

# EAST FOREST PLAZA



5420-5590 Forest Drive  
Columbia, South Carolina



[www.eastforestplaza.com](http://www.eastforestplaza.com)

<https://vimeo.com/175689002> (drone footage)

## LOCATION SUMMARY

## FOR LEASE

- ◆ Located on Forest Drive at Interstate 77
- ◆ Strategically located near Fort Jackson, the largest and most active Initial Entry Training Center. Over 45,000 soldiers are trained at this facility each year.
- ◆ Population growth rate at the metro and county level is forecasted to out-pace the US growth rate through 2019
- ◆ Since August 2015, employment has increased by 54,553 along with an increase of 45,086 for the labor force.
- ◆ Excellent visibility and frontage on Forest Drive (ADT of 27,600). The center is also conveniently located near the heavily trafficked Interstate 77 (ADT 82,600), and has ample parking.

DEMOGRAPHICS	1-MI.	3-MI.	5-MI.
2016 Population	8,239	57,945	158,364
2016 Households	1,619	20,301	59,955
2016 Average Income	\$114,099	\$83,670	\$63,780

**Newmark**  
Wilson Kibler

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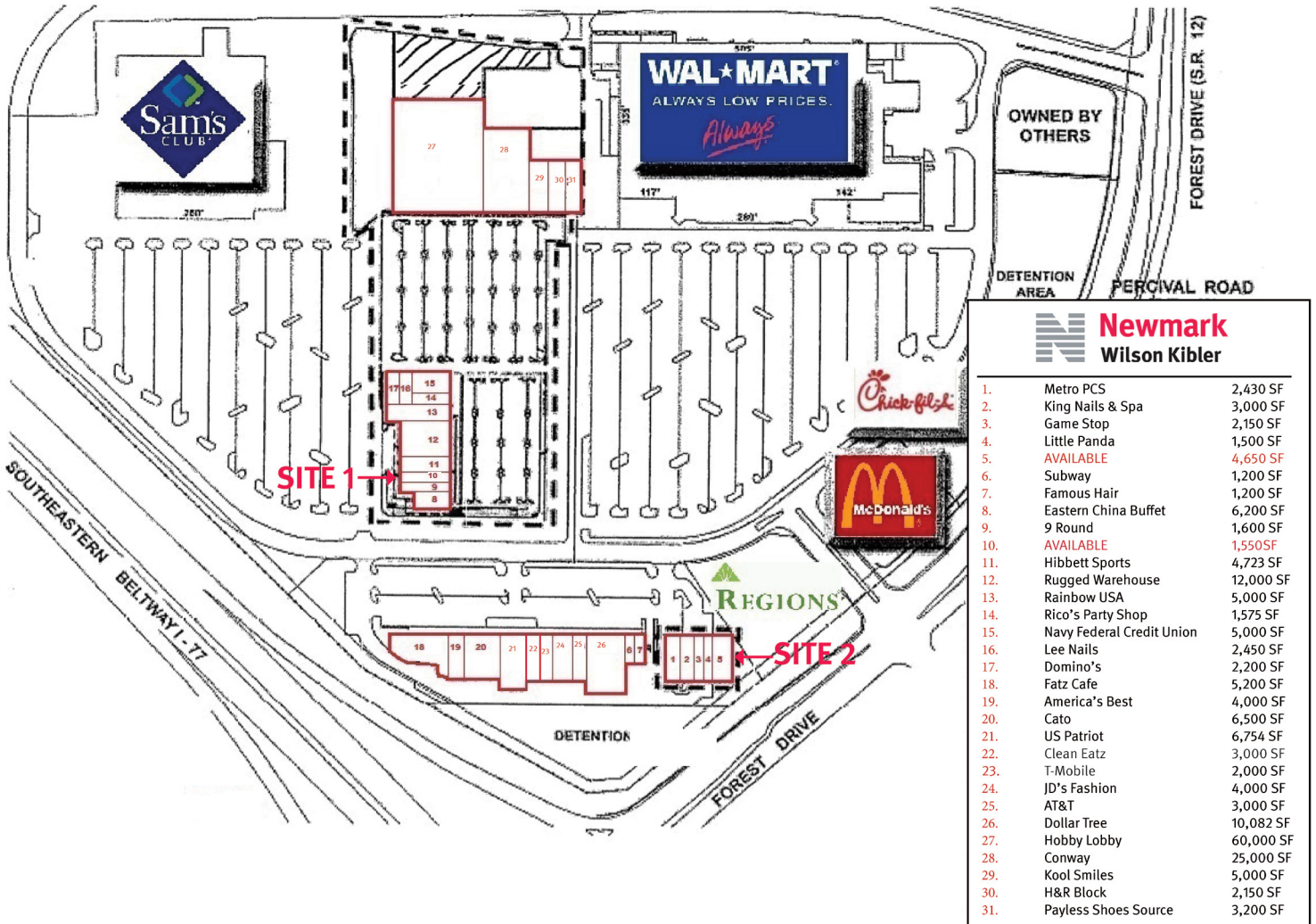
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Newmark Wilson Kibler		
1.	Metro PCS	2,430 SF
2.	King Nails & Spa	3,000 SF
3.	Game Stop	2,150 SF
4.	Little Panda	1,500 SF
5.	AVAILABLE	4,650 SF
6.	Subway	1,200 SF
7.	Famous Hair	1,200 SF
8.	Eastern China Buffet	6,200 SF
9.	9 Round	1,600 SF
10.	AVAILABLE	1,550 SF
11.	Hibbett Sports	4,723 SF
12.	Rugged Warehouse	12,000 SF
13.	Rainbow USA	5,000 SF
14.	Rico's Party Shop	1,575 SF
15.	Navy Federal Credit Union	5,000 SF
16.	Lee Nails	2,450 SF
17.	Domino's	2,200 SF
18.	Fatz Cafe	5,200 SF
19.	America's Best	4,000 SF
20.	Cato	6,500 SF
21.	US Patriot	6,754 SF
22.	Clean Eatz	3,000 SF
23.	T-Mobile	2,000 SF
24.	JD's Fashion	4,000 SF
25.	AT&T	3,000 SF
26.	Dollar Tree	10,082 SF
27.	Hobby Lobby	60,000 SF
28.	Conway	25,000 SF
29.	Kool Smiles	5,000 SF
30.	H&R Block	2,150 SF
31.	Payless Shoes Source	3,200 SF

### Property Summary

- ◆ Two Available Spaces:
  - Site 1 - 1,550 SF
  - Site 2 - 4,650 SF (can be subdivided)
- ◆ Shopping center is anchored by Walmart, Sam's Club & Hobby Lobby
- ◆ Street signs available

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# SOUTH CAROLINA



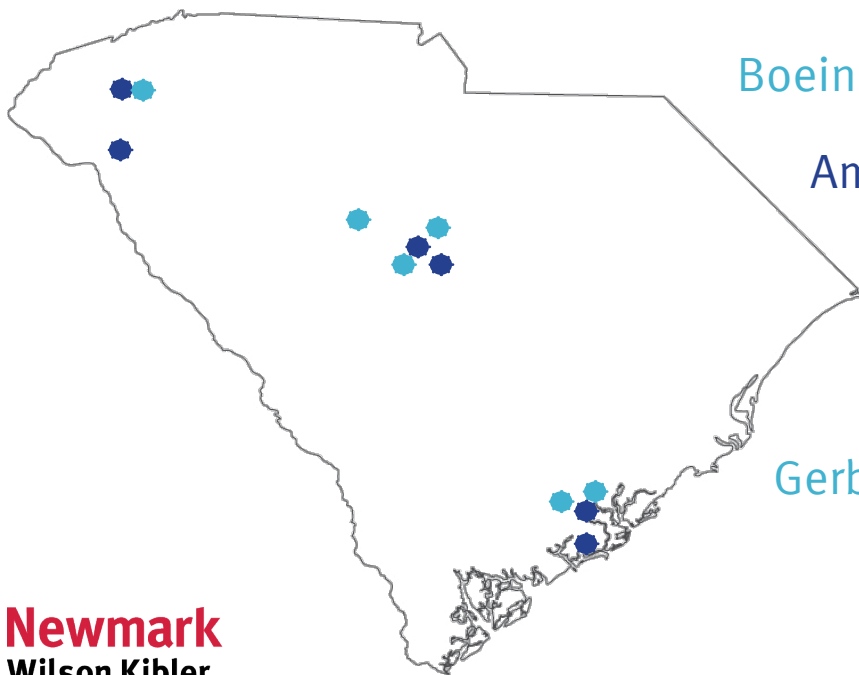
## Market Summary

	MSA Population 2015	Largest Sector	SF Office Space	SF Industrial Space
Greenville	1,400,000	Trade & Manufacturing	14,179,592	191,350,639
Columbia	810,000	Government	11,070,288	54,059,308
Charleston	700,000	Trade & Leisure	12,063,169	62,771,748

### SOUTH CAROLINA MARKET SUMMARY

- ◆ Employment: Up 2.4% from 2015
- ◆ Through May 2016, Manufacturing saw a 6.69% jump in employment from year-end 2015; Professional & Business Services and Leisure & Hospitality both saw a 4.7% jump.
- ◆ Ranked #1 by *Area Development*, the leading publication covering site selection and facility planning, in its annual Top States for Doing Business for its statewide business incentive programs and speed of permitting.

### Companies Investing in South Carolina



Boeing Mercedes-Benz Lidl  
 Amazon BMW IBM  
 Magna Regal Logistics  
 Coca-Cola China Jushi  
 Gerber Childrenswear Lowe's Foods

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