



Sandhill Station

Northeast Columbia, SC

FASHION DRIVE & TWO NOTCH RD
Northeast Columbia, South Carolina

PREPARED BY:

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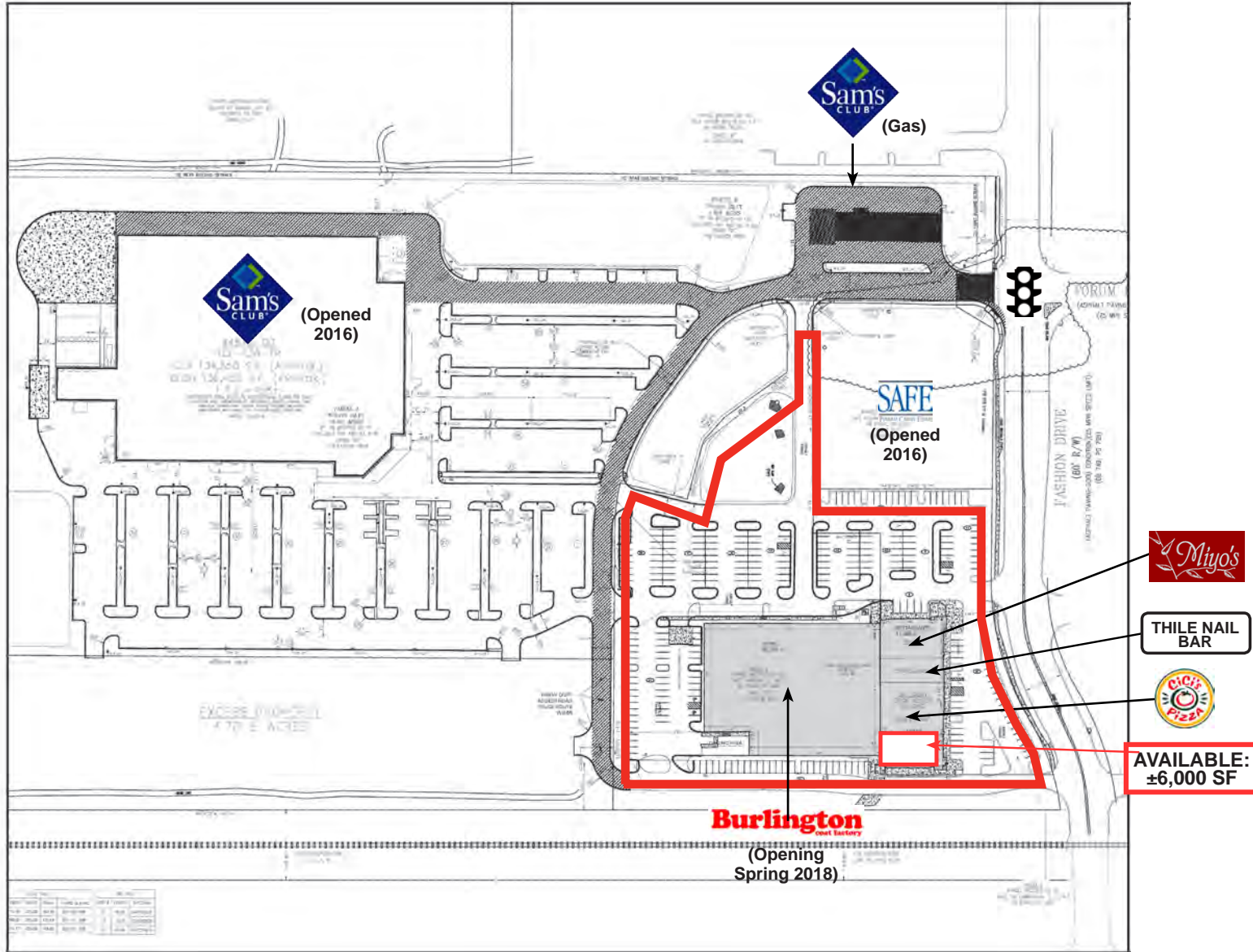
PROPERTY INFORMATION

- Property:** Sandhill Station is situated at the busiest entrance to the Village at Sandhills, which is Northeast Columbia's premier retail node. The 31 acre site is at the intersection of Two Notch Rd. and Fashion Drive. Sandhill Station includes Sam's Club (opened Fall 2016), Safe Credit Union (opened 2016), and Burlington Coat Factory (opening Spring 2018). Village at Sandhill retailers include Academy Sports, Belk, Home Depot, World Market, Rooms to Go and Home Goods. Retailers within 1 mile of Sandhill Station include Lowe's, Wal-Mart, Target, Kohl's, Ross, Best Buy, Fresh Market, Publix and many more.
- Area:** Northeast Columbia is the Columbia's fastest growing residential area. Since 2000, residential population has increased by almost 60%. The estimated population is over 102,500 people within 5 mile radius. In addition to the new Sam's Club coming to this site in 2016, Walmart and Lowe's both have 2 stores that serve the Northeast market.
- Access:** Property can be accessed from I-77 at the Killian Rd. (Exit 22) or I-20 at Clemson Rd. (Exit 80)
- Zoning:** GC – General Commercial (Richland County). Property is not part of the Village at Sandhills Planned Urban Development and not subject to the Village at Sandhill restrictions.

SITE AERIAL



SANDHILL STATION



SANDHILL STATION PROPERTY PHOTOS



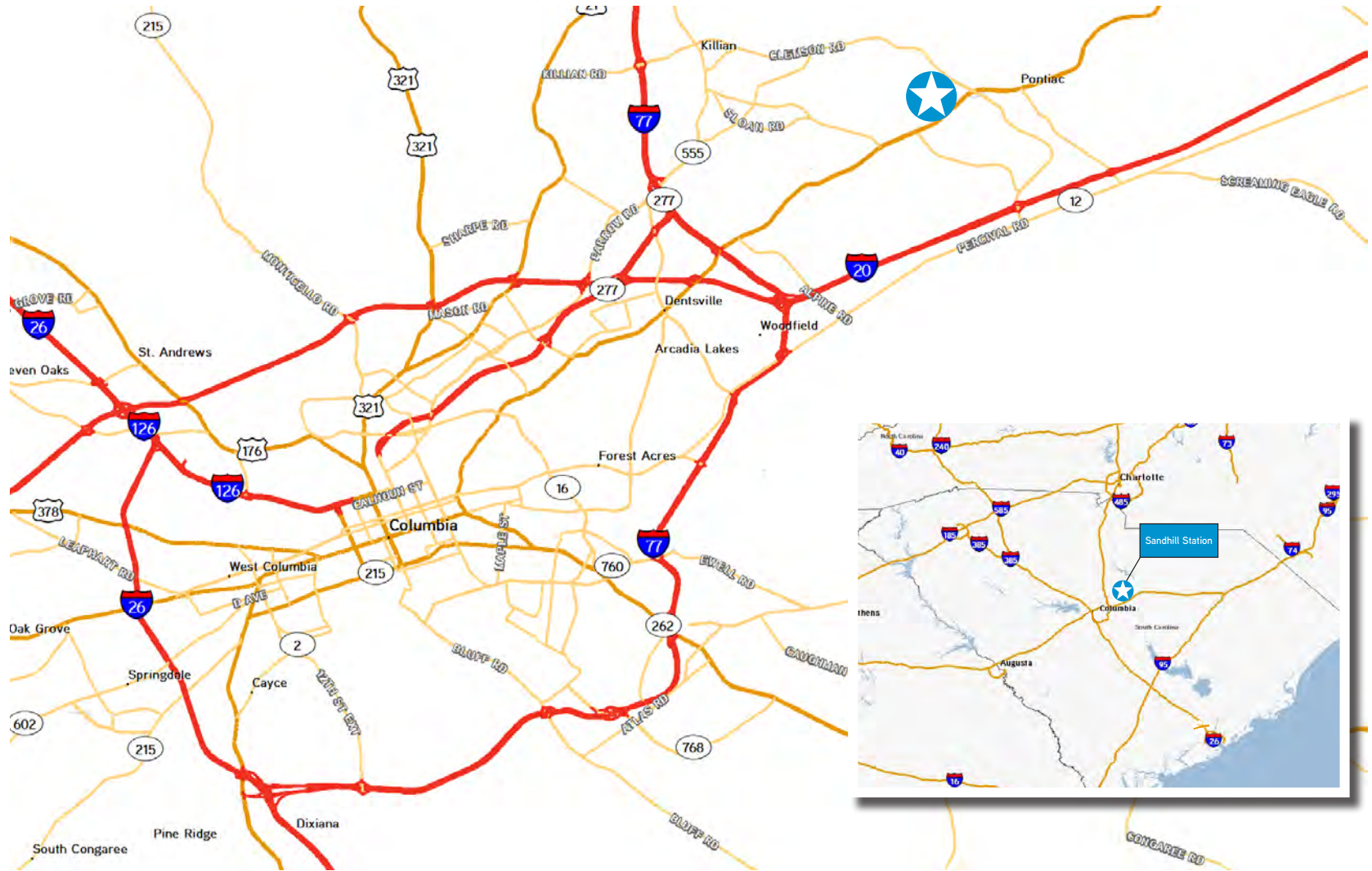
New traffic signal (2016) at entrance to Sandhill Station from Fashion Drive.

SANDHILL STATION PROPERTY PHOTOS



BURLINGTON (Under Construction)

LOCATION MAP



NORTHEAST RETAILER LIST

Retail Anchors

Belk
 HH Gregg
 Home Depot
 J C Penney
 Kohl's
 Lowe's
 Rooms To Go
 Target
 Wal-Mart

Specialty Retailers

Americas Mattress
 Art Elements
 Beautiful Windows
 Beds Plus of South Carolina
 Carpet Shop
 Classic Blinds
 Computer Dimensions Inc
 Compuzone
 Discount Mattress Sales Inc
 Grill Depot
 Halloween Express
 Michaelis Mattress
 Regal Cinemas
 Select Comfort
 Sleep King

Junior Anchors

Bed Bath & Beyond
 Books-A-Million
 Dollar General
 Dollar Tree
 Michael's
 Office Depot
 Old Navy
 Pier 1 Imports
 Rack Room Shoes
 Ross Dress For Less
 T.J. Maxx
 Talbots
 Ulta
 World Market

Small Shops

Ace Alterations & Tailoring
 Aeropostale
 American Eagle Outfitters
 Ann Taylor Loft
 Big Thursday
 Cato
 Champs
 Children's Place
 Christopher & Banks
 Claire's
 Coldwater Creek
 Dress Barn
 GNC
 Gymboree

Heart's Glory Llc
 Jos A Bank
 Journeys
 Justice Just For Girls
 Lady Foot Locker
 Lane Bryant
 Lids
 Liz Claiborne Shoes
 New York & CO
 Northeast Dancewear
 Ole Timey Meat Market
 Radio Shack
 S&K Famous Brand Menswear
 Shoe Carnival
 Shoe Dept
 Shoe Fixation
 Star Music CO II
 Strasburg Children
 Stride Rite
 Stylish Shoes & Accessories
 Swanky Boutique
 Victoria's Secret
 Wet Seal

Restaurants

Applebee's Neighborhood Grill
 Arizona Steakhouse
 Baskin-Robbins
 Beef O'Brady's
 Big T Bar Bq
 Bobby's House of Pizza

Bruster's Real Ice Cream
 Carolina Wings & Rib House
 Carrabba's Italian Grill
 China Garden
 Cici's Pizza
 Cracker Barrel Old Country Str
 Domino's Pizza
 Firehouse Subs
 Groucho's Original Deli
 Icy's Sports Bistro
 Little Caesars Pizza
 Lizard's Thicket Restaurants
 Marble Slab Creamery
 Mc Alister's Deli
 Miyo's
 Moe's Southwest Grill
 Nestle Tollhouse Cookie Cafe
 O'Charley's
 Olive Garden Italian Rstrnt
 Panera Bread
 Papa John's Pizza
 Pizza Hut
 Qdoba Mexican Grill
 Quiznos
 Red Bowl Asian Bistro
 Red Lobster
 Red Robin Gourmet Burgers
 Ryan's Grill Buffet & Bakery
 San Jose Mexican Restaurant
 Schiano's Italian Eatery
 Shanes Rib Shack
 Starbucks

Travinia Italian Kitchen
 Village Bistro
 Waffle House
 Which Wich
 Wild Wing Cafe

Fast Food

Arby's
 Burger King
 Chick-Fil-A
 Five Guys
 KFC
 Mc Donald's
 Rush's
 Sonic Drive-In
 Sub Station II
 Subway
 Taco Bell
 Wendy's
 Zaxby's

Grocers

Bi-Lo
 Food Lion
 Kroger
 Piggly Wiggly
 Publix

DEMOGRAPHICS

	RADIUS (MILES)	1-MILE	3-MILE	5-MILE
POPULATION				
2000 Population		3,592	31,800	52,746
2017 Estimated Population		4,154	56,214	103,512
Change 2000 - 2017		15.6%	76.7%	96.2%
2022 Projected Population		4,405	59,842	111,425
Change 2017 - 2022		1.18%	1.26%	1.48%
Median Age		38.2	36.5	35.7

	RADIUS (MILES)	1-MILE	3-MILE	5-MILE
HOUSEHOLDS				
2017 Est. Households		1,727	21,203	38,738
2022 Proj. Households		1,836	22,617	41,726
Change 2017 - 2022		1.23%	1.30%	1.50%

	RADIUS (MILES)	1-MILE	3-MILE	5-MILE
HOUSING				
Total Housing Units		1,854	22,158	40,762
Owner-Occupied Housing Units		73.2%	72.0%	68.3%
Renter-Occupied Housing Units		20.0%	23.7%	26.8%
Vacant Housing Units		6.9%	4.3%	5.0%

	RADIUS (MILES)	1-MILE	3-MILE	5-MILE
INCOME				
Median Household Income		\$70,300	\$71,219	\$66,733
Average Household Income		\$86,867	\$89,648	\$85,926
Per Capita Income		\$33,840	\$33,827	\$32,331

	RADIUS (MILES)	1-MILE	3-MILE	5-MILE
DAYTIME POPULATION				
Number of Employees		5,866	16,837	31,305
Number of Residents		1,726	26,603	49,453



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- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.
- 4) Purchaser may be represented by Purchaser's Broker provided Broker represents Purchaser on an exclusive basis.

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