



# BROOKLAND

CORNERSTONE FOR THE FUTURE

EST. 1894

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## WHY BROOKLAND?

West Columbia was first chartered under the name Brookland in 1894 because of the vast number of clearwater brooks throughout the area.

The name was ultimately changed to West Columbia in 1936, but Brookland will soon be reborn in the form of a retail and residential destination just over the Gervais Street Bridge from Downtown Columbia.

Situated directly across from the Riverwalk, the Brookland community will form a social hub that builds upon the culture and active lifestyle visitors currently enjoy when they visit the area.

## HIGHLIGHTS

- ♦ ±14,513 SF - 18,963 SF in four buildings containing a mix of Residential, Retail & Restaurant space
- ♦ Over 400 parking spaces for public & private use with additional parking on State Street and an additional ±1.1 acres of City Parking
- ♦ Unmatched Views of Downtown Columbia, The State House and The Congaree River
- ♦ Public parks, recreation space, outdoor gathering areas, and courtyards throughout
- ♦ Rooftop Space Available
- ♦ Traffic Count on Gervais Street: 26,600 VPD
- ♦ Traffic Count on Meeting Street: 13,800 VPD
- ♦ Traffic Count on State Street: 8,300 VPD

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# SITE PLAN





Meeting Street

State Street

Court Avenue

Image Landsat

# RETAIL AVAILABILITIES

## Building 1:

- ♦ FULLY LEASED

## Building 3:

- ♦ Corner of State Street & Court Avenue
- ♦ Retail 3A & 3B will have immediate al fresco access to Plaza area, featuring curated events
- ♦ Retail:  $\pm 5,000$  SF, can be subdivided
  - ♦ Retail 3A:  $\pm 1,345$  SF
    - ♦  $\pm 36'$  State Street Frontage
    - ♦  $\pm 33'$  Plaza Entry Frontage
  - ♦ Retail 3B:  $\pm 1,198$  SF
    - ♦  $\pm 35'$  Plaza Entry Frontage
  - ♦ Retail 3C:  $\pm 1,548$  SF
    - ♦  $\pm 51'$  State Street Frontage
- ♦ **LEASE RATE: CONTACT BROKER**

## Building 4:

- ♦ Corner of Meeting Steet & State Street
- ♦ Building at signalized intersection
- ♦  $\pm 5,000$ - $6,650$  SF Restaurant Space
- ♦  $\pm 2,000$ - $3,000$  SF Retail Space
- ♦ **LEASE RATE: CONTACT BROKER**

