

# EAST FOREST PLAZA



5420-5590 Forest Drive  
Columbia, South Carolina



[www.eastforestplaza.com](http://www.eastforestplaza.com)

<https://vimeo.com/175689002> (drone footage)

## LOCATION SUMMARY

## FOR LEASE

- ◆ Located on Forest Drive at Interstate 77
- ◆ Strategically located near Fort Jackson, the largest and most active Initial Entry Training Center. Over 45,000 soldiers are trained at this facility each year.
- ◆ Population growth rate at the metro and county level is forecasted to out-pace the US growth rate through 2019
- ◆ Since August 2015, employment has increased by 54,553 along with an increase of 45,086 for the labor force.
- ◆ Excellent visibility and frontage on Forest Drive (ADT of 27,600). The center is also conveniently located near the heavily trafficked Interstate 77 (ADT 82,600), and has ample parking.

DEMOGRAPHICS	1-MI.	3-MI.	5-MI.
2016 Population	8,239	57,945	158,364
2016 Households	1,619	20,301	59,955
2016 Average Income	\$114,099	\$83,670	\$63,780

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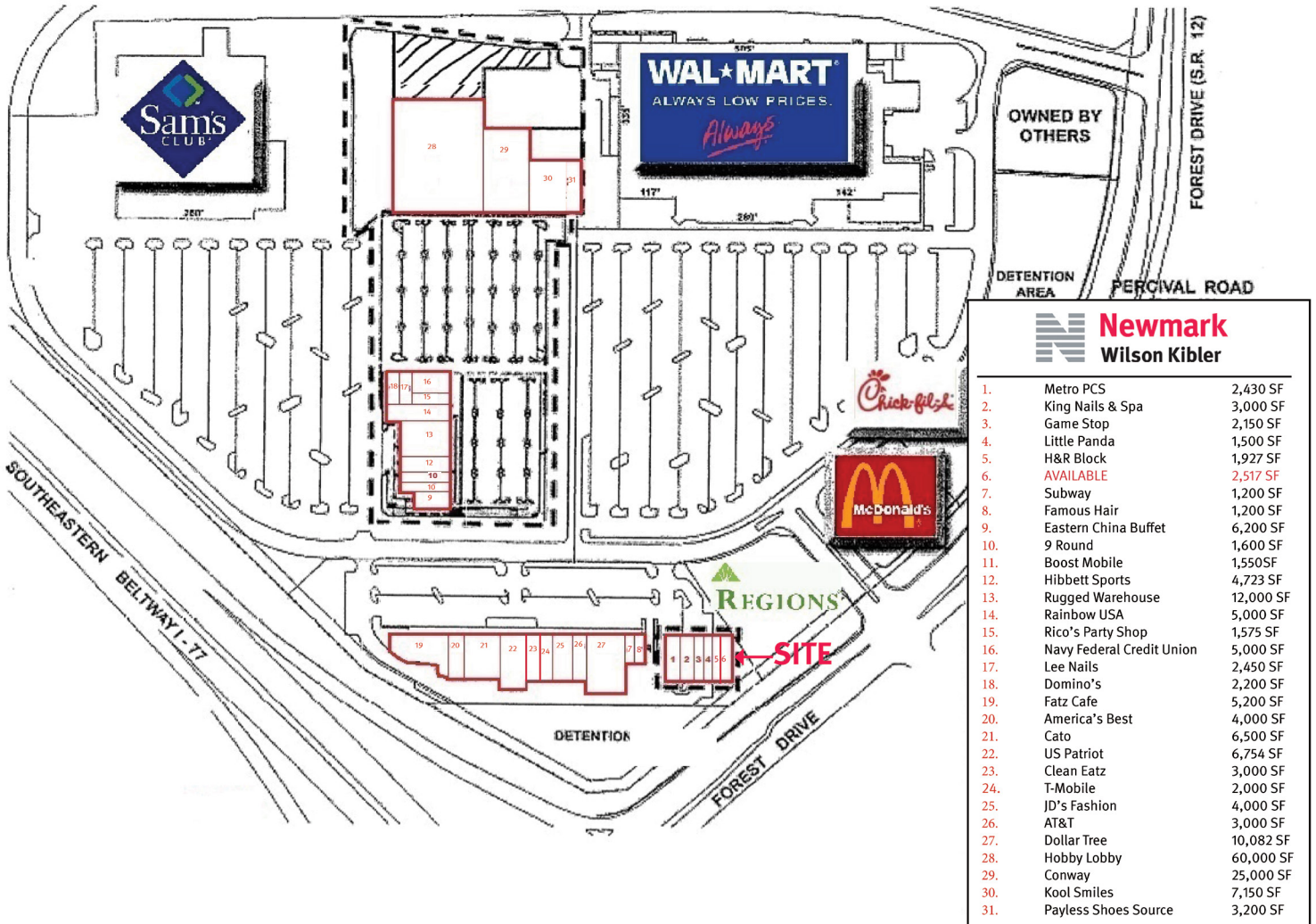
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### Property Summary

- ◆ 2,517 SF End-Cap Available For Lease
- ◆ Shopping center is anchored by Walmart, Sam's Club & Hobby Lobby
- ◆ Street sign available
- ◆ Conceptual Floorplan Available

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# SOUTH CAROLINA



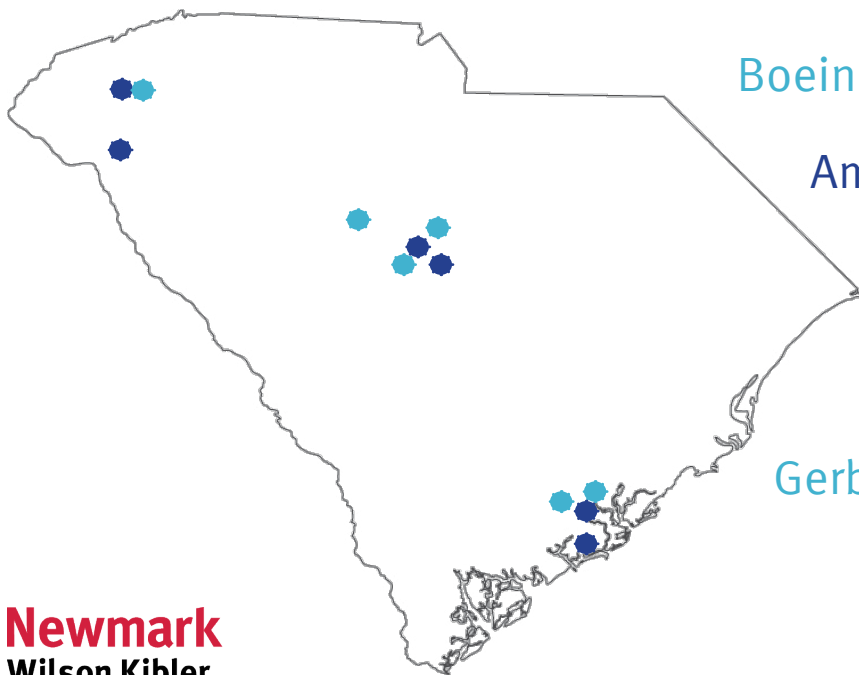
## Market Summary

	MSA Population 2015	Largest Sector	SF Office Space	SF Industrial Space
Greenville	1,400,000	Trade & Manufacturing	14,179,592	191,350,639
Columbia	810,000	Government	11,070,288	54,059,308
Charleston	700,000	Trade & Leisure	12,063,169	62,771,748

### SOUTH CAROLINA MARKET SUMMARY

- ◆ Employment: Up 2.4% from 2015
- ◆ Through May 2016, Manufacturing saw a 6.69% jump in employment from year-end 2015; Professional & Business Services and Leisure & Hospitality both saw a 4.7% jump.
- ◆ Ranked #1 by *Area Development*, the leading publication covering site selection and facility planning, in its annual Top States for Doing Business for its statewide business incentive programs and speed of permitting.

### Companies Investing in South Carolina



Boeing Mercedes-Benz Lidl  
 Amazon BMW IBM  
 Magna Regal Logistics  
 Coca-Cola China Jushi  
 Gerber Childrenswear Lowe's Foods

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