



# — 2313 —

## N. BELTLINE BLVD.

COLUMBIA, SC 29204

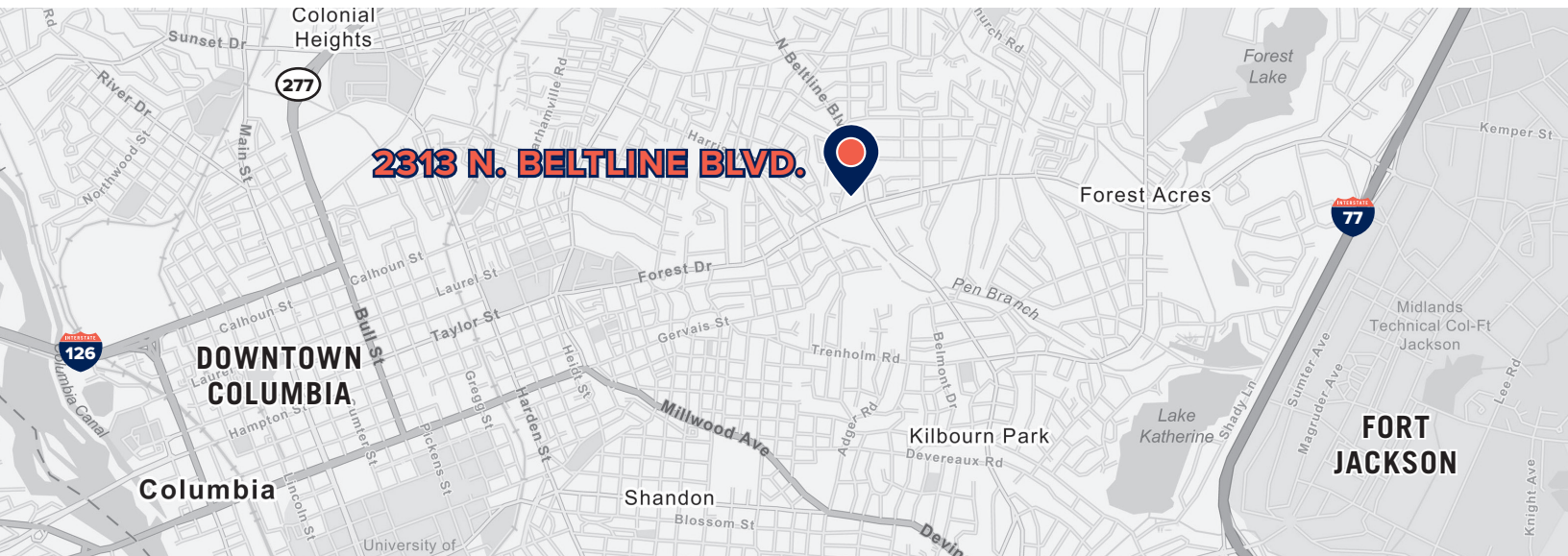
### FOR LEASE

CENTRAL FOREST ACRES LOCATION. MINUTES FROM DOWNTOWN.

## ±1,500 SF In-line Restaurant Space

### Lease Rate: \$17.50 PSF

- Located next to the busy Beltline Boulevard & Forest Drive intersection
- Convenient to Downtown Columbia with accessibility to I-77, I-20 & 277
- Second Generation Restaurant Space
- Ample Surface Parking
- **2018 Average Annual Daily Traffic Counts:**
  - Forest Dr: ±26,400 VPD (Vehicles Per Day)
  - N. Beltline Blvd: ±17,600 VPD



## CONTACT

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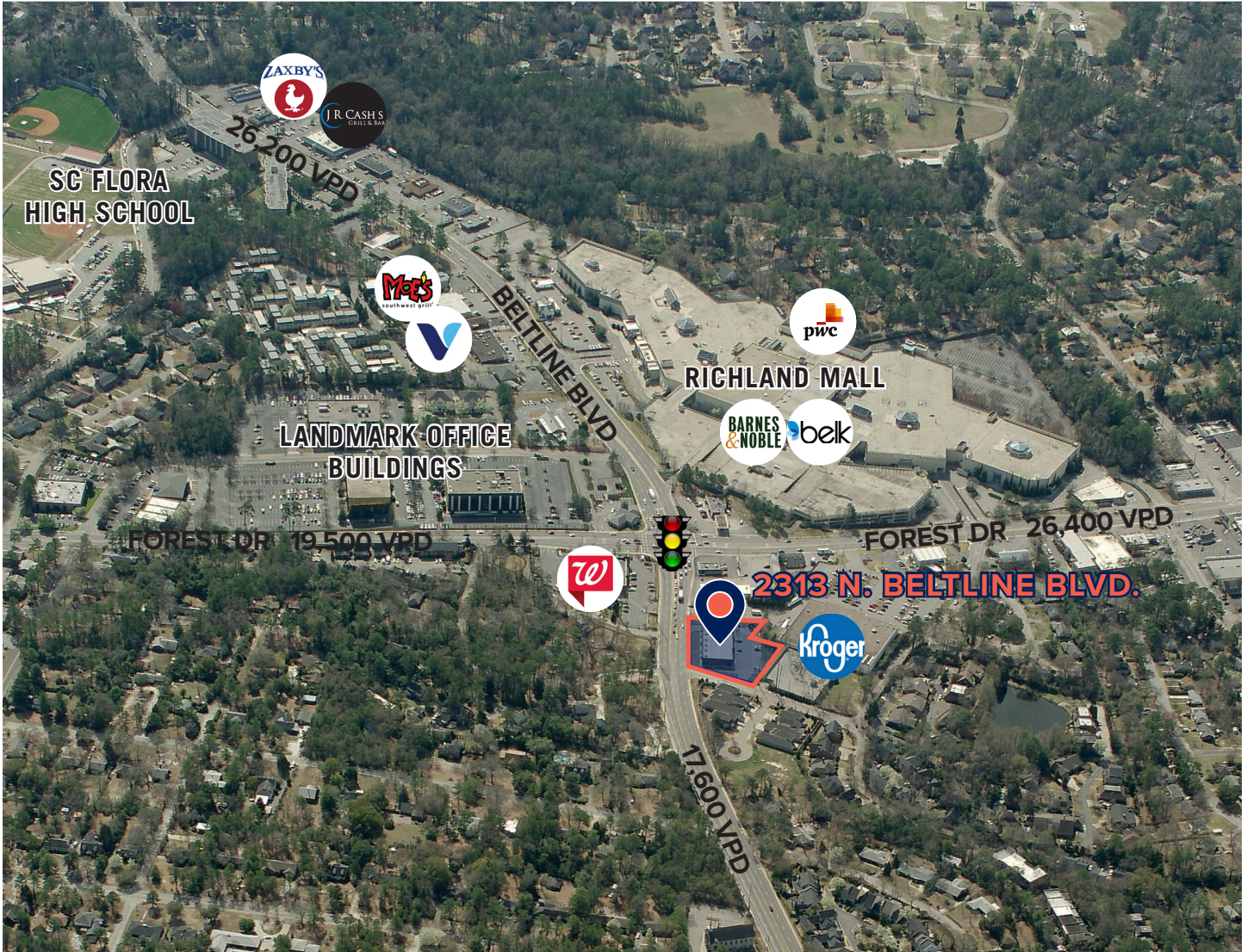
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	2019 Average Household Income	Total Businesses	Total Employees	2019 Population Estimate	2024 Population Estimate	2019-2024 Population Growth
1 Mile	\$100,138	439	4,041	9,576	9,938	0.74%
3 Mile	\$79,066	4,983	74,481	85,188	88,232	0.70%
5 Mile	\$68,464	8,295	123,510	178,341	185,550	0.80%

Data Source: ESRI Business Analyst

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