

FOR LEASE 800 Gervais Street // Columbia // SC

800

Gervais Street

COLUMBIA | SOUTH CAROLINA

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Opportunity to be in the heart of a vibrant community.

Discover the Historic Congaree Vista and Entertainment District, located along the Gervais Street retail corridor, is a renovated textile mill and trainyard district transformed into a one-stop entertainment and arts hub of antique and gallery stores, national chain clothing stores, outdoor outfitters, office buildings and hotels. Many of these are lined along brick streets and all surrounded by downtown eateries and historic landmarks.

800 GERVAIS

Largest parking field in the Vista!

1,000
TO
7,500
SF AVAILABLE

The perfect backdrop for entertainment, the Vista is a hot spot for gatherings of any kind. Premier restaurant space opportunity in an entertainment driven mixed use development.



Excellent pedestrian
and vehicular ingress/
egress at a signalized
traffic light.



Proximity to the
University of South
Carolina (Enrollment:
±36,000 students)



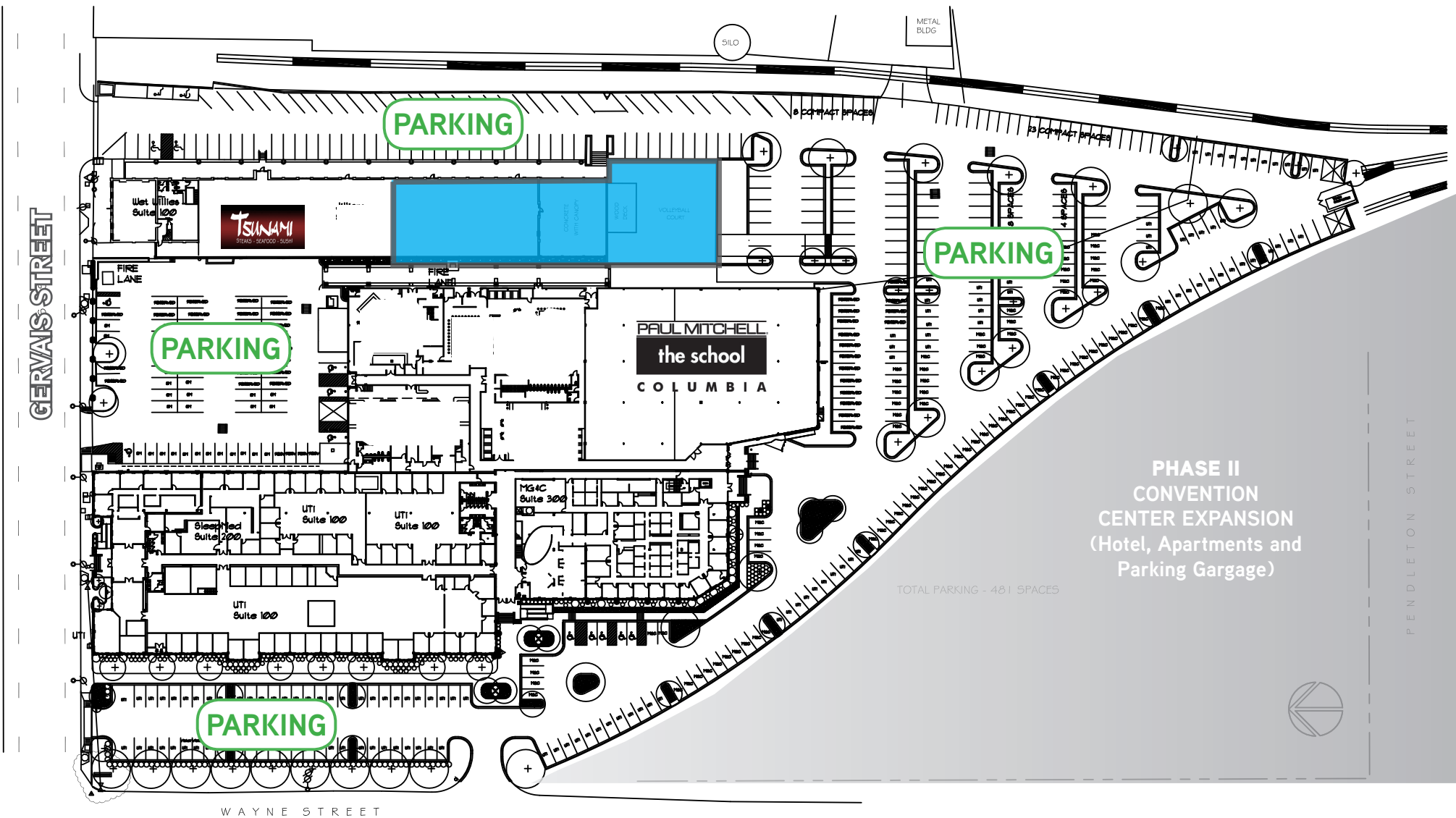
Easy access to I-26

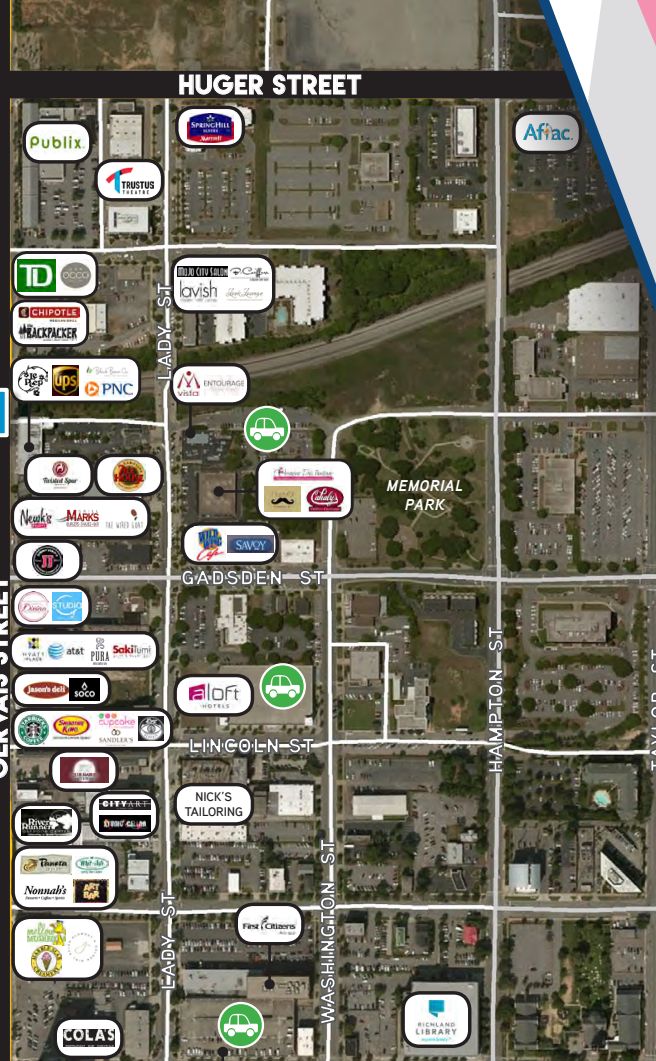


Growing population of
165,895 people within
a 5 mile radius



Neighboring retailers Tin Lizzy's, Tsuna-
mi, Paul Mitchell, Old Chicago, Newk's,
Grill Marks, Twisted Spur and more!





THE VISTA

Columbia's premier urban entertainment, dining, and retail district. With a dynamic mix of restaurants, bars, artists' galleries and specialty shops, the pedestrian-friendly Vista attracts visitors and residents alike. Ample parking is offered via on-street and two city parking garages. Countless cultural and entertainment opportunities, including college and professional sports, theater, ballet, concerts, live music and more, available through venues such as the Koger Center, EdVenture, SC State Museum, and the Colonial Life Arena. Close proximity to interstates, the Central Business District, the Columbia Metropolitan Convention Center, the SC State House, the National Advocacy Center, and the University of South Carolina. The 142,500 square-foot Columbia Metropolitan Convention Center hosts an average of 350 events per year and has approximately 125,000 visitors pass through its doors yearly. The University of South Carolina is nestled in the heart of the city with a student enrollment of over 30,000. This economic powerhouse of the region recently completed construction on the new Moore School of Business, a 250,000 square-foot, \$106.5 million LEED-Platinum-Certified facility.

PARKING







CONVENTION CENTER EXPANSION

The Columbia Metropolitan Convention Center is located right in the heart of a bustling city center with local charm, gourmet restaurants and great shopping all within walking distance.

Conceptual plans for Phase II of the Convention Center Expansion include hotel, apartments and a parking garage.

AREA DEMOGRAPHICS

	1mi radius	3mi radius	5mi radius
TOTAL AVERAGE POPULATION			
2016 Estimate	8,827	80,490	165,895
2021 Projected	9,173	84,963	172,255
AVERAGE HOUSEHOLD INCOME			
2016 Estimate	\$50,412	\$54,098	\$58,062
2021 Projected	\$53,955	\$58,112	\$62,607
OCCUPIED PRIVATE DWELLINGS			
2016 Owned	464	12,337	32,072
2021 Rented	2,206	22,551	40,025