

For Lease  
Up To ±36,130 SF  
Retail Space



# Woodberry Plaza

3230 Augusta Road - West Columbia, South Carolina

## Property Features

- ±84,110 SF Big Lots anchored shopping center
- Seven suites available for lease:
  - Suite 30 ±3,050 SF - Restaurant Space with walk in cooler/ freezer and 21' hood
  - Suite 40-A ±9,700 SF
  - Suite 40-B ±8,580 SF
  - Suite 45 ±7,000 SF
  - Suite 50 ±7,800 SF
- Conveniently located near the intersection of I-26 and Highway 1
- 2016 Traffic Count: 41,600 VPD
- Lease Rate: \$8.00 per SF, NNN ~ \$2.09 per SF



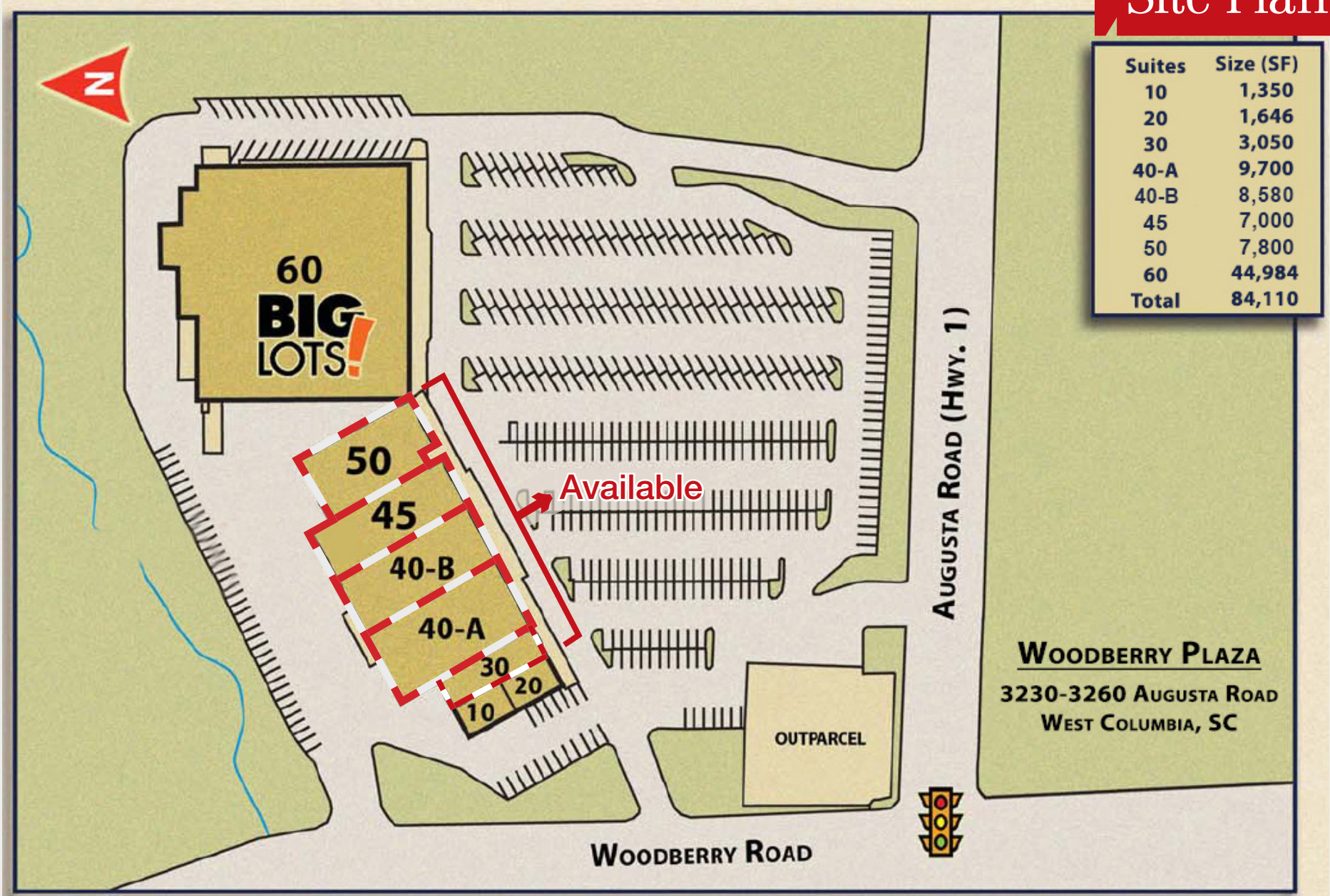
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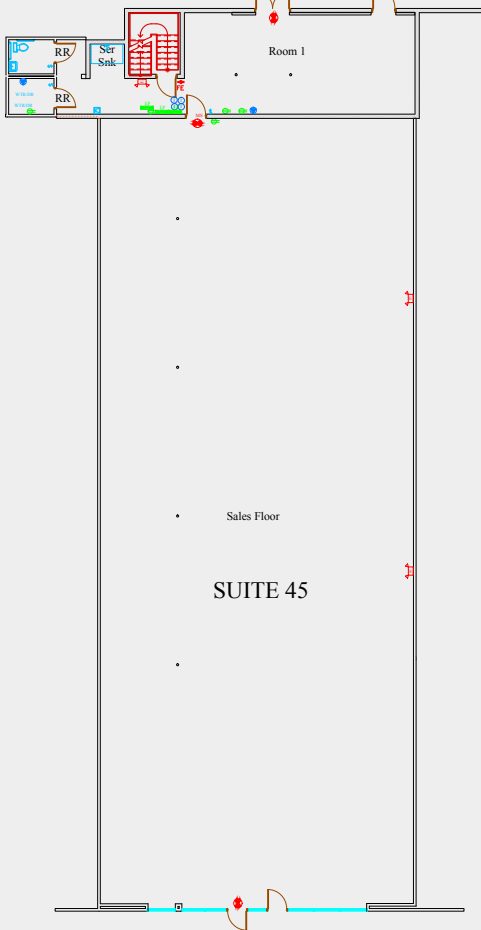
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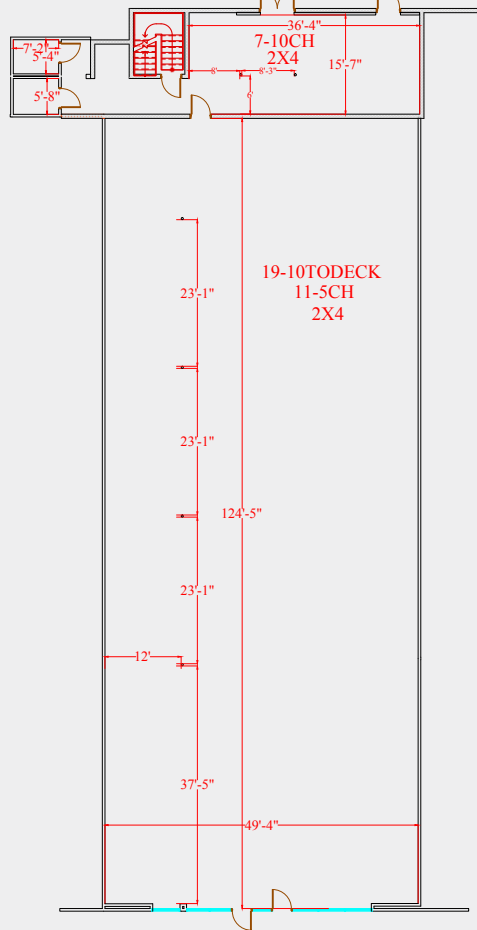
For Lease  
**Site Plan**



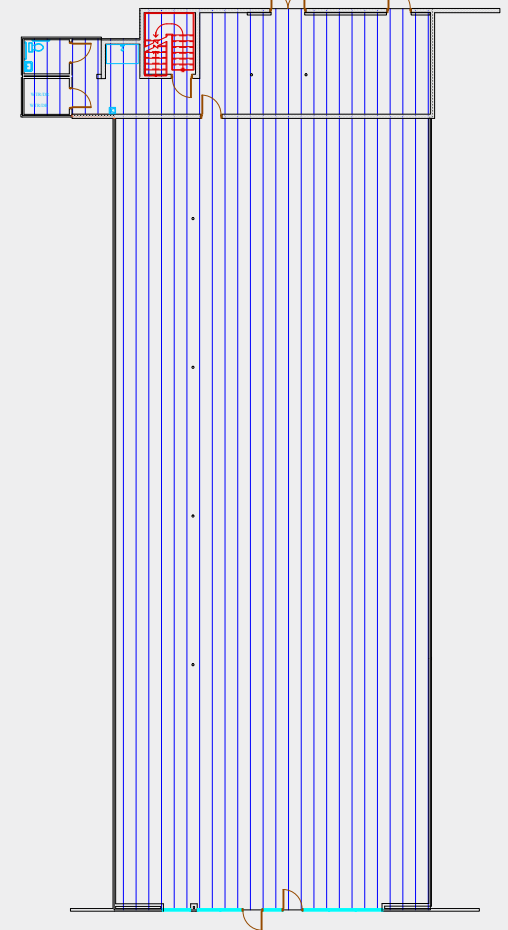
**WOODBERRY PLAZA**  
Suite 45, West Columbia, SC, 29169



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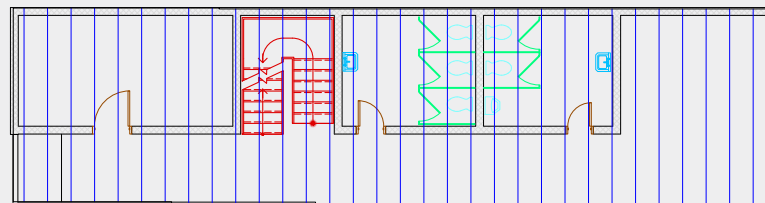
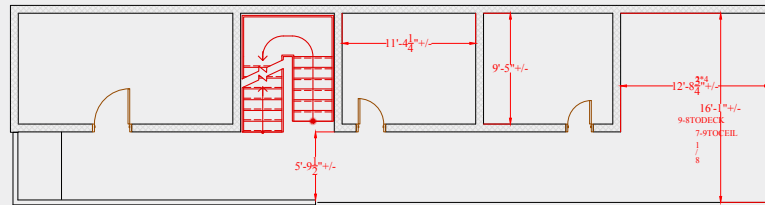
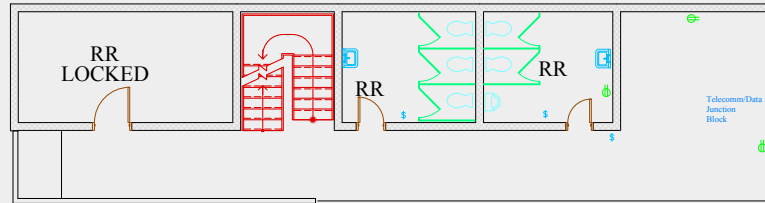


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## Elevated Employee Breakroom

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## Demographic Profile

Augusta Road & Watling Road - West Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2017 Age Distribution				Median Household Income			
2010 Census	9,587	54,813	90,136	0 - 4	7.5%	7.4%	7.4%	2017 Estimate	\$69,797	\$70,100	\$68,714
2017 Estimate	10,031	60,899	102,479	5 - 9	8.6%	8.5%	8.2%	2022 Projection	\$76,381	\$76,915	\$76,438
2022 Projection	10,551	65,153	110,482	10 - 14	8.8%	8.6%	8.3%	Average Household Income			
% Chg. 2017-2022	5.2%	7.0%	7.8%	15 - 19	8.0%	7.6%	7.3%	2017 Estimate	\$81,312	\$87,100	\$87,989
Households				20 - 24	4.8%	4.5%	4.9%	2022 Projection	\$90,466	\$97,703	\$99,271
2010 Census	3,477	19,980	33,409	25 - 34	14.4%	13.9%	14.6%	Per Capita Household Income			
2017 Estimate	3,665	22,255	38,042	35 - 44	16.9%	16.7%	16.1%	2017 Estimate	\$29,288	\$31,772	\$32,805
2022 Projection	3,861	23,843	41,039	45 - 54	15.1%	14.8%	14.5%	2022 Projection	\$32,650	\$35,664	\$37,033
Families				55 - 64	10.0%	10.7%	10.8%	2017 Household Income Dist.			
2010 Census	2,696	15,250	24,703	65 - 74	4.1%	4.9%	5.1%	Less than \$15,000	4.7%	6.0%	6.4%
2017 Estimate	2,805	16,743	27,696	75 - 84	1.4%	1.8%	2.1%	\$15,000 - \$24,999	4.0%	4.8%	5.9%
2022 Projection	2,937	17,822	29,686	85+	0.3%	0.5%	0.6%	\$25,000 - \$34,999	8.5%	7.3%	7.8%
2017 Dist. by Race & Ethnicity				Median Age				\$35,000 - \$49,999	13.7%	12.4%	12.1%
White Alone	35.6%	43.0%	43.7%	2010 Census	33.6	34.6	34.5	\$50,000 - \$74,999	22.4%	22.7%	21.9%
Black Alone	55.3%	47.0%	45.6%	2017 Estimate	35.3	35.9	35.9	\$75,000 - \$99,999	17.8%	16.8%	16.3%
American Indian Alone	0.3%	0.2%	0.3%	2022 Projection	34.9	36.1	36.0	\$100,000 - \$149,999	19.4%	18.2%	16.7%
Asian Alone	3.8%	4.3%	4.4%	Average Household Size				\$150,000 - \$199,999	7.5%	7.2%	7.5%
Pacific Islander Alone	0.2%	0.2%	0.2%	2010 Census	2.76	2.74	2.69	\$200,000 and Up	1.9%	4.6%	5.5%
Some Other Race Alone	1.5%	1.9%	2.6%	2017 Estimate	2.74	2.73	2.69	2017 Business Data			
Two or More Races	3.4%	3.4%	3.3%	2022 Projection	2.73	2.73	2.69	Total Businesses:	124	1,743	4,641
Hispanic Origin (Any Race)	5.2%	5.8%	6.8%	2017 Housing Data				Total Employees:	1,114	27,583	66,292
				Owner Occ. Housing Units	2,999	17,726	28,308				
				Renter Occ. Housing Units	666	4,529	9,733				