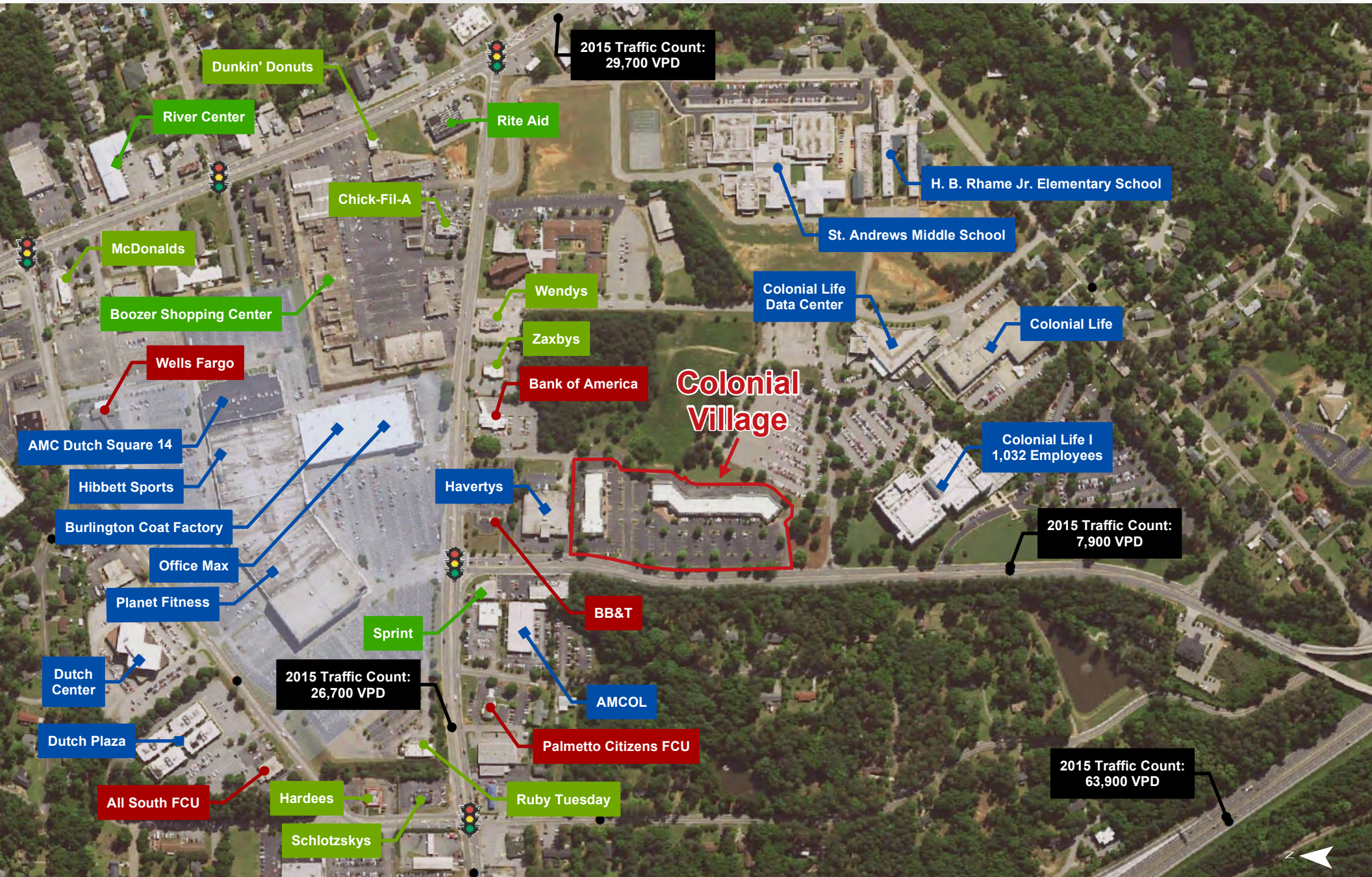
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For Lease

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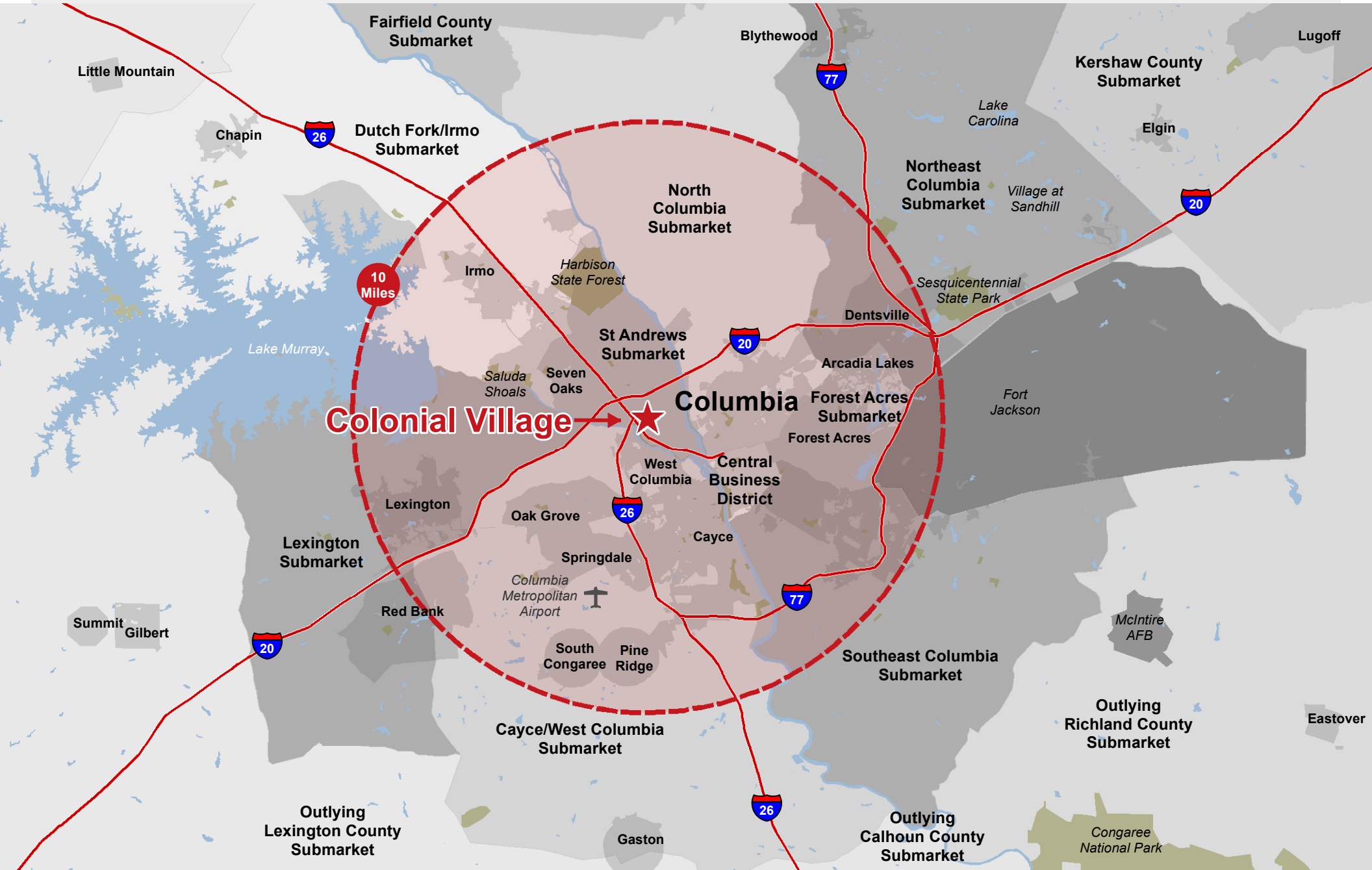
Retail & Office Space





Map Updated: Tuesday, June 21, 2016. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

# Location Map



Map Updated: Monday, October 21, 2013. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

# Demographic Profile

Colonial Life Boulevard and Bush River Road - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2010 Census	9,144	74,146	165,674	2017 Estimate	\$27,567	\$36,489	\$37,956
2017 Estimate	9,547	77,094	172,616	2022 Projection	\$26,754	\$38,349	\$40,567
2022 Projection	9,963	80,406	180,328	<b>Average Household Income</b>			
% Chg. 2017-2022	4.4%	4.3%	4.5%	2017 Estimate	\$38,767	\$60,046	\$59,358
<b>Households</b>				2022 Projection	\$41,364	\$65,074	\$64,167
2010 Census	3,624	30,233	64,564	<b>Per Capita Household Income</b>			
2017 Estimate	3,759	31,522	67,704	2017 Estimate	\$16,304	\$25,554	\$25,116
2022 Projection	3,911	32,884	70,842	2022 Projection	\$17,242	\$27,546	\$26,966
<b>Families</b>				<b>2017 Household Income Dist.</b>			
2010 Census	2,174	16,179	32,623	Less than \$15,000	26.4%	20.7%	18.7%
2017 Estimate	2,203	16,418	33,261	\$15,000 - \$24,999	17.8%	14.1%	14.2%
2022 Projection	2,266	16,895	34,297	\$25,000 - \$34,999	17.7%	13.5%	13.5%
<b>2017 Age Distribution</b>				\$35,000 - \$49,999	12.8%	13.1%	14.2%
0 - 4	9.9%	6.3%	5.8%	\$50,000 - \$74,999	12.1%	14.0%	15.6%
5 - 9	6.9%	5.3%	4.8%	\$75,000 - \$99,999	7.7%	9.1%	9.2%
10 - 14	6.3%	5.0%	4.5%	\$100,000 - \$149,999	4.3%	8.6%	8.3%
15 - 19	6.9%	10.1%	10.3%	\$150,000 - \$199,999	0.9%	3.1%	2.9%
20 - 24	9.2%	10.3%	15.6%	\$200,000 and Up	0.5%	3.7%	3.5%
25 - 34	13.6%	13.0%	16.1%	<b>2017 Dist. by Race &amp; Ethnicity</b>			
35 - 44	9.7%	10.3%	10.2%	White Alone	22.4%	42.7%	47.3%
45 - 54	13.0%	13.0%	11.3%	Black Alone	74.6%	53.1%	45.1%
55 - 64	11.4%	12.4%	10.2%	American Indian Alone	0.2%	0.3%	0.3%
65 - 74	6.1%	7.0%	5.5%	Asian Alone	0.4%	1.3%	2.4%
75 - 84	5.0%	5.0%	3.9%	Pacific Islander Alone	0.0%	0.0%	0.1%
85+	2.2%	2.3%	1.8%	Some Other Race Alone	0.8%	1.0%	2.4%
<b>Median Age</b>				Two or More Races	1.6%	1.6%	2.3%
2010 Census	32.8	35.0	29.7	Hispanic Origin (Any Race)	2.2%	2.7%	5.8%
2017 Estimate	33.8	36.4	31.0	<b>2017 Housing Data</b>			
2022 Projection	34.7	37.2	31.8	Owner Occ. Housing Units	1,719	16,319	30,362
<b>Average Household Size</b>				Renter Occ. Housing Units	2,041	15,203	37,342
2010 Census	2.42	2.22	2.20	<b>2017 Business Data</b>			
2017 Estimate	2.44	2.23	2.22	Total Businesses:	504	2,523	8,574
2022 Projection	2.45	2.24	2.23	Total Employees:	6,459	40,702	143,290