

FOR LEASE: UP TO ±14,700 SF
GROUND LEASE: 3 OUTPARCELS

Planned 14,700 SF Shopping Center at
Hardscrabble Road and Lee Road in
Columbia, South Carolina



NAI Avant

Exclusively Offered By:

Patrick Palmer, CCIM

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PROPERTY SUMMARY

Planned ±14,700 SF shopping center with ±1,500-3,000 SF bays. Ideal for smaller retail/office users that are looking for modern space in a demographically rich area of Columbia.

Lease Rate for ±14,700 SF: \$27.50 PSF NNN

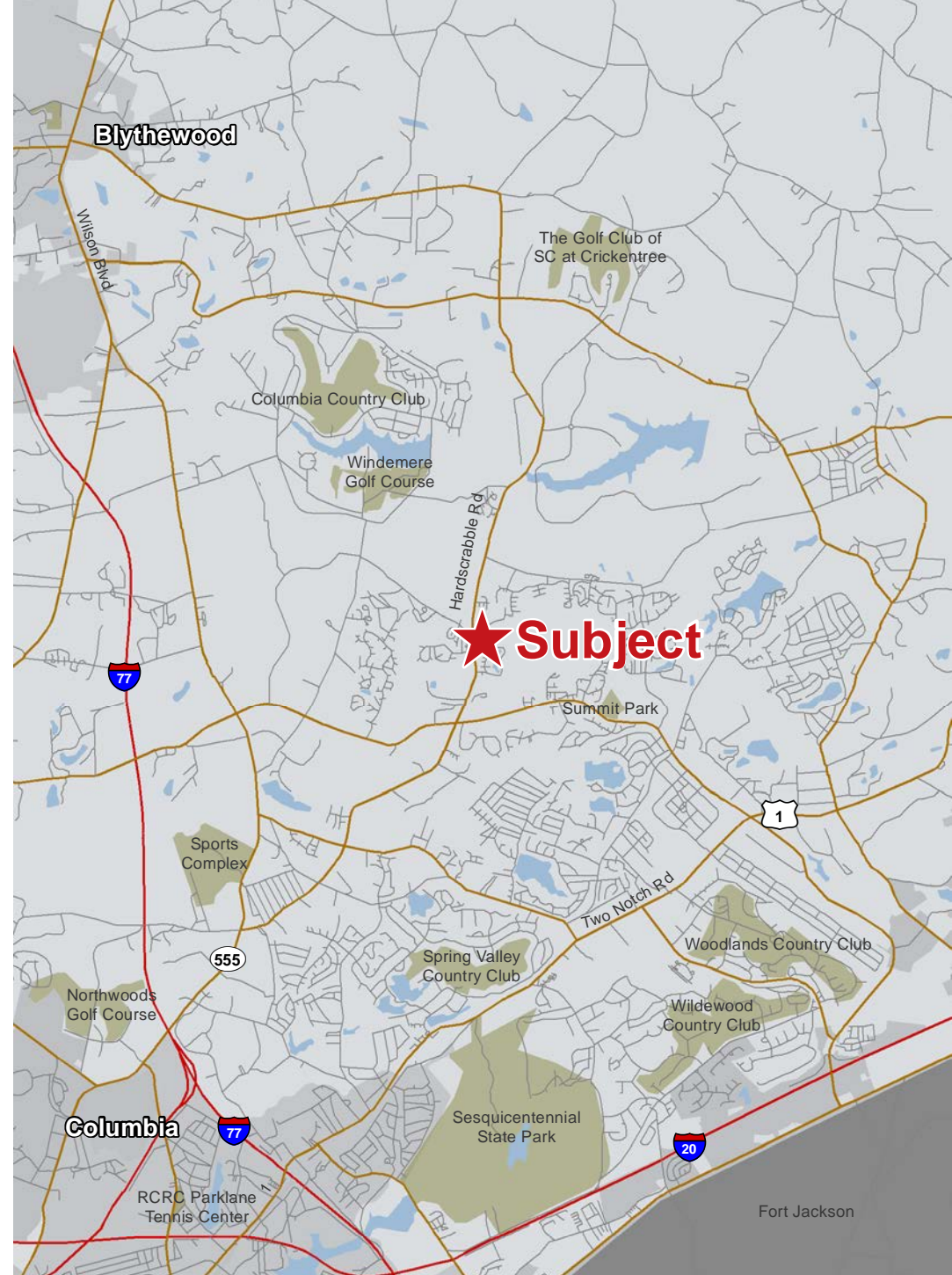
Three Outparcels available for ground lease:

Outparcel	Size	Lease Rate
1	±1.79 AC	\$120,000 annually
2	±1.57 AC	\$120,000 annually
3	±1.92 AC	\$110,000 annually

All outparcels delivered pad ready with utilities to the site and off site detention.

Traffic Counts: 24,800 VPD (Station 430)
21,500 VPD (Station 437)

Zoning: GC (General Commercial)



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PROPOSED OUTPARCEL



Suite	Size	Lease Rate
1	±1,837 SF*	\$27.50 PSF NNN
2	±1,837 SF*	\$27.50 PSF NNN
3	±1,837 SF*	\$27.50 PSF NNN
4	±1,837 SF*	\$27.50 PSF NNN
5	±1,837 SF*	\$27.50 PSF NNN
6	±1,837 SF*	\$27.50 PSF NNN
7	±1,837 SF*	\$27.50 PSF NNN
8	±1,837 SF*	\$27.50 PSF NNN

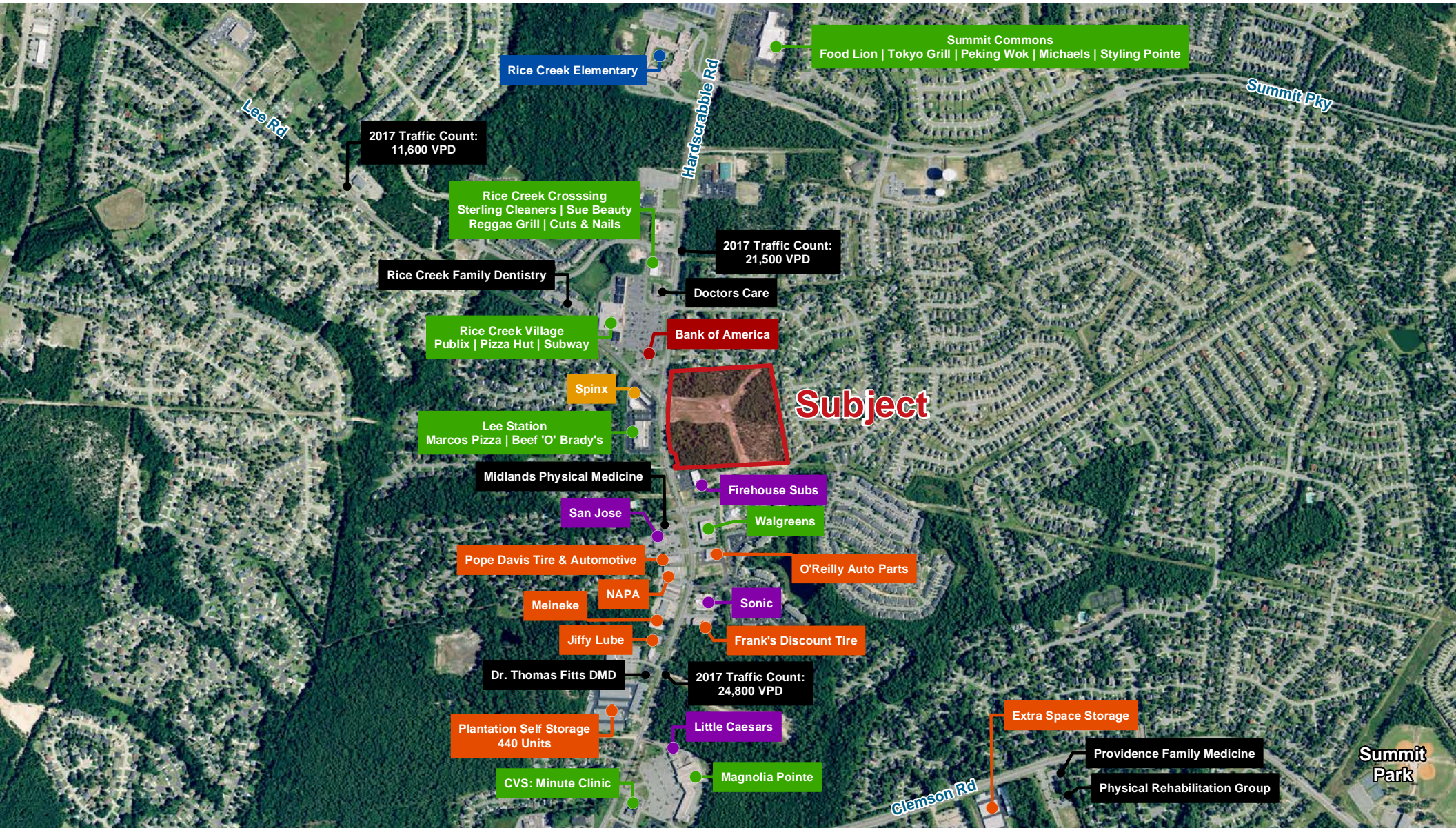
*SF can be adjusted as needed

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AERIAL MAP



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DEMOGRAPHIC PROFILE



Hardscrabble Road and Lee Road - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2018 Age Dist.				Median Household Income			
2010 Census	10,055	54,162	91,086	0 - 4	7.0%	7.2%	6.8%	2018 Estimate	\$69,174	\$76,982	\$75,300
2018 Estimate	11,037	62,134	104,627	5 - 9	7.2%	7.8%	7.3%	2023 Projection	\$77,593	\$84,237	\$82,431
2023 Projection	11,707	66,769	112,575	10 - 14	7.5%	7.9%	7.5%				
% Chg. 2018-2023	6.1%	7.5%	7.6%	15 - 19	6.9%	6.8%	6.6%	Average Household Income			
				20 - 24	6.6%	5.7%	5.8%	2018 Estimate	\$82,189	\$92,035	\$93,274
Households				25 - 34	15.8%	14.2%	14.0%	2023 Projection	\$92,461	\$103,328	\$104,764
2010 Census	3,662	19,304	33,964	35 - 44	15.5%	16.1%	15.2%				
2018 Estimate	4,056	22,167	38,998	45 - 54	14.4%	13.6%	13.4%	Per Capita Household Income			
2023 Projection	4,306	23,823	41,978	55 - 64	11.3%	11.2%	12.0%	2018 Estimate	\$29,061	\$32,907	\$34,763
				65 - 74	5.8%	6.8%	7.8%	2023 Projection	\$32,669	\$36,952	\$39,049
Families				75 - 84	1.7%	2.2%	2.8%				
2010 Census	2,827	14,952	25,137	85+	0.4%	0.5%	0.8%	2018 Household Income Dist.			
2018 Estimate	3,086	16,928	28,409					Less than \$15,000	4.6%	5.0%	5.7%
2023 Projection	3,259	18,094	30,397	Median Age				\$15,000 - \$24,999	3.4%	3.5%	5.0%
				2010 Census	32.5	33.6	34.6	\$25,000 - \$34,999	9.6%	6.7%	7.7%
2018 Dist. by Race & Ethnicity				2018 Estimate	34.3	35.3	36.2	\$35,000 - \$49,999	15.2%	12.4%	11.7%
White Alone	30.5%	39.1%	42.5%	2023 Projection	33.5	35.0	36.3	\$50,000 - \$74,999	20.8%	20.6%	19.6%
Black Alone	60.8%	51.8%	47.6%					\$75,000 - \$99,999	18.7%	17.4%	16.3%
American Indian Alone	0.2%	0.2%	0.2%	Average Household Size				\$100,000 - \$149,999	17.9%	20.0%	18.9%
Asian Alone	3.4%	3.8%	4.1%	2010 Census	2.74	2.80	2.68	\$150,000 - \$199,999	7.0%	10.0%	8.9%
Pacific Islander Alone	0.1%	0.1%	0.1%	2018 Estimate	2.72	2.80	2.68	\$200,000 and Up	2.8%	4.5%	6.1%
Some Other Race Alone	1.3%	1.5%	2.1%	2023 Projection	2.72	2.80	2.68				
Two or More Races	3.6%	3.4%	3.3%					2018 Business Data			
Hispanic Origin (Any Race)	5.3%	5.3%	6.0%	2018 Housing Data				Total Businesses:	195	891	2,169
				Owner Occ. Housing Units	3,224	17,791	28,822	Total Employees:	1,627	9,354	26,958
				Renter Occ. Housing Units	832	4,377	10,176				

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