



Parkland Plaza

Knox Abbott Drive & State Street
CAYCE, SOUTH CAROLINA 29033

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SUMMARY OF PROPERTY

ABOUT THE PROPERTY AND PLANNED RENOVATION

Built in the 1950s, Parkland Plaza is one of Columbia’s most historic and enduring shopping centers. Parkland Plaza lies in proximity to the USC campus, the Central Business District, the Carolina Baseball Stadium, and the future home of Innovista, a planned development of the riverfront. Parkland Plaza is renovating to provide a new contemporary look as it welcomes its newest anchor, Planet Fitness (Opened 2018).

AVAILABLE SPACE:

Space 6: 5,900 SF	\$12/SF
Space 8: 1,200 SF	\$18/SF
Space 13A: 2,200 SF	\$16/SF
Space 13B: 2,200 SF	\$16/SF
Space 14: 1,800 SF	\$16/SF

Rental Rate: \$12.00 - \$18.00/SF

TOTAL GLA: 174,833 SF

ANCHOR TENANTS:

BI-LO, Ace Hardware, Planet Fitness (Opened 2018), Burke’s Outlet, Park Triangle Lanes Bowling, Jewelry Warehouse and Garnet and Black Traditions, D’s Wings

CO-TENANTS:

H&R Block, Blueline Liquors, Kingsman, Intralot, Shell, Sandy’s Nail & Spa, Monterey Mexican Restaurant and Tandy Leather

PARKING, ACCESS, AND LOCATION

PARKING DETAILS:

1,000+ spaces plus cross easement parking

TRAFFIC COUNTS:

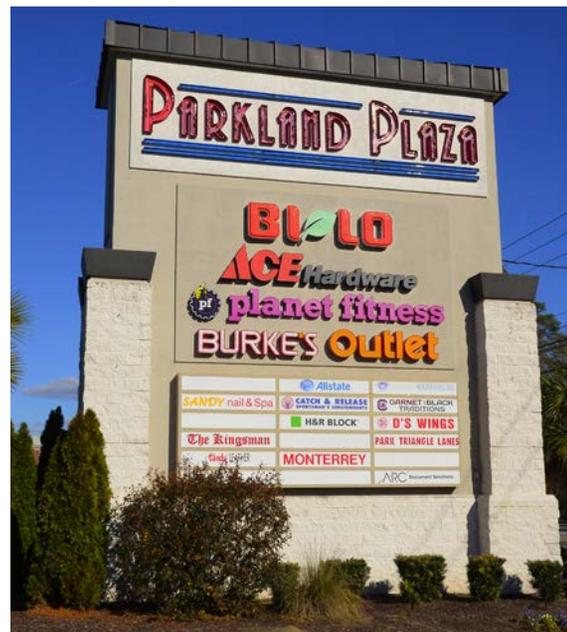
Knox Abbott Drive:	22,200 vpd
State Street:	8,200 vpd
Alexander Road:	4,100 vpd

ACCESS DETAILS:

Access from Knox Abbott Drive, State Street, and Alexander Road

CLOSEST MAJOR ROADS:

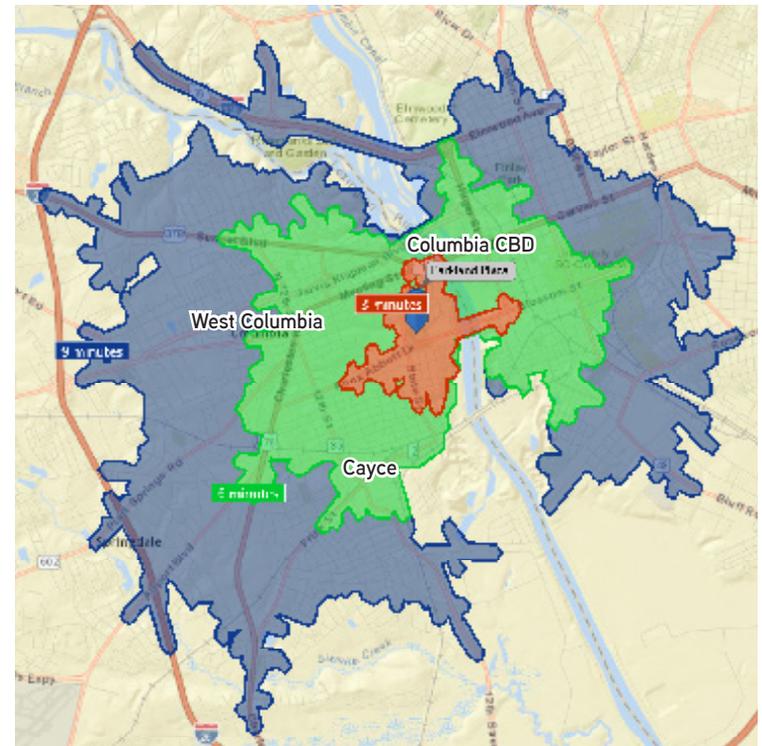
I-126:	2 miles
I-26:	3 miles
Assembly Street:	1 mile



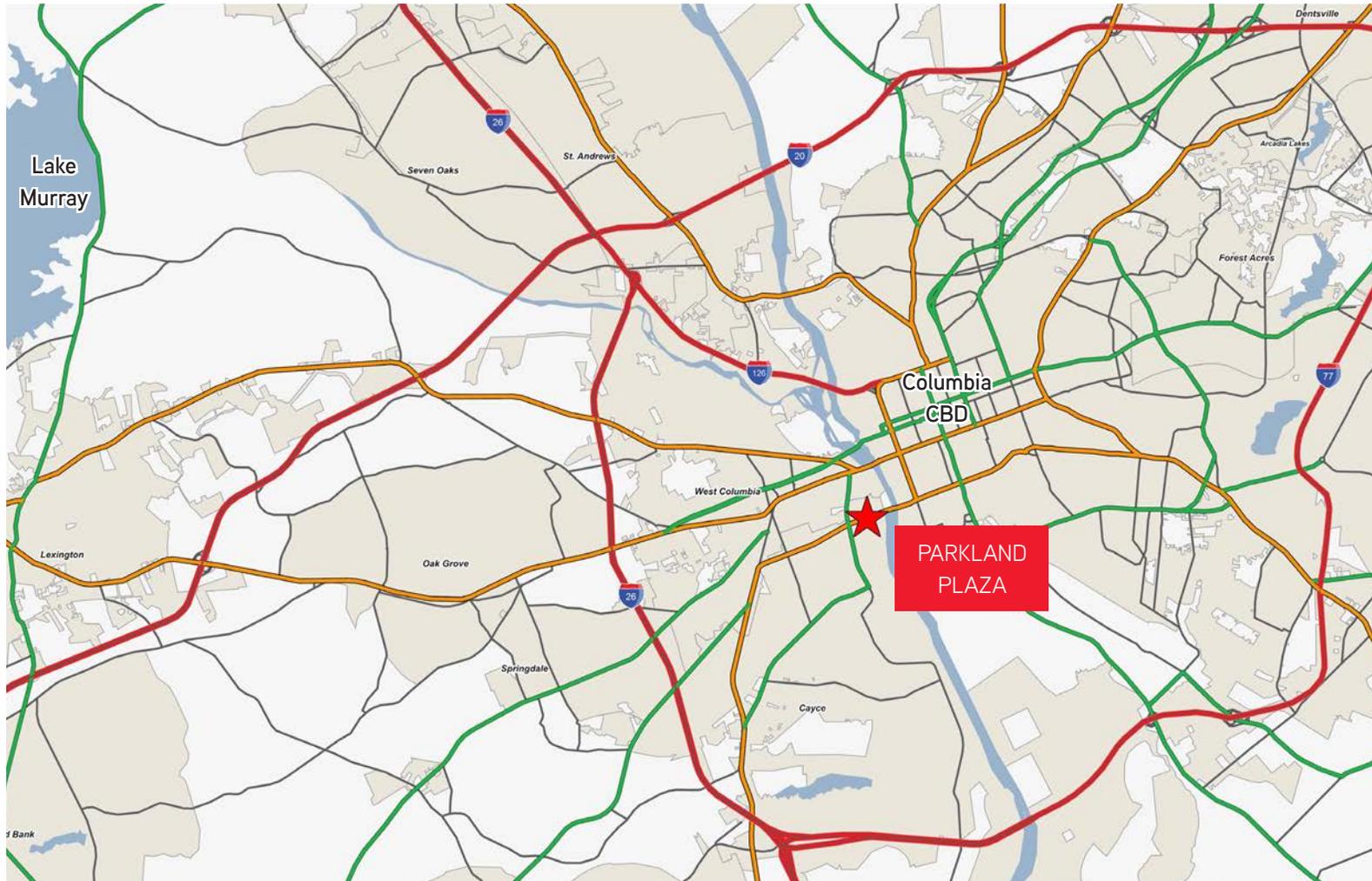
DEMOGRAPHIC OVERVIEW

	3 MIN	6 MIN	9 MIN
POPULATION			
2017 Estimated Population	4,567	23,383	52,669
HOUSEHOLDS			
2017 Estimated Households	2,110	9,366	21,716
HOUSEHOLD INCOME			
2017 Average Household Income	\$51,750	\$48,068	\$56,028
AGE			
2017 Median Age	26.9	24.8	28.9
CENTRAL BUSINESS DISTRICT DAYTIME POPULATION: ±65,000			
UNIVERSITY OF SOUTH CAROLINA STUDENT ENROLLMENT: 36,000+			

Parkland Plaza is located within 3 minutes of 9 off-campus student housing projects, which are home to about 5,000 students. Two of these housing projects are adjacent to the center. The University of South Carolina has ±7,000 students living in on-campus housing units.

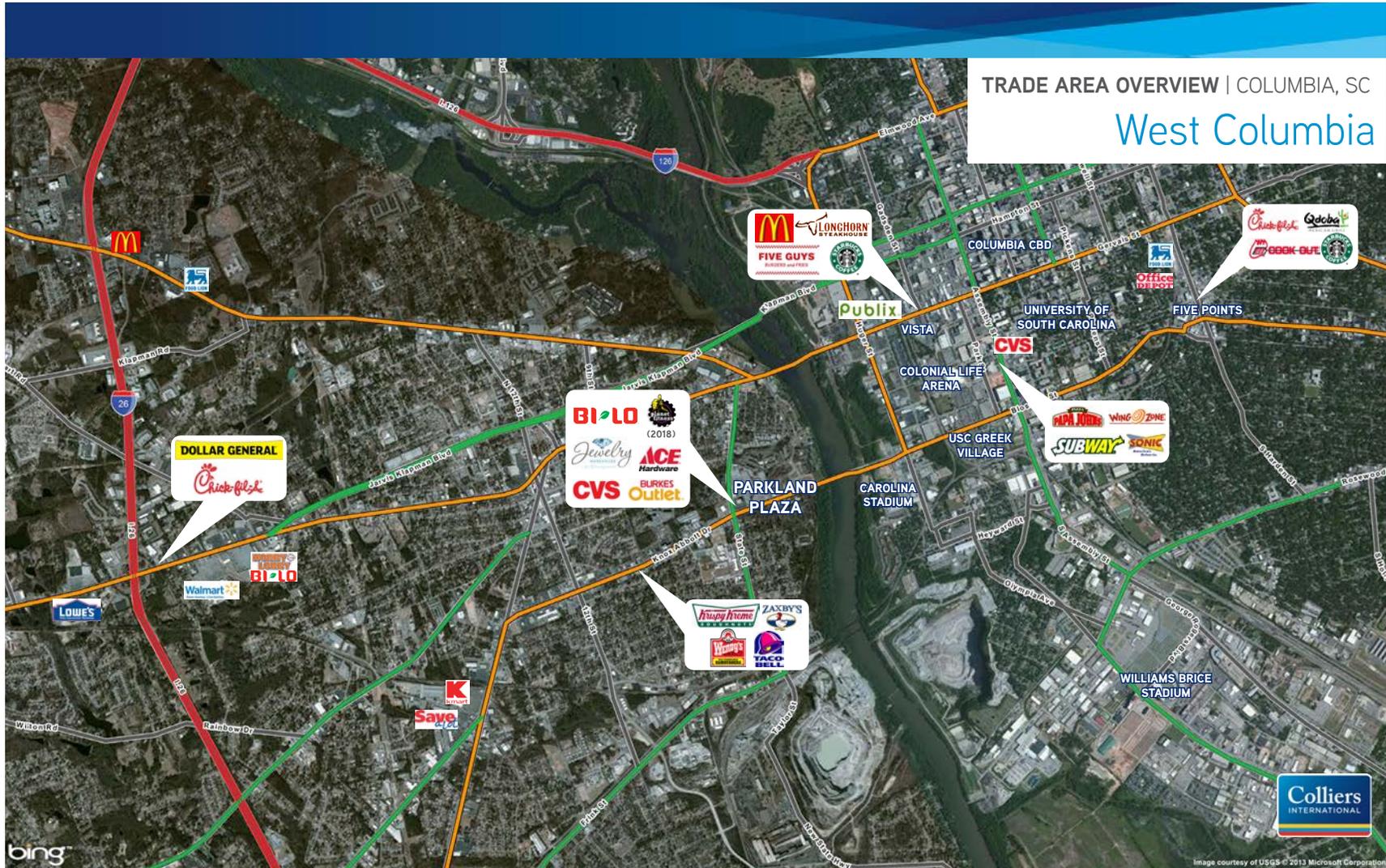


STREET MAP



AERIAL MAP

TRADE AREA OVERVIEW



AERIAL MAP

APARTMENT DEVELOPMENT OVERVIEW - UNITS UNDER CONSTRUCTION



AERIAL MAP

SHOPPING CENTER OVERVIEW



HOUSING OVERVIEW

DOWNTOWN COLUMBIA HOUSING MAP Columbia, South Carolina



PROPOSED STUDENT HOUSING

1	Park 7 (Under Const.)	834 Beds
2	Edge	609 Beds
TOTAL		1,443 BEDS

EXISTING STUDENT HOUSING

1	Hub at USC	800 Beds
2	Aspyre	760 Beds
3	Lofts at USC	330 Beds
4	Copper Beach	1,002 Beds
5	Woodlands of Columbia	1,200 Beds
6	Stadium Suites	930 Beds
7	University Oaks	622 Beds
8	Pointe West	485 Beds
9	Riverside Estates	700 Beds
10	Garnet at Riverwalk	472 Beds
11	700 Lincoln	197 Beds
12	650 Lincoln	722 Beds
13	Greene Crossing Annex	214 Beds
14	Park Place	598 Beds
15	Greene Crossing	524 Beds
16	Pulaski Square	249 Beds
17	612 Whaley	180 Beds
18	Station at Five Points	600 Beds
19	Apartments at Palmetto Compress	370 Beds
20	Wildwood Columbia (Under Const.)	198 Units
TOTAL		11,987 BEDS

APARTMENTS

1	Vista Commons	184 Units
2	Barringer Building	75 Units
3	Pavilion Towers	240 Units
4	Canalside Lofts	374 Units
5	Granby Mills	145 Units
6	Club at Carolina Stadium	240 Units
7	Granby Oaks	148 Units
8	Olympia Mills	200 Units
9	Wilshire House	70 Units
10	Cornell Arms	136 Units
11	Palms on Main	53 Units
12	Claire Tower	121 Units
13	Senate Plaza	158 Units
14	Granby Crossing	168 Units
15	Tremont	230 Units
16	Land Bank Apartments (Under Const.)	114 Units
17	Kline City Center (Proposed)	280 Units
18	Thirteen 21 Lofts (Under Const.)	130 Units
19	700 Woodrow	75 Units
20	Brookland (Proposed)	235 Units
TOTAL		3,376 UNITS

CONDOS

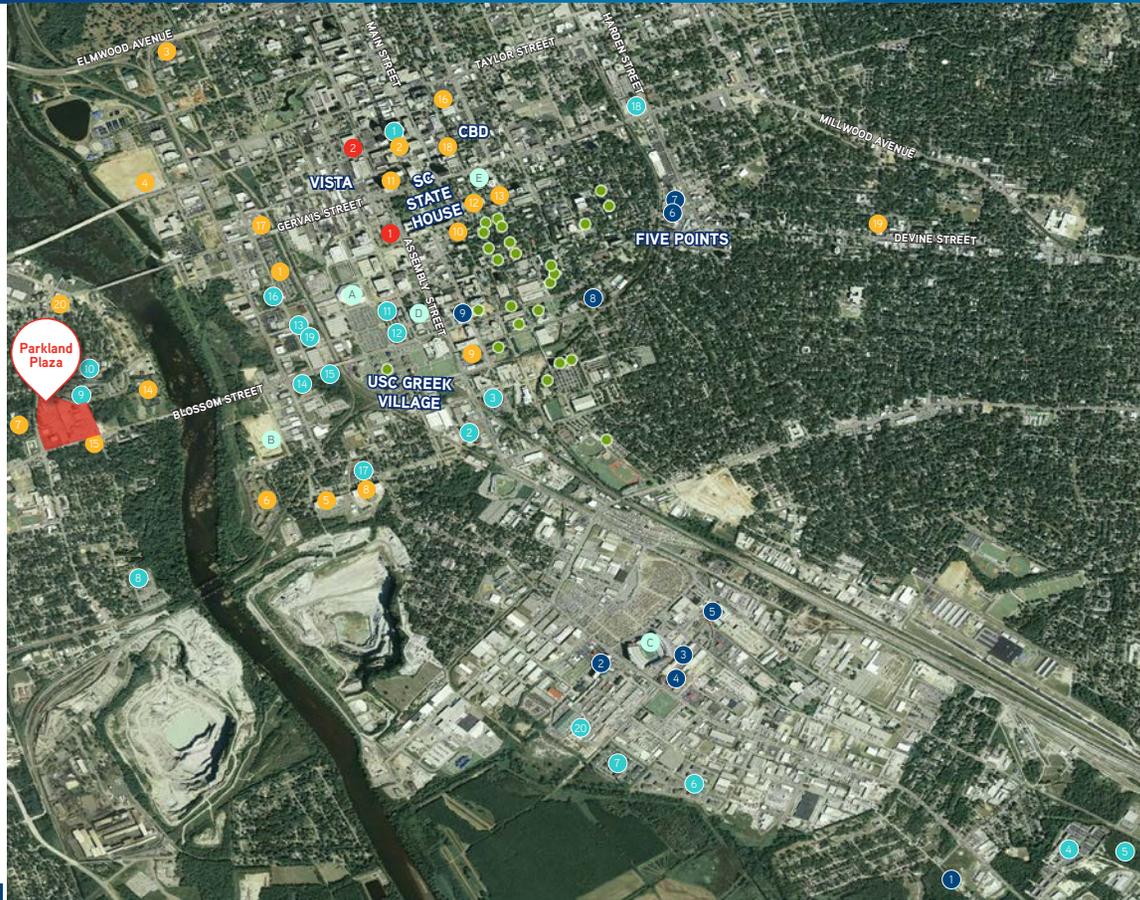
1	The Retreat
2	Carolina Walk
3	Spur at Williams Brice
4	Stadium Village Lofts
5	Gates at Williams Brice
6	Plaza Centre
7	Park on Greene
8	Park Circle
9	Adesso

DOWNTOWN/UNIVERSITY | MARKET OVERVIEW

Occupancy rate: **86.4%**
Avg. Monthly Rental Rate: **\$1,426**

DOWNTOWN DEMOGRAPHICS PROFILE | 2016

	1-MILE	3-MILE	5-MILE
POPULATION	15,716	79,001	162,776
HOUSEHOLDS	5,123	33,132	67,652
MEDIAN HOUSEHOLD INCOME	\$29,615	\$35,623	\$41,287



FALL 2015
Enrollment: **33,724**
Freshman Class: **4,704**
On-Campus Beds: **7,446**

● USC Dormitories

USC ENTERTAINMENT

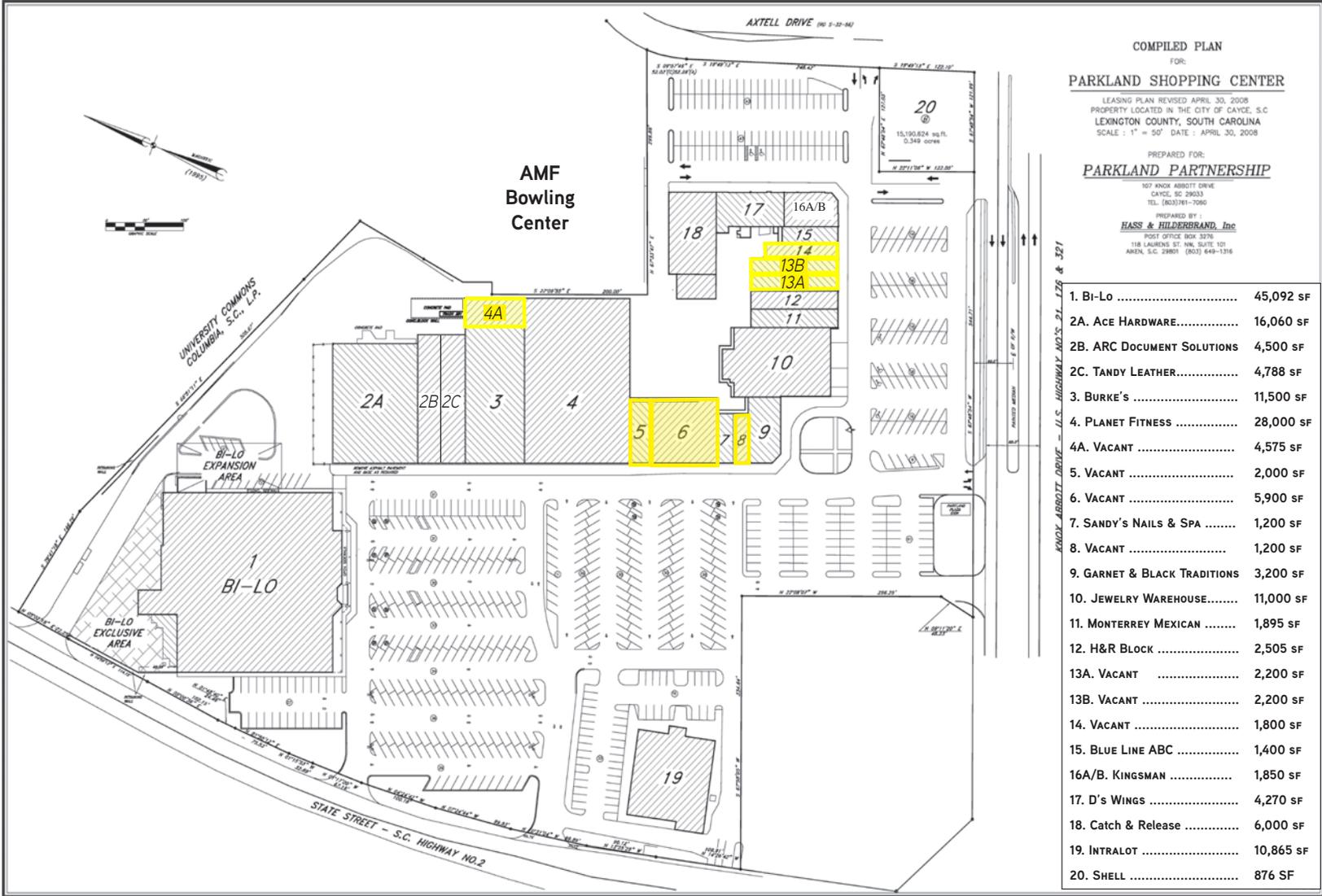
- A Colonial Life Arena
- B USC Baseball Stadium
- C Williams Brice Stadium
- D Darla Moore School of Business
- E USC Law School (Under Const.)

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PROPERTY SITE PLAN



PROPERTY IMAGES



PROPERTY IMAGES



COLUMBIA, SOUTH CAROLINA

“14th Strongest Metro”
Business Week

“#6 Business Climate”
Site Selection Magazine

Top 20 “America’s Best
Bang for Your Buck”
List
Forbes

“Top 10 Most Livable
Bargain Markets”
MSN Real Estate

#21 “America’s Hottest
Cities”
Expansion Management

“5 Star Community”
Expansion Management

“Hot Mid-Sized Cities for
Entrepreneurs”
Entrepreneur.com

2nd “America’s Most
Livable Communities”
Partners for Livable
Communities

“Best Sports Cities”
Sporting News

REGION OVERVIEW

The nation’s first planned capital city, Columbia is one of South Carolina’s largest and oldest metropolitan areas. Over the last few decades, Columbia has cultivated its historic past into one of the most important economic hubs of the region.

Columbia has seen an influx of investment that has spurred significant development over the last fifteen years. One example is the University of South Carolina’s recently established Innovista, a research campus that it expects to create technology and knowledge-based jobs that will form a foundation to drive the state’s economic future. This and several other substantial mixed-use developments are helping to revitalize Columbia’s historic Congaree Vista district and attracting both new business and new residents to the entire metro area.

Even with its recent economic progress, Columbia remains a friendly city with plenty of Southern charm. Columbia’s many amenities rival cities twice its size: a state-of-the-art children’s museum, world-renowned zoo, NCAA collegiate athletics, and countless entertainment and cultural activities. The “Famously Hot” city offers top-notch dining, nightlife, shopping and outdoor opportunities that cater to a diverse mix of residents and visitors. Situated in the center of the state, the area is easily accessible by three interstates and is also home to the Columbia Metropolitan Airport.

The commercial real estate market in Columbia, South Carolina is driven by a growing population, pro-business environment, talented work force, the University of South Carolina and an ideal central location between Greenville and Charleston, South Carolina.

DEMOGRAPHICS: COLUMBIA MSA

Population (2015)	799,670
2020 Population Projection	843,253
Total Households (2015)	309,181
Total HH Projection (2020)	327,155
Avg. Household Income (2015)	\$64,889
2020 Avg. HH Income Projection	\$71,299



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