

GROUND FLOOR RETAIL SUITES AT THE CORNER OF LADY AND SUMTER

FOR LEASE

1310 LADY STREET

NNN LEASE RATE : \$25.00 PER SQUARE FOOT



±1,612 SF
AVAILABLE

±2,200 SF
CORNER SPACE
AVAILABLE

±500 SF
POP-UP SPACE
AVAILABLE

FOR MORE INFO, CONTACT

WILLIAM MILLS | Senior Brokerage Associate | wmills@trinity-partners.com | 803-567-1794

MACON LOVELACE, SIOR | Partner | mlovelace@trinity-partners.com | 803-567-1431

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM

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**TRINITY
PARTNERS**

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FOR LEASE

2,200 SQUARE FOOT SPACE

Ideal for a high-end marketplace or restaurant use with its very appealing attributes including its preserved historic interior/ exterior design and high ceilings.

500 SQUARE FOOT SPACE

Ideal for a seasonal or annual popup store for retailers trying to take advantage of the downtown customer base or testing the Columbia market for a first location.

1,612 SQUARE FOOT SPACE

Ideal for a high-end salon and spa with lobby entrance fronting Lady Street.

NNN LEASE RATE

\$25.00 PSF



LOCATION HIGHLIGHTS

500 SF, 1,612 SF AND 2,200 SF of retail/restaurant space located in a prime downtown location on the ground floor of the **new \$20 million redevelopment** of the former Keenan Building into a 109 unit luxury apartment complex

Centrally located **one block away from Main Street** and the South Carolina State House

Surrounded by hotels, apartment complexes, and other retailers

Located near 3,400 businesses with over 50,000 people employed in close proximity making it **walkable or easily accessible to an abundance of daytime and nighttime customers** already working in the area

Excellent visibility on the **corner of the signalized intersection** of Lady Street and Sumter streets with good daily traffic counts

Ample **street parking** and **parking garages** located nearby

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1321 LADY
109 APARTMENTS

±2,200 SF CORNER SPACE AVAILABLE

±500 SF POP-UP
SPACE AVAILABLE

SUMTER STREET VIEW

SUITES FOR
LEASE

1310 LADY
STREET

Corner and pop-up spaces available below 109 unit luxury apartments at the Keenan Complex Redevelopment

Public and private courtyard concept provides an outdoor area for lounging, dining or entertaining

Only one block from Main Street amenities with streetside parking and multiple parking garages nearby

NNN LEASE RATE: \$25.00 PSF

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**1310 LADY
109 APARTMENTS**

**±2,200 SF
CORNER SPACE
AVAILABLE**



LADY STREET VIEW

**SUITES FOR
LEASE**

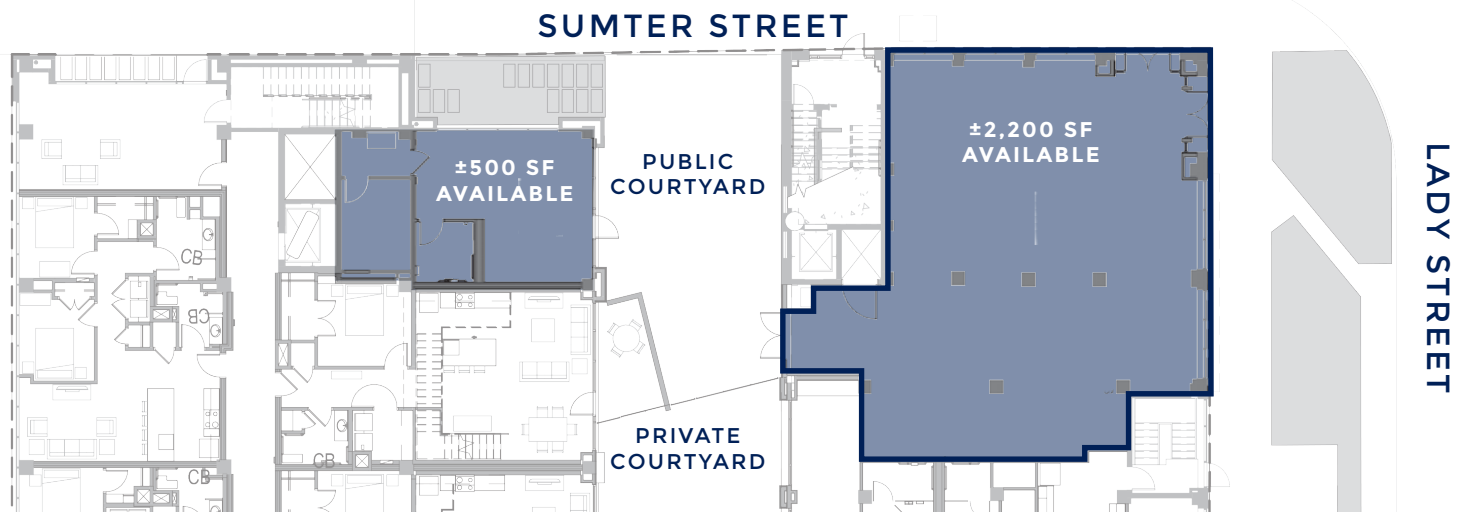
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109 APARTMENTS**

**±1,612 SF
FORMER SALON
AND SPA SPACE
AVAILABLE**

LADY STREET VIEW

**SUITES FOR
LEASE**

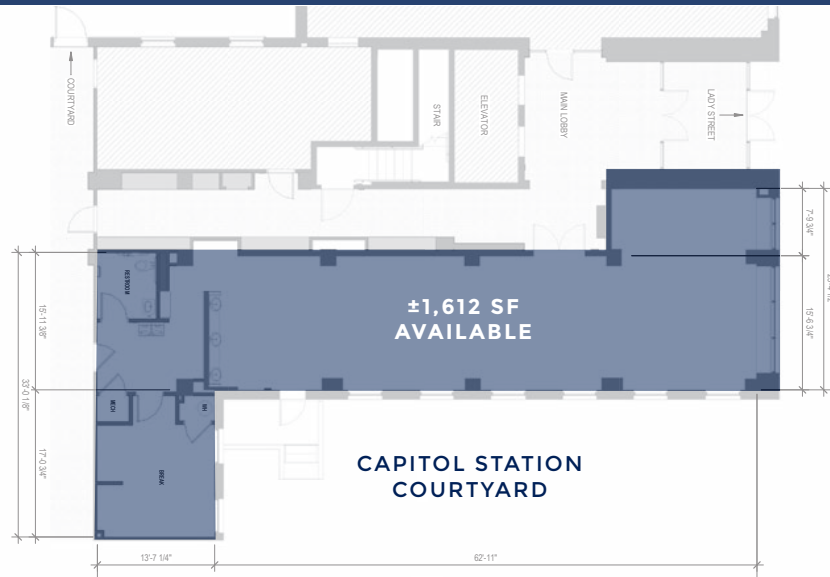
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COURTYARD CONCEPT PLAN



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COURTYARD CONCEPTUALS

SUITES FOR
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1310 LADY
STREET

STREETSIDE

NNN
LEASE RATE
\$25.00 PSF

PRIVATE COURTYARD

PUBLIC COURTYARD

COURTYARD SCREEN

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WALK TIMES AND RESTAURANTS



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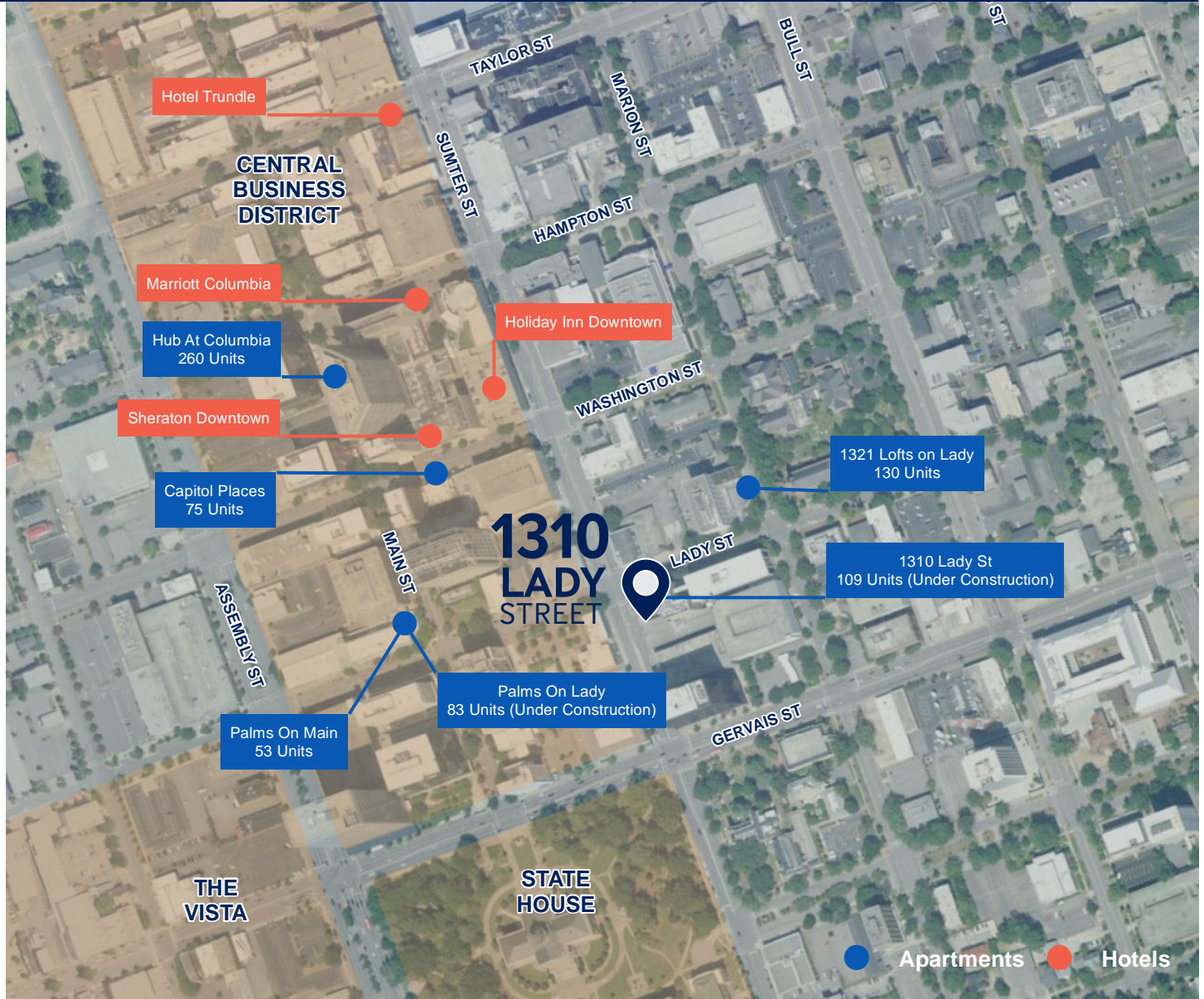
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APARTMENTS AND HOTELS



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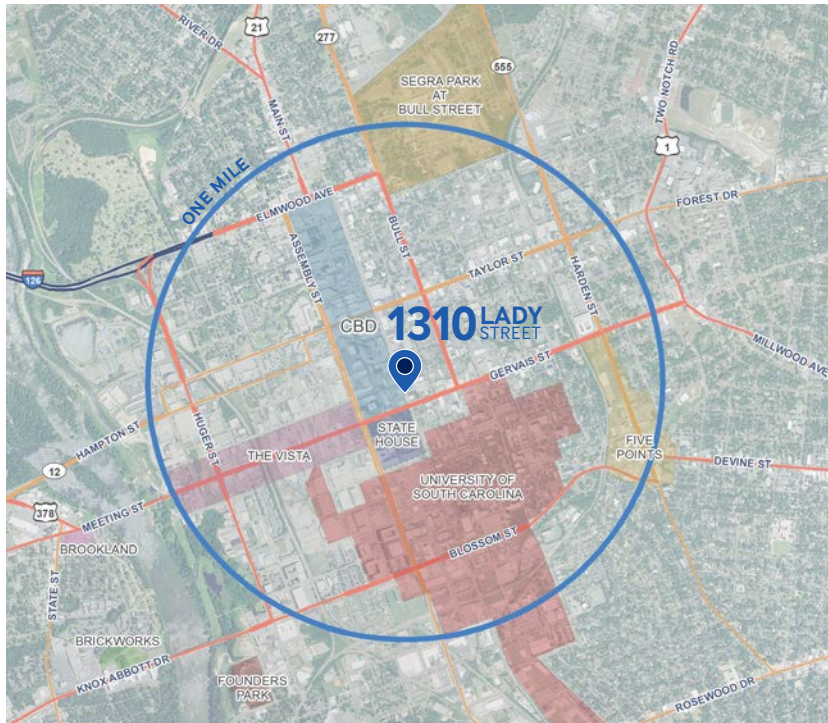
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DEMOGRAPHICS



One Mile Demographic Snapshot



2019 DAYTIME EMPLOYMENT

EMPLOYEES: 50,062
BUSINESSES: 3,445



2019 POPULATION

19,342
AVERAGE AGE: 29.8 YEARS



2019 HOUSEHOLDS

7,256
RENTER OCCUPIED: 79.02%



MEDIAN HOME VALUE

\$182,619
AVERAGE HOUSEHOLD INCOME: \$55,046

ONE MILE POPULATION BY GENERATION

G
3.2%
Greatest Gen:
Born 1945/Earlier

B
10.0%
Baby Boomer:
Born 1946 to 1964

X
7.9%
Generation X:
Born 1965 to 1980

M
32.8%
Millennial:
Born 1981 to 1998

Z
45.3%
Generation Z:
Born 1999 to 2016

A
0.8%
Alpha: Born
2017 to Present

Expanded Demographic Snapshot

	2019 Average Household Income	Total Businesses	Total Employees	2019 Population Estimate	2010-2019 Population Growth	2019-2024 Population Growth
1 Mile	\$55,046	3,445	50,062	19,342	45.05%	7.68%
3 Mile	\$61,225	5,916	92,844	88,397	12.36%	4.59%
5 Mile	\$62,378	9,074	137,798	173,123	7.78%	4.05%

Compiled Data Sources: CoStar Reality Group & ESRI Business Analyst Online

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