

FULLY LEASED

For Sale

±9,000 SF  
Community Center



# 841 Sparkleberry Lane

Columbia, South Carolina

**NAI**Columbia

**Patrick Palmer, CCIM**

+1 803 556 3340

ppalmer@naicolumbia.com

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807 Gervais Street, Suite 301  
Columbia, South Carolina 29201  
+1 803.254.0100

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

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# Property Features

841 Sparkleberry Lane - Columbia, SC

**BUILDING DESCRIPTION:** ±9,000 SF freestanding, upscale, multi-tenant retail building located in the architecturally controlled Sparkleberry Crossing development. The building is anchored by Solstice Kitchen & Wine Bar, and features excellent visibility from Sparkleberry Road.

**AVAILABILITY:** FULLY LEASED

**LOCATION DESCRIPTION:** The property is located in Sparkleberry Crossing, a shopping center in Northeast Columbia featuring a mix of retail and restaurants. Sparkleberry Crossing is located in Northeast Columbia at the intersection of Sparkleberry Lane and Clemson Road, accessible from exit 80 from Interstate 20. Neighboring retailers include 9 Round Kickboxing, Henry's Restaurant & Bar, Tokyo Grill, CVS, State Farm, and more.

**PARKING:** 52 Surface Spaces are available; ratio of 7.78 per 1,000 SF

**TRAFFIC COUNTS:** 21,500 VPD (Station 446) Clemson Road  
13,000 VPD (Station 447) Sparkleberry Lane

**SALE PRICE:** \$1,600,000 (10% Cap)

**IN PLACE NOI:** \$160,582



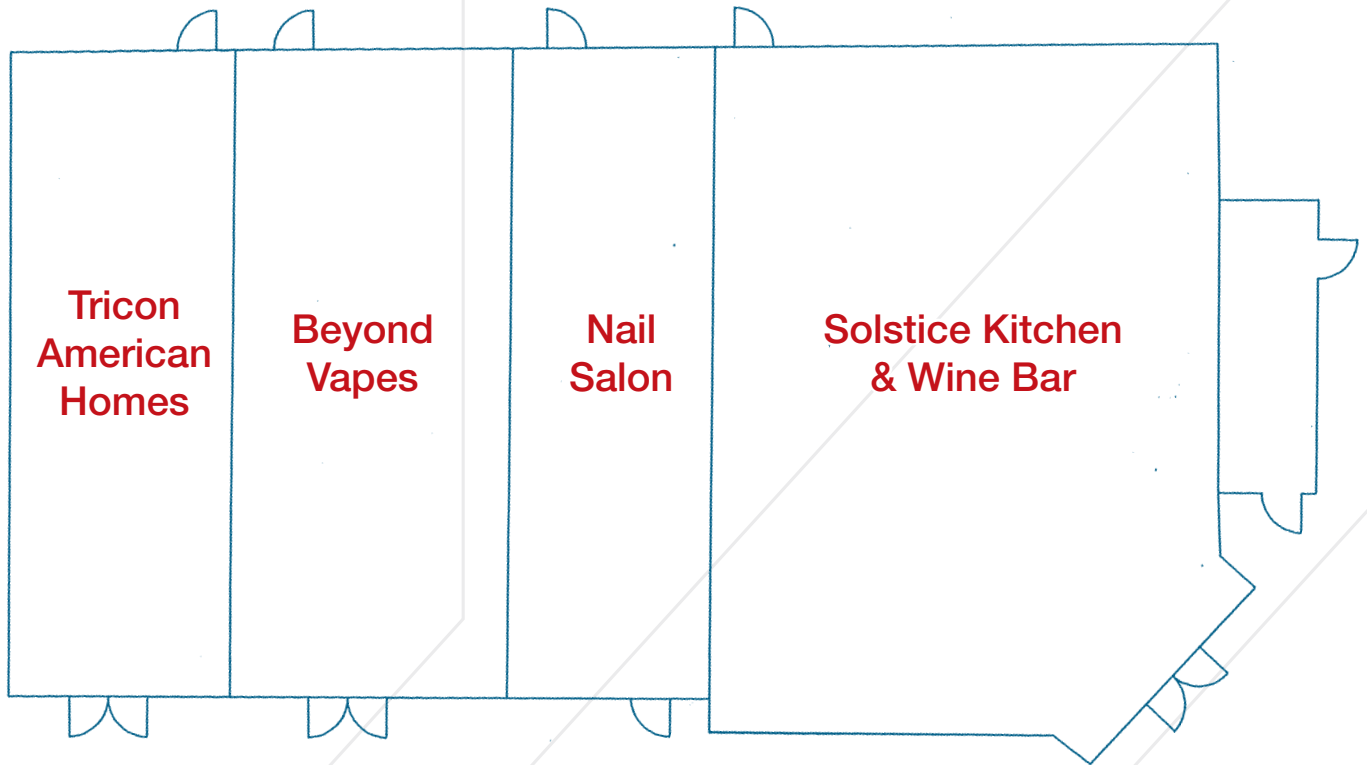
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# Site Plan

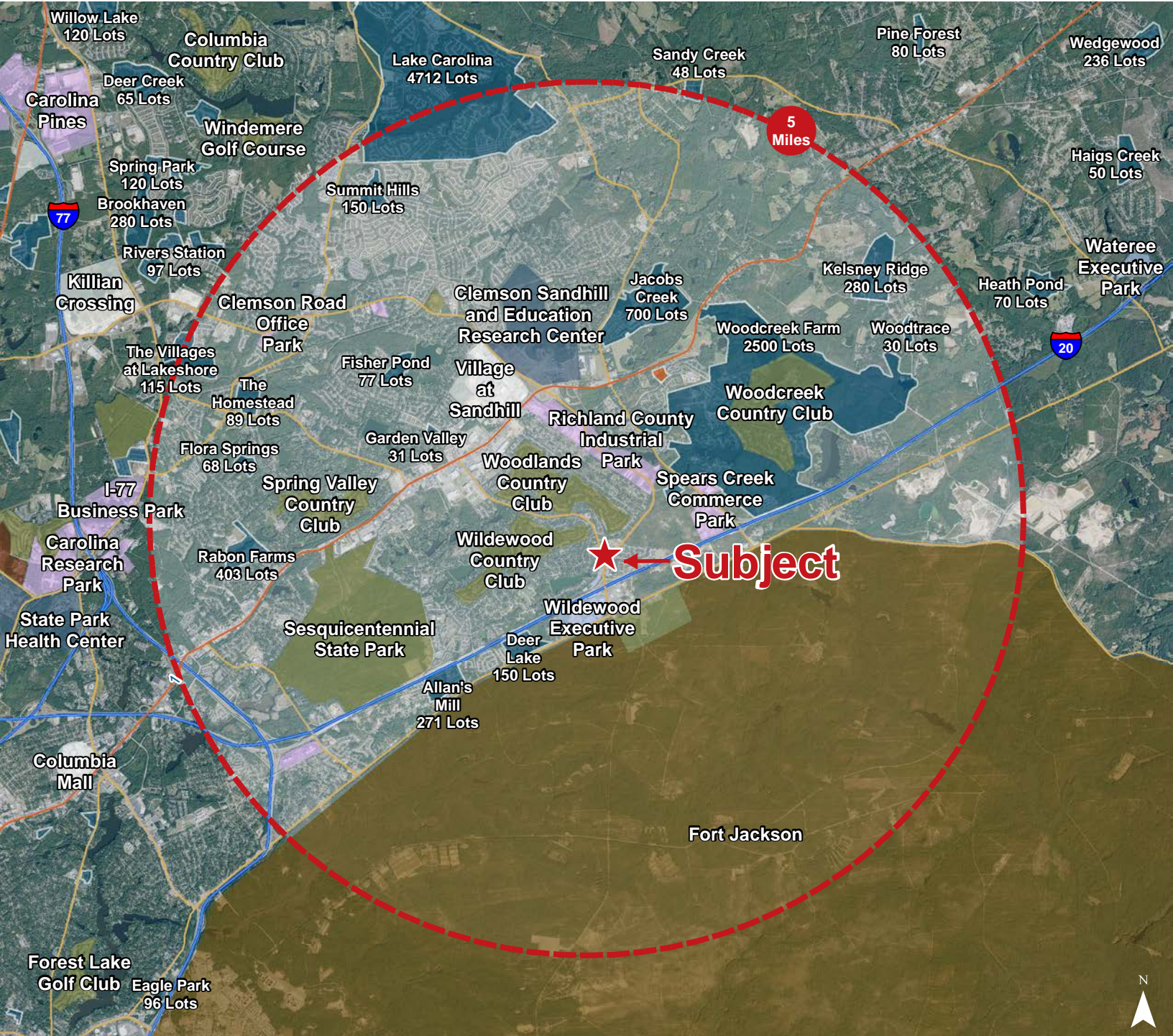
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# Location Map

841 Sparkleberry Lane - Columbia, SC



# Demographic Profile

Clemson Road & Sparkleberry Lane - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2010 Census	4,133	22,479	68,834	2018 Estimate	\$76,964	\$78,337	\$70,175
2018 Estimate	4,626	25,431	75,772	2023 Projection	\$84,300	\$86,339	\$78,452
2023 Projection	4,838	27,200	80,342	<b>Average Household Income</b>			
% Chg. 2018-2023	4.6%	7.0%	6.0%	2018 Estimate	\$103,179	\$107,259	\$89,858
<b>Households</b>				2023 Projection	\$116,427	\$119,287	\$100,526
2010 Census	1,700	9,044	26,463	<b>Per Capita Household Income</b>			
2018 Estimate	1,913	10,282	29,282	2018 Estimate	\$42,521	\$43,509	\$34,757
2023 Projection	2,003	11,014	31,080	2023 Projection	\$48,029	\$48,448	\$38,900
<b>Families</b>				<b>2018 Household Income Dist.</b>			
2010 Census	1,148	6,127	18,866	Less than \$15,000	7.4%	6.2%	6.2%
2018 Estimate	1,254	6,790	20,437	\$15,000 - \$24,999	5.5%	5.6%	6.3%
2023 Projection	1,300	7,208	21,533	\$25,000 - \$34,999	6.8%	7.2%	8.5%
<b>2018 Age Dist.</b>				\$35,000 - \$49,999	8.7%	8.7%	11.8%
0 - 4	6.6%	6.3%	6.5%	\$50,000 - \$74,999	19.7%	19.6%	20.1%
5 - 9	6.7%	6.5%	6.8%	\$75,000 - \$99,999	16.9%	15.0%	15.4%
10 - 14	6.8%	6.7%	7.0%	\$100,000 - \$149,999	15.5%	17.1%	18.7%
15 - 19	6.4%	6.1%	6.3%	\$150,000 - \$199,999	8.0%	8.6%	6.9%
20 - 24	6.6%	6.0%	6.0%	\$200,000 and Up	11.4%	12.0%	6.2%
25 - 34	16.2%	14.5%	14.6%	<b>2018 Dist. by Race &amp; Ethnicity</b>			
35 - 44	14.7%	14.3%	14.5%	White Alone	43.5%	50.6%	42.5%
45 - 54	12.7%	13.0%	13.0%	Black Alone	41.9%	35.6%	45.4%
55 - 64	12.2%	12.8%	12.3%	American Indian Alone	0.3%	0.3%	0.3%
65 - 74	7.9%	9.1%	8.4%	Asian Alone	6.0%	5.9%	4.7%
75 - 84	2.5%	3.4%	3.3%	Pacific Islander Alone	0.2%	0.2%	0.2%
85+	0.7%	1.2%	1.1%	Some Other Race Alone	3.9%	3.9%	3.4%
<b>Median Age</b>				Two or More Races	4.1%	3.4%	3.5%
2010 Census	33.3	35.8	35.0	Hispanic Origin (Any Race)	9.4%	8.8%	7.8%
2018 Estimate	35.4	37.6	36.8	<b>2018 Housing Data</b>			
2023 Projection	36.1	38.2	37.1	Owner Occ. Housing Units	935	5,919	19,734
<b>Average Household Size</b>				Renter Occ. Housing Units	978	4,363	9,548
2010 Census	2.43	2.47	2.59	<b>2018 Business Data</b>			
2018 Estimate	2.42	2.46	2.58	Total Businesses:	92	843	1,626
2023 Projection	2.41	2.46	2.57	Total Employees:	1,203	10,777	18,193