

## Up to 6,415 SF For Lease

- 4,000 SF former Mattress Firm & 2,415 SF former fast casual restaurant available for lease
- Strong visibility and frontage to Forest Drive (27,600 VPD)
- Co-tenancy with Panera, Wingstop & Petco
- Proximity to Fort Jackson (45,000 soldiers trained annually), I-77 (82,000 VPD) and the desirable Forest Acres neighborhoods
- Directly across from Walmart, Sam's, and Hobby Lobby anchored East Forest Plaza

2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,521	56,735	157,119
Med HH Income	\$67,934	\$57,135	\$44,484



**Fort Jackson  
45,000 Soldiers  
Trained Annually**

Micah Groeber

704.697.1902  
mgroeber@atlanticretail.com

Davis Kirby

980.498.3290  
dkirby@atlanticretail.com





**\$57,135**  
MED HH INCOME  
IN 3 MILE RADIUS



**27,600**  
ADT ON  
FOREST DRIVE



COLUMBIA, SC  
**106 Percival Road**

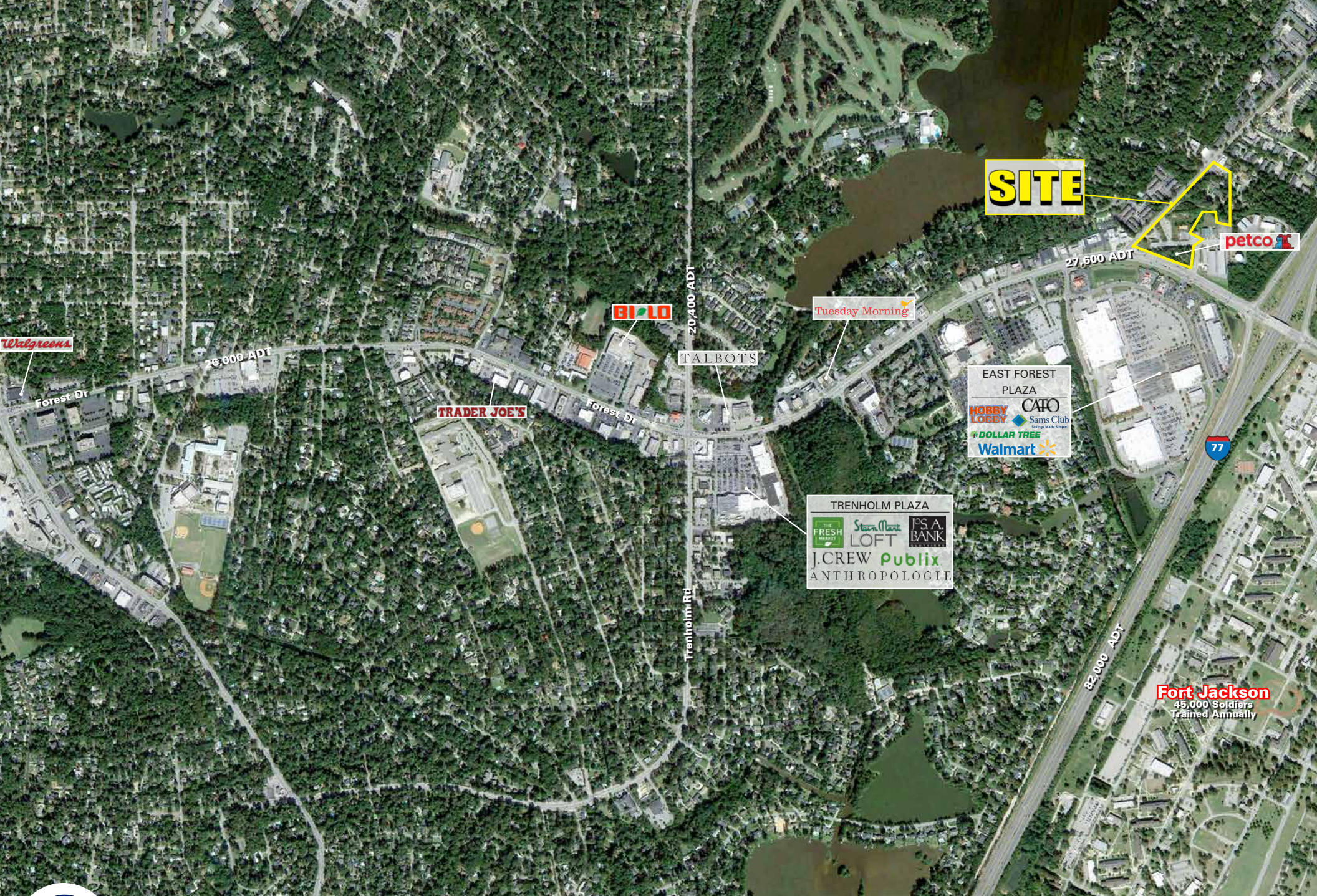
**Micah Groeber**

704.697.1902  
mgroeber@atlanticretail.com

**Davis Kirby**

980.498.3290  
dkirby@atlanticretail.com





**SITE**

petco

27,600 ADT

Tuesday Morning

BILO

20,400 ADT

TALBOTS

EAST FOREST PLAZA  
HOBBY LOBBY CAO  
DOLLAR TREE Sams Club  
Walmart

77

TRENHOLM PLAZA  
THE FRESH MARKET Sweet Market PSA BANK  
J.CREW Publix ANTHROPOLOGIE

Fort Jackson  
45,000 Soldiers  
Trained Annually

82,000 ADT

26,000 ADT

Forest Dr

TRADER JOE'S

Forest Dr

Trenholm Rd



COLUMBIA, SC  
106 Percival Road

MARKET AERIAL

Micah Groeber  
704.697.1902  
mgroeber@atlanticretail.com

Davis Kirby  
980.498.3290  
dkirby@atlanticretail.com

ATLANTICRETAIL.COM