



PRISMA
HEALTHSM



KILLIAN'S CROSSING

Roberts Branch Parkway | Columbia, SC

400-Acre Mixed-Use Development

RETAIL FOR LEASE

±1,225 - ±2,500 SF available immediately

PLANNED NEIGHBORHOOD RETAIL CENTER

±13,500 SF retail strip and ±4,000 SF build-to-suit or ground lease

CONTACT

John Gressette

Senior Brokerage Associate
+1 803 401 4233
john.gressette@colliers.com

Rox Pollard III

Brokerage Associate
+1 803 401 4264
rox3.pollard@colliers.com

Danny Bonds

Senior Brokerage Associate
+1 803 401 4280
danny.bonds@colliers.com



KILLIAN'S CROSSING

Roberts Branch Parkway

Welcome to Killian's Crossing – a 400-acre mixed-use community featuring a variety of retail, dining, residential and healthcare developments.

Killian's Crossing is located less than 15 minutes from downtown Columbia, South Carolina, at the intersection of I-77 and Killian Road (Exit 22) in Northeast Columbia. It combines residential, retail, and commercial spaces in a walkable, community-focused setting.

HIGHLIGHTS

- **Move-in Ready** – ±1,225 - ±2,500 SF
- **Additional Availabilities** – planned neighborhood retail center (±13,500 SF retail strip and ±4,000 SF build-to-suit or ground lease)
- **Interstate Proximity** – convenient access to Interstate 77
- **High Traffic Area** – Killian Road is a major corridor with ±37,900 vehicles passing daily
- **Population Growth** – increasing population, new neighborhoods/housing and nearby Scout Motors are fueling population growth and are expected to drive job creation and retail demand



Dine



Shop



Play



Stay

KILLIAN'S CROSSING

Retailers & Availabilities

AVAILABLE SPACES

- 1 ±1,225 SF (end cap)
±1,275 SF (end cap)
Full building ±2,500 SF

- 2 ±1,510 SF (inline)

- 3 ±1,922 SF (inline)

AVAILABLE PLANNED NEIGHBORHOOD RETAIL CENTER

- 3 ±13,500 SF retail strip
- 4 ±4,000 SF build-to-suit or ground lease



1 Available
±1,225 SF
±1,275 SF
(±2,500 SF
contiguous)

3 Available
±13,500 SF
retail strip

4 Available
±4,000 SF
build-to-suit or
ground lease

2 Available
±1,510 SF

3 Available
±1,922 SF

Starbucks
Jamba Juice
Charles Schwab
Crazy 8

Salsarita's
Tropical Smoothie Cafe
Killian Dentistry

Kroger
Pet Paradise
BR
The Joint Charcuterie
UPS
Supercuts
Eggs Up Grill
Hotworx

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KILLIAN'S CROSSING

Leasing Plan



Planned Neighborhood Retail Center | Available ±13,500 SF



KILLIAN'S CROSSING

Surrounding Area



DEMOGRAPHICS 2025 EST



Population
 1 mile: 3,311
 3 miles: 43,679
 5 miles: 107,548



Daytime Population
 1 mile: 4,785
 3 miles: 36,153
 5 miles: 96,179



Households
 1 mile: 1,452
 3 miles: 17,437
 5 miles: 42,876



Avg. Household Income
 1 mile: \$78,602
 3 miles: \$88,804
 5 miles: \$100,104

COLUMBIA HIGHLIGHTS

The annual pace of inbound migration increased to 2,590 people per year in Columbia.

Fastest-growing state last year

CNN Business 2024

#1 Best State for manufacturing

Site Selection Group 2023

#13 Best State to Start a Business

Wallethub 2025

#5 South's Best Cities on the Rise

Southern Living 2024

COLUMBIA COMMUNITY 2025

±861,314
Population Columbia Metro

\$1.8B
Direct visitor spending

±354,750
Households

\$2.8B
Economic impact





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Colliers | South Carolina

1301 Gervais Street, Ste 600
Columbia, SC 29201
+1 803 254 2300

