

For Lease

Up to 9,375 SF
New Retail Center



474 Killian Road

Columbia, South Carolina

NAIAvant

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807 Gervais Street, Suite 301
Columbia, South Carolina 29201
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www.naiavant.com

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Property Features

474 Killian Road - Columbia, South Carolina

LOCATION DESCRIPTION: The corner parcel is located on Killian Road across from the new Kroger Marketplace. Killian Road is one of the fastest growing corridors in the Columbia Metro region. The site is approximately one-half mile from I-77 (Exit 22) and one-quarter of a mile from the cross change of Killian Road into Clemson Road. Clemson Road serves as the major thoroughfare connecting I-77 and I-20.

AVAILABLE SPACE: Up to ±9,375 SF
End caps with drive-thru available

BUILDING SIZE: ±9,375 SF

PARKING: 59 planned spaces (6.29 spaces/1,000 SF)

DELIVERY OF SPACE: Space to be delivered as “cold shell.” Tenant improvement allowance to be negotiated.

TRAFFIC COUNTS (2016): 32,800 VPD (Station 448)

ZONING: GC (General Commercial)
Richland County

PROPERTY DESCRIPTION: The property is across Killian Road from the new Kroger anchored Killian’s Crossing Development at a future traffic signal. There will be two traffic light locations to serve the property, subject to SCDOT approval. Recent and planned commercial activity in the immediate area includes Kroger Marketplace, Applebee’s, Panda Express, Chick-Fil-A, McDonalds, Hardees, Starbucks, Popeye’s, Rush’s, Freddy’s, Founder’s Federal, Mega Liquors, Sam’s Wine & Spirits, Porsche and Subaru dealerships, and much more.

DEMOGRAPHICS: 1 Mile 3 Miles 5 Miles

Population:	2,609	38,589	95,433
Households:	997	14,270	35,395
Average Household Income:	\$68,794	\$77,329	\$79,026

LEASE RATE: \$30.00 per SF, NNN

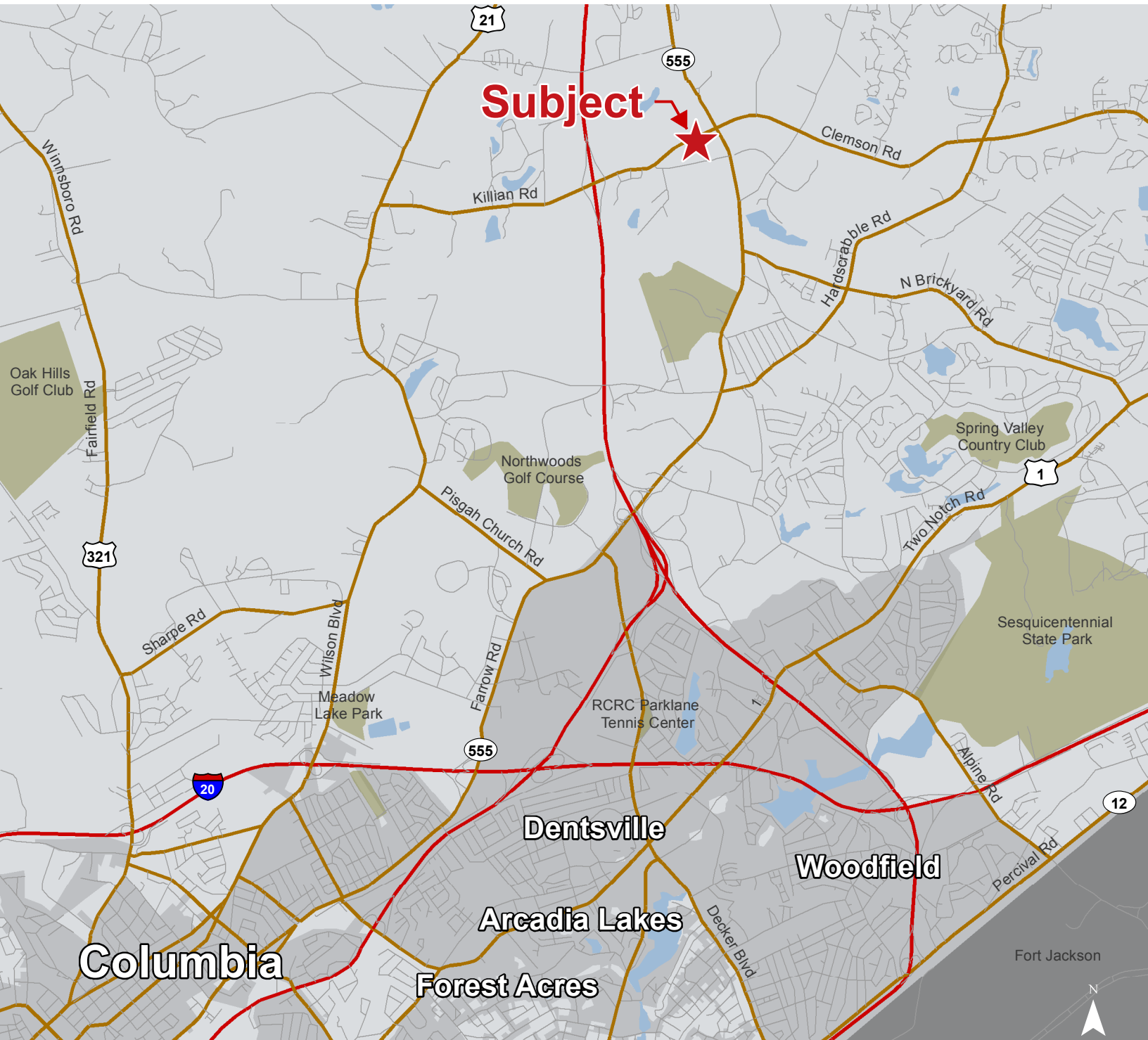
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Location Map

474 Killian Road - Columbia, South Carolina



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Property Pictures

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Demographic Profile

Killian Road and Farrow Road - Columbia South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	2,079	34,227	87,375	2016 Estimate	\$54,611	\$59,731	\$61,289
2016 Estimate	2,609	38,589	95,433	2021 Projection	\$62,270	\$68,463	\$69,448
2021 Projection	2,901	42,008	102,532	Average Household Income			
% Chg. 2016-2021	11.2%	8.9%	7.4%	2016 Estimate	\$68,794	\$77,329	\$79,026
	=			2021 Projection	\$76,663	\$85,603	\$87,143
Households				Per Capita Household Income			
2010 Census	766	12,746	32,724	2016 Estimate	\$24,565	\$28,227	\$29,469
2016 Estimate	997	14,270	35,395	2021 Projection	\$27,228	\$31,096	\$32,301
2021 Projection	1,105	15,466	37,832	2016 Household Income Dist.			
Families				Less than \$15,000	8.2%	7.0%	7.6%
2010 Census	= 576	9,478	23,683	\$15,000 - \$24,999	5.3%	6.8%	7.6%
2016 Estimate	= 719	10,464	25,333	\$25,000 - \$34,999	12.5%	11.1%	10.1%
2021 Projection	790	11,265	26,933	\$35,000 - \$49,999	18.2%	15.5%	13.6%
2016 Age Distribution				\$50,000 - \$74,999	22.2%	19.6%	20.1%
0 - 4	= 8.5%	7.4%	7.4%	\$75,000 - \$99,999	13.6%	14.8%	14.9%
5 - 9	= 8.9%	8.1%	8.0%	\$100,000 - \$149,999	12.3%	14.4%	15.1%
10 - 14	= 9.5%	8.6%	8.1%	\$150,000 - \$199,999	6.3%	7.6%	7.3%
15 - 19	8.2%	7.7%	7.3%	\$200,000 and Up	1.4%	3.1%	3.7%
20 - 24	4.7%	4.8%	5.2%	2016 Dist. by Race & Ethnicity			
25 - 34	17.9%	15.0%	14.7%	White Alone	26.6%	35.7%	38.7%
35 - 44	17.9%	16.4%	15.9%	Black Alone	65.8%	56.2%	52.0%
45 - 54	13.0%	14.5%	14.4%	American Indian Alone	0.2%	0.2%	0.2%
55 - 64	7.3%	10.6%	10.7%	Asian Alone	2.7%	2.8%	3.8%
65 - 74	2.6%	4.5%	5.1%	Pacific Islander Alone	0.2%	0.2%	0.2%
75 - 84	1.0%	1.7%	2.3%	Some Other Race Alone	1.7%	2.0%	2.1%
85+	0.4%	0.6%	0.9%	Two or More Races	2.8%	2.9%	3.0%
Median Age				Hispanic Origin (Any Race)	5.9%	5.9%	5.8%
2010 Census	31.1	33.9	34.5	2016 Housing Data			
2016 Estimate	32.9	35.5	35.7	Owner Occ. Housing Units	733	10,799	24,967
2021 Projection	31.4	35.2	35.9	Renter Occ. Housing Units	265	3,471	10,428
Average Household Size				2016 Business Data			
2010 Census	= 2.71	2.68	2.64	Total Businesses:	79	759	2,564
2016 Estimate	2.61	2.70	2.67	Total Employees:	1,121	9,448	31,143
2021 Projection	2.62	2.71	2.69				