

FOR LEASE: ±1,200-16,051 SF

WEST SIDE PLAZA

RETAIL SPACE IN WEST COLUMBIA, SOUTH CAROLINA



NAI Avant

Exclusively Offered By:

Patrick Palmer, CCIM

Director of Retail Services

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ppalmer@naiavant.com



LOCATION

West Side Plaza is located at I-26 and US Highway 1 (Augusta Road), which is the primary retail node in West Columbia, a major submarket of Columbia, SC. Property address is 2305-2349 Augusta Road, West Columbia, SC 29169.

PROPERTY DESCRIPTION

The center is anchored by BiLo, Hobby Lobby, Muv Fitness, Cato, Shoe Show, Rent-A-Center, and Dollar Tree and offers an exceptional opportunity for an additional anchor and shop tenants. There is access from both Augusta Road (with traffic signal) and Dreher Road.

In 2019 Hobby Lobby will convert $\pm 25,000$ SF of its store to a Mardel Christian Bookstore. Mardel is affiliated with Hobby Lobby and a premier supplier of materials to individuals and church's. For more information visit www.mardel.com.

PARKING

900+ spaces plus cross easement parking

2017 TRAFFIC COUNTS

31,500 VPD (Station 122) Augusta Road

11,600 VPD (Station 585) Dreher Road



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AVAILABLE SPACE

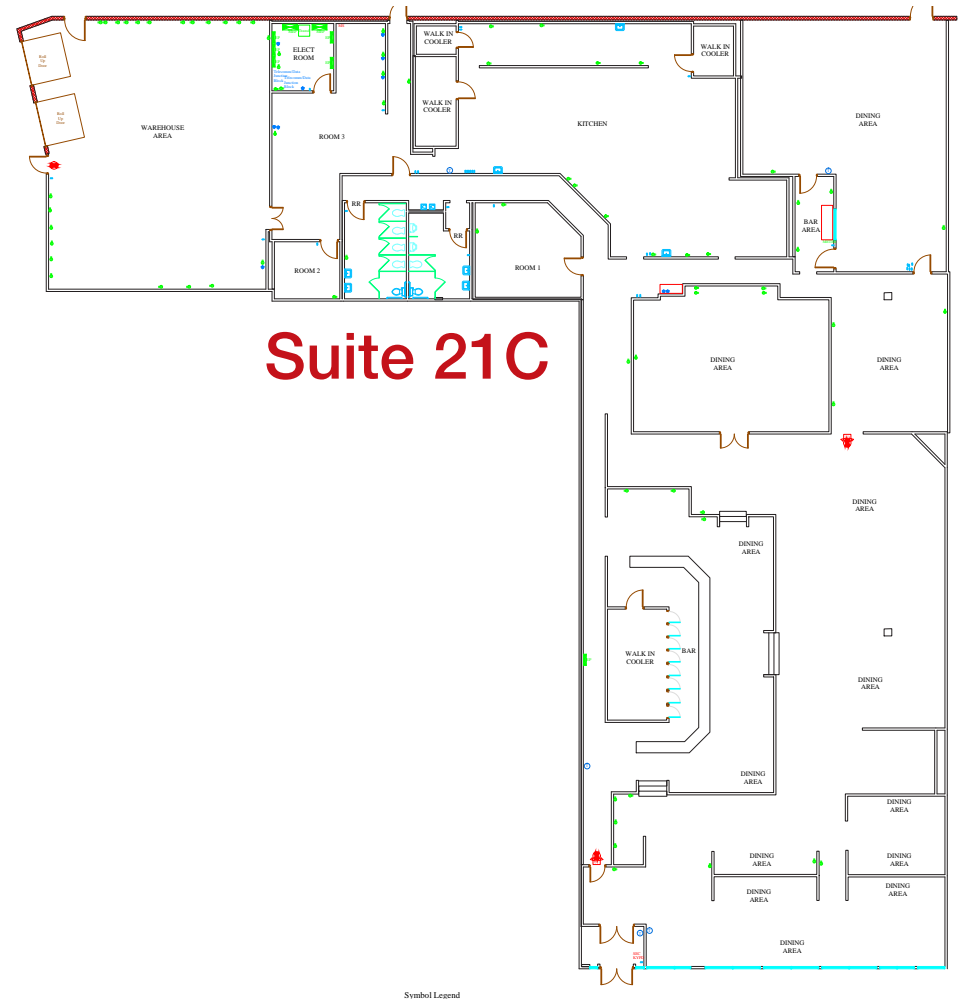
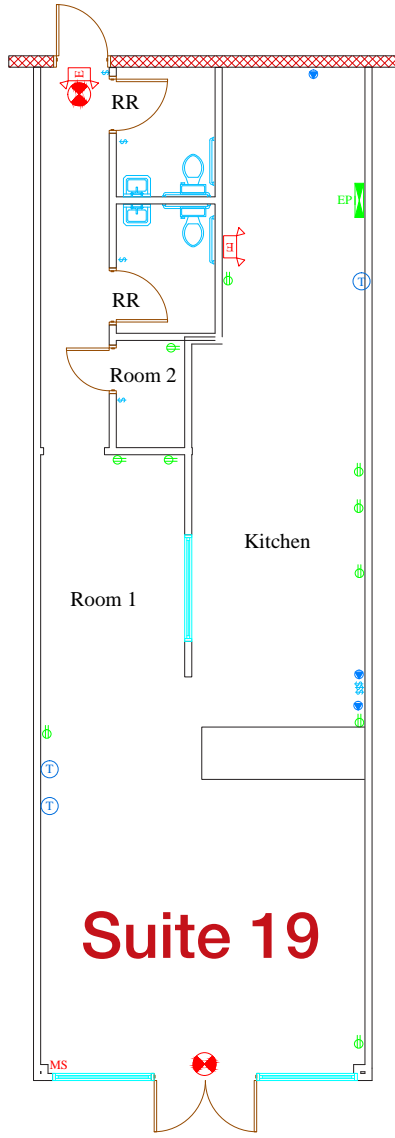
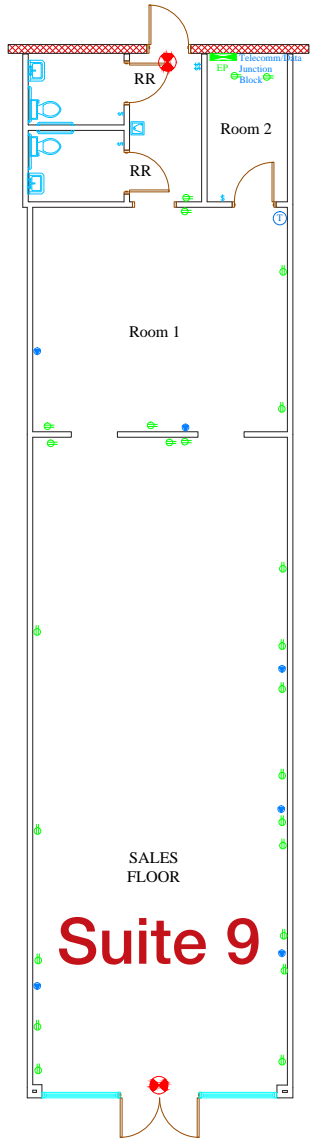
Space	Size	Lease Rate
9	±1,600 SF	\$16.00 SF
19	±1,200 SF	\$17.00 SF
21C	±16,051 SF	\$12.00 SF

NNN \$2.76 PSF

LEASE TERM Negotiable



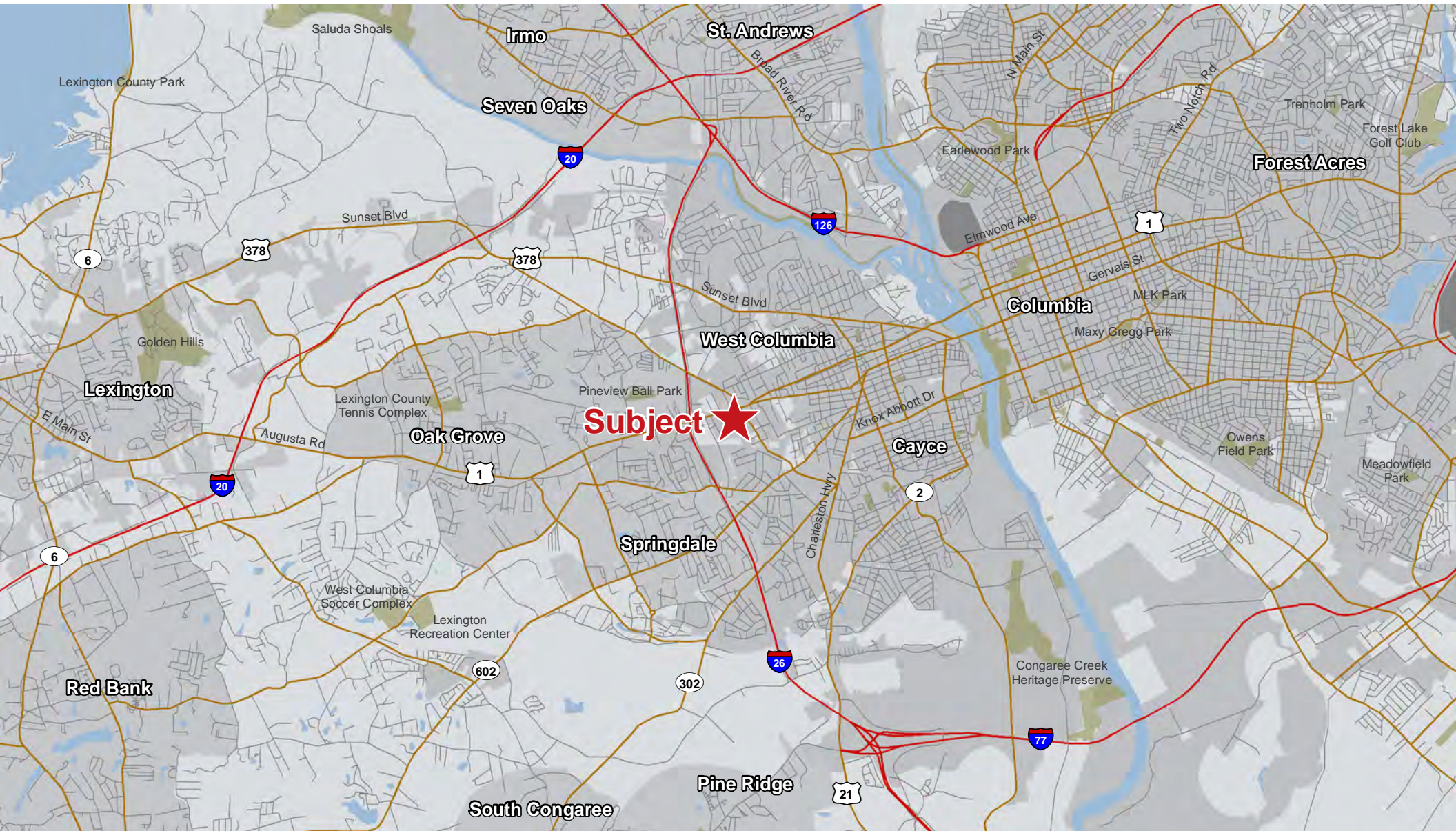
AVAILABLE SUITE LAYOUTS



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LOCATION MAP

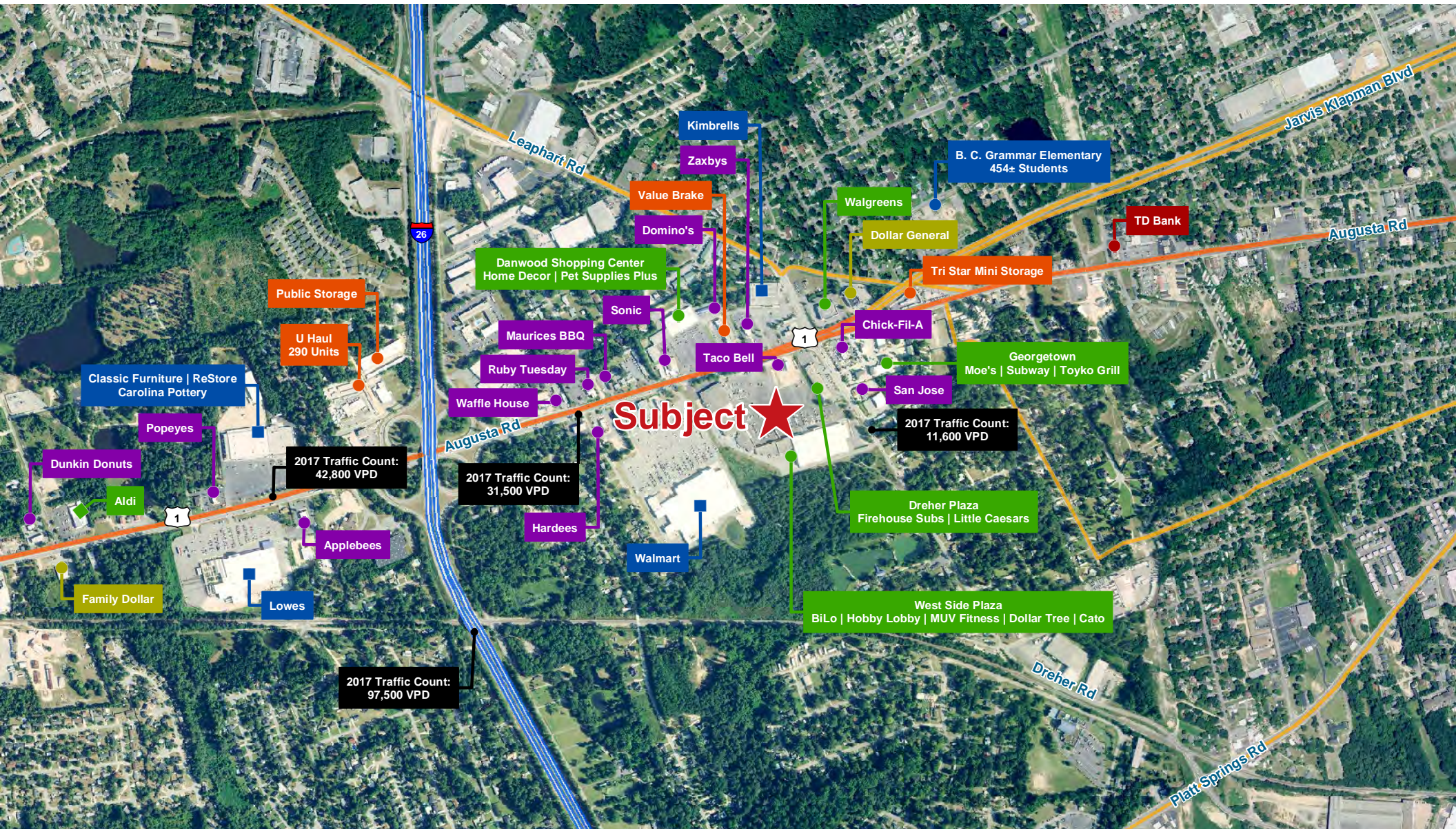


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AERIAL MAP



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DEMOGRAPHIC PROFILE



Augusta Road and Dreher Road - West 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	5,643	44,010	118,827	0 - 4	6.5%	5.7%	5.3%	2018 Estimate	\$40,197	\$45,795	\$44,944
2018 Estimate	6,158	48,900	131,159	5 - 9	5.8%	5.4%	4.9%	2023 Projection	\$45,283	\$51,497	\$51,092
2023 Projection	6,526	52,593	139,672	10 - 14	5.0%	4.9%	4.6%				
% Chg. 2018-2023	6.0%	7.6%	6.5%	15 - 19	4.3%	4.8%	8.7%	Average Household Income			
				20 - 24	7.0%	9.2%	13.4%	2018 Estimate	\$50,064	\$60,454	\$60,547
				25 - 34	16.4%	16.2%	16.3%	2023 Projection	\$57,660	\$68,416	\$68,691
Households				35 - 44	12.0%	12.2%	11.4%				
2010 Census	2,541	19,505	49,719	45 - 54	12.1%	11.5%	10.6%	Per Capita Household Income			
2018 Estimate	2,731	21,555	54,961	55 - 64	12.7%	11.9%	10.9%	2018 Estimate	\$21,667	\$26,971	\$26,366
2023 Projection	2,881	23,202	58,691	65 - 74	9.1%	9.2%	7.9%	2023 Projection	\$24,869	\$30,488	\$29,784
				75 - 84	5.9%	5.6%	4.1%				
Families				85+	3.2%	3.3%	2.1%	2018 Household Income Dist.			
2010 Census	1,400	10,379	24,845					Less than \$15,000	13.4%	13.0%	14.8%
2018 Estimate	1,465	11,068	26,756	Median Age				\$15,000 - \$24,999	13.5%	10.9%	11.1%
2023 Projection	1,531	11,710	28,258	2010 Census	37.5	36.7	30.9	\$25,000 - \$34,999	13.7%	12.4%	12.1%
				2018 Estimate	38.7	37.8	32.9	\$35,000 - \$49,999	21.3%	17.4%	16.3%
2018 Dist. by Race & Ethnicity				2023 Projection	39.8	38.6	33.7	\$50,000 - \$74,999	19.5%	20.2%	18.8%
White Alone	66.7%	66.9%	60.2%					\$75,000 - \$99,999	9.1%	11.3%	11.5%
Black Alone	17.8%	21.2%	30.6%	Average Household Size				\$100,000 - \$149,999	7.6%	9.9%	9.9%
American Indian Alone	1.3%	0.5%	0.4%	2010 Census	2.22	2.22	2.18	\$150,000 - \$199,999	1.8%	2.7%	3.3%
Asian Alone	1.6%	2.3%	2.9%	2018 Estimate	2.25	2.24	2.20	\$200,000 and Up	0.2%	2.0%	2.1%
Pacific Islander Alone	0.1%	0.1%	0.1%	2023 Projection	2.26	2.24	2.21				
Some Other Race Alone	9.4%	6.6%	3.3%					2018 Business Data			
Two or More Races	3.1%	2.5%	2.5%	2018 Housing Data				Total Businesses:	361	2,412	7,896
Hispanic Origin (Any Race)	16.1%	11.0%	6.5%	Owner Occ. Housing Units	1,506	11,286	26,276	Total Employees:	3,972	35,364	131,617
				Renter Occ. Housing Units	1,225	10,270	28,684				

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