FOR LEASE > RETAIL, MEDICAL OR OFFICE SPACE

±1,250 - ±3,750 SF

5301 FOREST DRIVE, COLUMBIA, SC 29206





The subject property is a multi-tenant retail and office building along the highly-trafficked and coveted Forest Drive in Columbia, SC. The available suite was a former fitness studio, but the space can be reconfigured to create smaller suites. The occupied suite is AllState Insurance. The location has very quick access to Interstate 77 and nearby major retailers in the area. The site also benefits from it's proximity to Fort Jackson, which has roughly 43,000 soldiers pass through training each year and is currently the largest and most active Intial Entry Training Center in the U.S. Army.

Property Details

- > Available square footage: ±1,250 ±3,750 SF
- > Total building size: ±4,900 SF
- > Traffic count: 25,100 vehicles per day
- > Parking spaces: 21
- > Monument signage
- > Lease rate: \$18/SF NNN

Demographics - 2017 Estimate

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 miles</u>
Population:	6,041	62,792	163,131
Total Households:	1,992	22,501	62,363
Average HH Income:	\$118,553	\$85,456	\$66,732

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