



Visit  
**KILLIAN'S  
CROSSING**  
COLUMBIA, SOUTH CAROLINA



Marketplace



# Visit KILLIAN'S CROSSING

Life in a village is different. More intimate. More neighborly. More complete. That is exactly what you will find at Killian's Crossing, a 400-acre retail, residential and commercial development situated less than 15 minutes from downtown Columbia. Ideally located at I-77 and Killian Road (exit 22) intersection in Northeast Columbia — the easily accessed gateway to rapidly growing Northeast Columbia — this community boasts all the amenities associated with a village, including access to the natural environment, a thoughtful mix of land uses, pedestrian friendly spaces, a variety of housing choices, and a respect for time-honored traditions.



In fact, Killian's Crossing has been designed to make the most of exceptional green spaces. Nearly 85 acres of Killian's Crossing is dedicated to open, green areas. At its core is a large, central park, which includes 50 acres of preserved, natural space. A charming lake opens the doors to abundant recreational possibilities. The town center will feature a bustling main street, complete with boutiques, specialty shops, restaurants, cafés, apartments and a movie theater. Storefront parking, fountains and outdoor seating will create an environment ideal for leisurely visits and casual browsing. And a village green, at the heart of the main street, will serve as a gathering spot for summer concerts, performances, picnics, and more.

Most interesting? No destination on the property is more than a 10-minute walk from the town center.

*Anchor and junior anchor opportunities are available as well as outparcels and shop space. For more information please call the Killian's Crossing marketing team.*



## LOCATION MAP



PLAY



SHOP



DINE



STAY

# KILLIAN'S CROSSING

## BIG BOX PLAN



A variety of freestanding retail and big box sites remain available for purchase, lease or build-to-suit within the development. Each site is rough graded, pad-ready with common stormwater detention and utilities already in place. Furthermore, each parcel has convenient access to Killian Road by way of several signalized intersections throughout the project.



ROBERT'S BRANCH POND

COMMON AREA 6  
2.91 ACRES

OUTPARCEL  
1.22 Acres

OUTPARCEL NN  
1.09 Acres

OUTPARCEL MM  
1.28 Acres

OUTPARCEL FG  
2.31 Acres

OUTPARCEL LL  
1.50 Acres

OUTPARCEL KK  
1.20 Acres

OUTPARCEL HH  
1.05 Acres

OUTPARCEL II  
1.04 Acres

OUTPARCEL JJ  
1.04 Acres

BIG BOX AREA "B"  
11.26 Acres

COMMON AREA 3  
6.62 ACRES

TRACT MF-2  
11.63 ACRES

TRACT MF-3

20.67 ACRES

OUTPARCEL  
1.01 Acres

OUTPARCEL Y  
1.00 Acres

OUTPARCEL X  
1.01 Acres

**THE JOINT<sup>®</sup>**  
chiropractic

**SUPERCUTS**

OUTPARCEL UV

OUTPARCEL T

AN ROAD

MONUMENT  
SIGN A

MONUMENT  
SIGN A

**Salsarita's** tropical  
Fresh Cantina SMOOTHIE

Tokyo  Grill

## CAFE

**PACIFIC**  
DENTAL SERVICES®

# KILLIAN'S CROSSING

## LEASING PLAN



Rendering for Killian's Crossing Building 'E'

This section of the shopping center offers space from 1,000 SF to 13,500 SF. Located at a signalized intersection, the area offers several drives for entering and exiting, allowing for easy access. This area already shares entry with Chick-fil-A, as well as sufficient tenant parking throughout.





In this section, each building offers approximately 9,000 SF of space. With sufficient parking for tenants' needs, this part of the center is located at a signalized intersection at the main Kroger entrance, with at least one of the proposed buildings offering drive-thru capabilities.



Rendering for Killian's Crossing Building 'B'

At this corner of Killian's Crossing, tenant suites range from 1,000 SF to 12,500 SF in availability. Close to the Kroger Marketplace, these buildings are accessible from Killian and Farrow Roads. The spaces remain flexible for user needs, including drive-thru functionality if needed.

UNDER CONSTRUCTION



UNDER CONSTRUCTION





# KILLIAN'S CROSSING

## PROPERTY PHOTOS & RENDERINGS



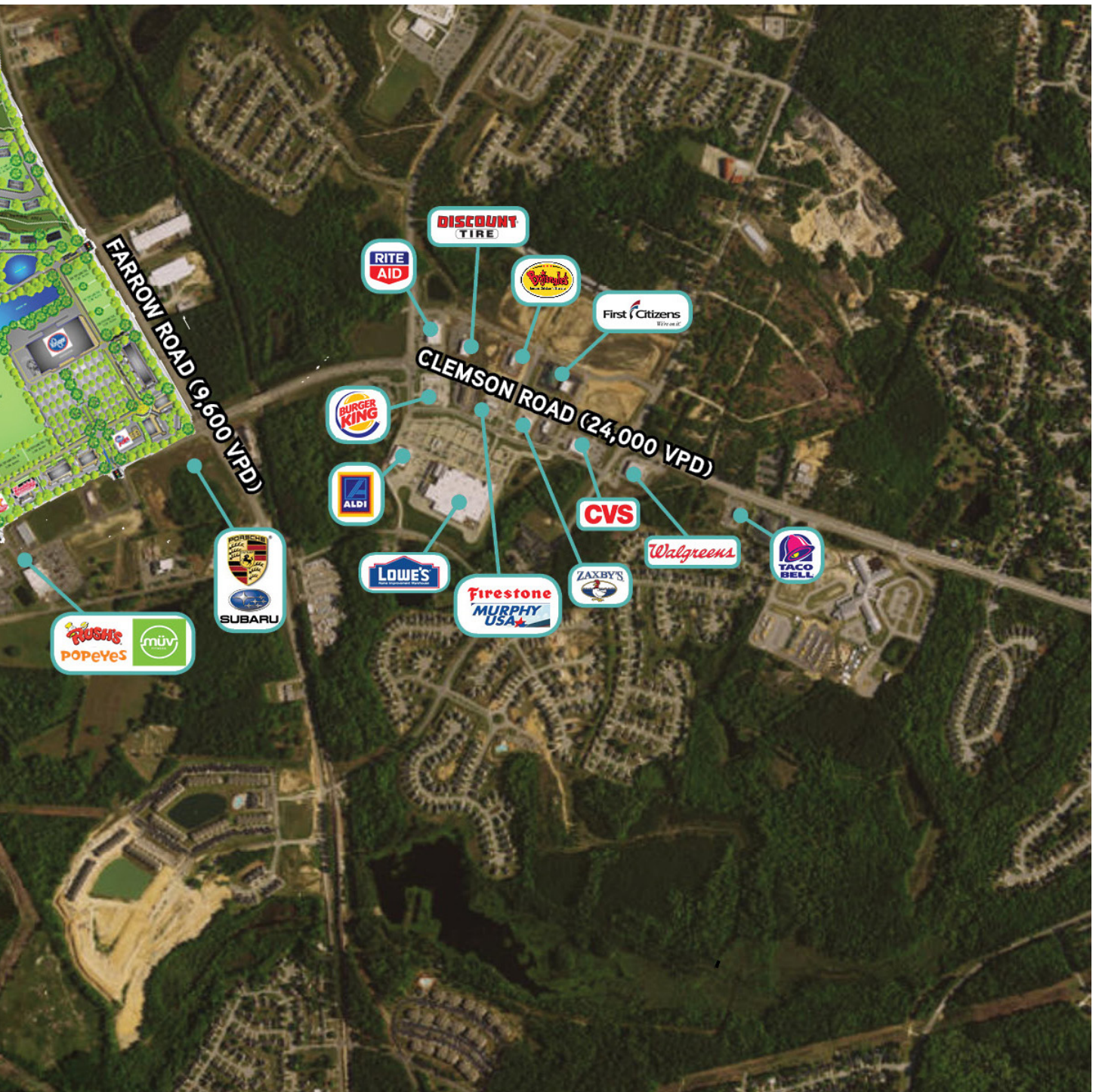


## SURROUNDING RETAILERS



Visit **KILLIAN'S CROSSING**



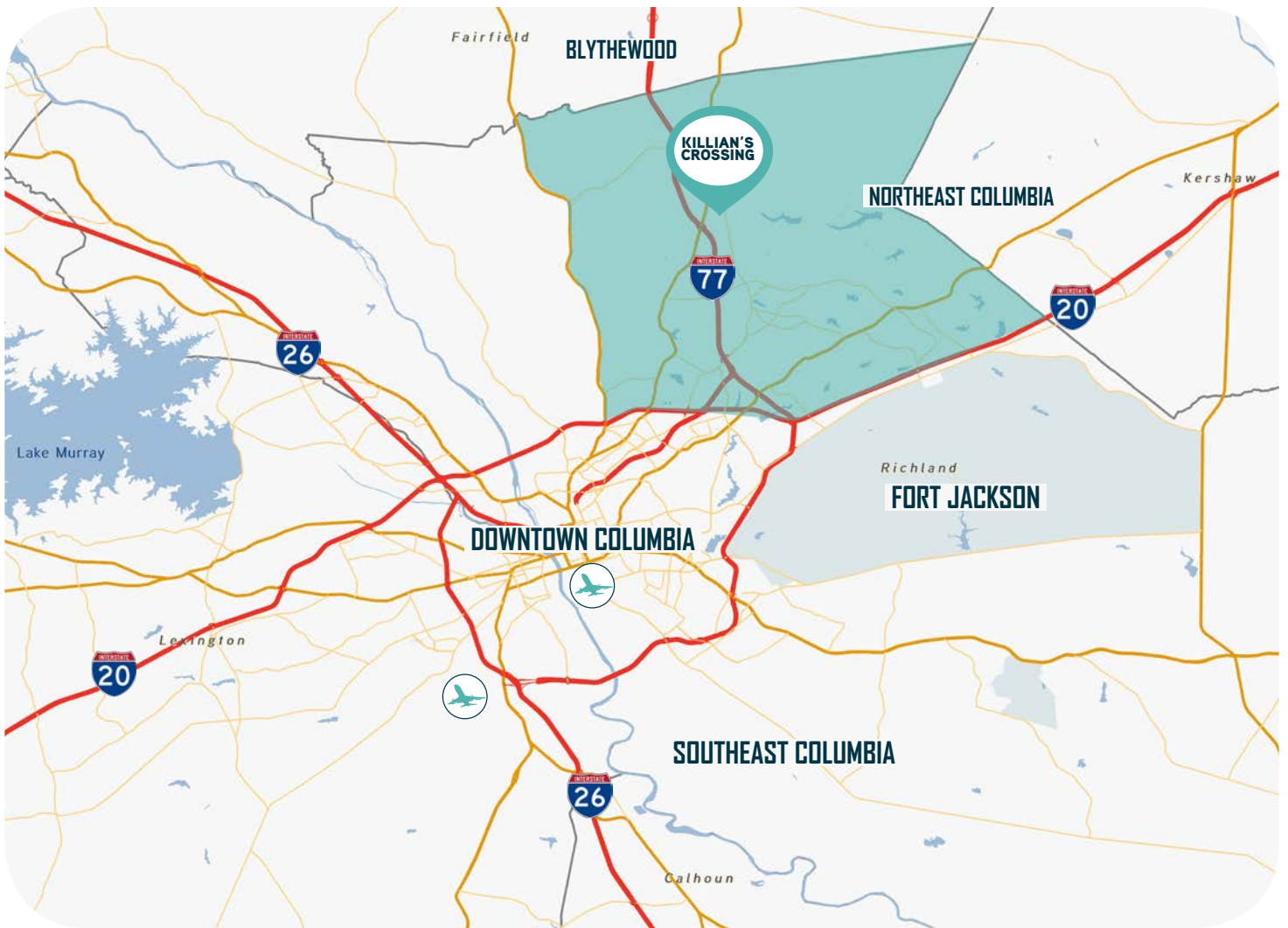


**i** *Get in touch*

1301 Gervais Street, Suite 600  
Columbia, South Carolina 29201  
Tel. +1 803 254 2300  
[www.colliers.com/southcarolina](http://www.colliers.com/southcarolina)

**Colliers**  
INTERNATIONAL





**53,344 POPULATION (1999)**

**124,078 POPULATION (2017)**

**133,828 POPULATION (ESTIMATED 2021)**

**1.52% PROJECTED POP. GROWTH (2017-2022)**

**46,779 HOUSEHOLDS (2017)**

**\$83,966 AVG. HOUSEHOLD INCOME (2016)**

**104,583 DAYTIME POPULATION (2017)**

\*Above demographics for shaded region in Northeast Columbia



**PLAY**



**SHOP**

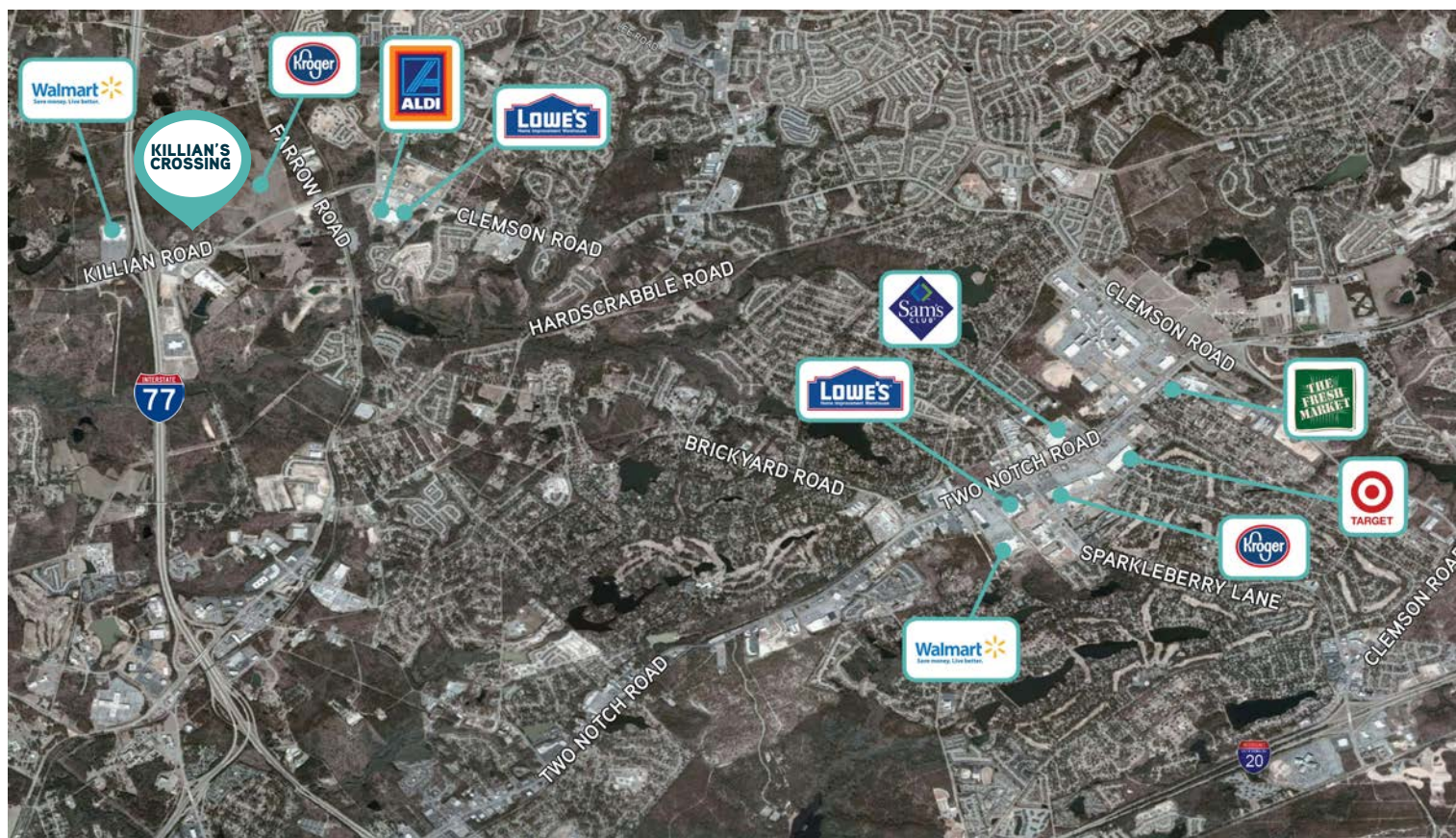


**DINE**



**STAY**





## DEMOGRAPHICS

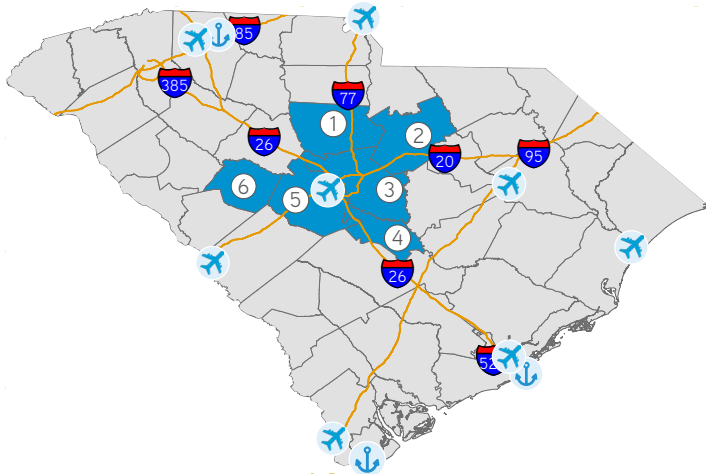
	3 MILE	5 MILE	10 MILE
<b>HOUSEHOLDS</b>			
2010 HOUSEHOLDS	11,970	32,156	83,905
2017 HOUSEHOLDS	13,715	35,943	92,118
2022 EST. HOUSEHOLDS	14,886	38,639	97,962
2017 - 2022 HISTORICAL ANNUAL CHANGE	1.65%	1.46%	1.24%
<b>HOUSING</b>			
2010 TOTAL HOUSING UNITS	12,869	34,605	92,986
2017 TOTAL HOUSING UNITS	14,536	38,086	100,849
2022 EST. TOTAL HOUSING UNITS	15,732	40,854	107,144
<b>INCOME</b>			
2017 AVG. HOUSEHOLD INCOME	\$78,913	\$80,755	\$74,172
2022 EST. TOTAL HOUSHOLD INCOME	\$89,950	\$91,676	\$84,243
2017-2022 HISTORICAL ANNUAL CHANGE	2.56%	2.51%	2.31%
<b>DAYTIME</b>			
2017 TOTAL BUSINESSES	669	2,320	6,823
2017 TOTAL EMPLOYEES	9,595	31,387	97,915

## Famously Hot, Famously Business-Friendly

### Getting to Know the Region:

- › A strong economy, pro-business environment and efficient logistics collectively supports major industries.
- › Non-agricultural employment in the region is at its highest level in over ten years.
- › Population growth is strong as residents and businesses are attracted to the region's high quality of life and low cost of living.

### COLUMBIA IS CONNECTED TO OTHER MARKETS.



- |             |            |             |
|-------------|------------|-------------|
| ① Fairfield | ③ Richland | ⑤ Lexington |
| ② Kershaw   | ④ Calhoun  | ⑥ Saluda    |



**INTERSTATE:**  
I-20 I-26  
I-77



**AIR:**  
Columbia Metropolitan  
Airport (CAE)



**RAIL:**  
CSX  
Norfolk Southern



**PORTS:**  
Port of Charleston  
SC Inland Port (Greer)

### Central Location is Key

Accessibility to other markets is becoming a primary factor in site selection for both businesses and residents. Businesses look to cut transportation costs and expand market access, while residents enjoy the many weekend and day trips to nearby cities. Major interstates run through the region, allowing short drive-time access to Charlotte, NC; Atlanta, GA; and Charleston and Greenville, SC, among others.

The Columbia, SC Metropolitan Statistical Area (MSA) is made up of 6 counties centrally located in South Carolina, halfway between the Port of Charleston and South Carolina Inland Port in the Upstate. Activity at the Port of Charleston is increasing over recent years. Total volume for the Port of Charleston at the fiscal year to date shows a 3.4% increase over the 2015 fiscal year to date. The port continues to grow with no signs of slowing down, as it undergoes the construction of a new terminal in North Charleston and a recently funded deepening of its harbor to 52 feet by 2019. The location of the inland port in Greer expands the Port of Charleston's reach by 212 miles, allowing access to more than 95 million consumers within a one-day drive. Built in 2013, the Inland Port adds to the connectivity of the state by providing a direct route via a Norfolk Southern rail line to the Port of Charleston. The Inland Port recorded 9,392 rail lifts in August 2016, a 28.3% increase from a year ago. The combined success of the Inland Port and increased demand within South Carolina markets has led the South Carolina Ports Authority (SCPA) to announce plans for a second inland port facility in Dillon County.

The region's airport, Columbia Metropolitan Airport (CAE), sees more than 1.2 million passengers per year, processes more than 168,000 tons of air cargo and is home to a UPS regional air hub. Additionally, several airports are within a two-hour drivetime, including Charlotte Douglas International Airport (CLT), Charleston International Airport (CHS), Greenville-Spartanburg International Airport (GSP) and Augusta Regional Airport (AGS).



## Regional Demographics

The Columbia MSA makes up nearly 17% of South Carolina's population and offers favorable demographics, with strong population growth and a skilled, educated labor force.



### POPULATION

2021: **976,470** (ESRI forecast)  
2016: **929,124** (ESRI estimate)  
2010: **875,054** (Census)



### HOUSEHOLDS

2021: **372,914** (ESRI forecast)  
2016: **355,405** (ESRI estimate)  
2010: **335,279** (Census)



### HOUSEHOLD INCOME

Average:  
2021: **\$72,261** (ESRI forecast)  
2016: **\$66,197** (ESRI estimate)  
Median:  
2021: **\$54,168** (ESRI forecast)  
2016: **\$49,489** (ESRI estimate)



### AGE (2016 ESRI Estimate)

20-34: **206,151 (22.2%)**  
35-64: **355,844 (38.3%)**  
65+: **128,496 (13.8%)**



### RACE & ETHNICITY (2016 ESRI estimate)

Caucasian: **57.9%**  
African American: **34.9%**  
Hispanic Origin: **5.4%**



### EDUCATIONAL ATTAINMENT

(2016 Population 25+ ESRI Estimate)  
High School Graduate: **27.5%**  
Associate Degree: **9.1%**  
Bachelor's Degree: **19.0%**  
Graduate/Professional Degree: **11.6%**

Source: ESRI Demographics, Colliers International Research

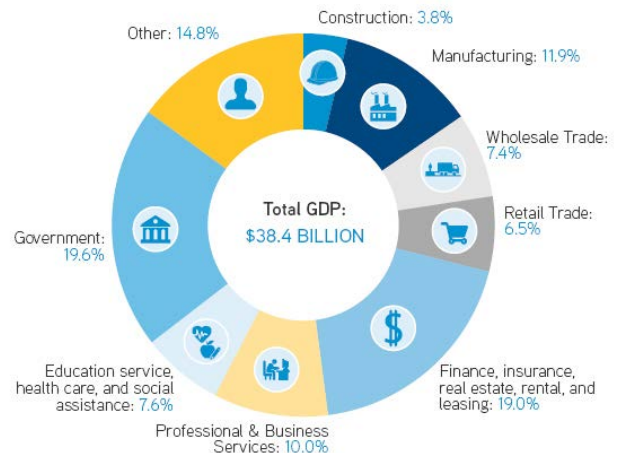
## Economy & Labor Market

The region's economy is largely driven by manufacturing, professional and business services, finance, insurance and real estate sectors and a strong military presence.

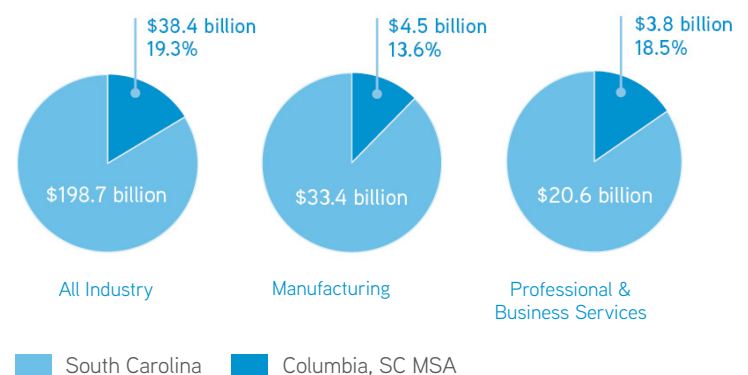
According to the Bureau of Economic Analysis (BEA), gross domestic product (GDP) for the region totaled \$38.4 billion in 2015, accounting for 19.3% of South Carolina's total GDP. Total GDP is up over recent years as the economy improves and major sectors such as professional and business services grow and contribute to a larger portion of total GDP.

The finance, insurance, real estate, rental and leasing sector accounted for 19.0% of the region's total GDP in 2015, increasing from 17.6% of total GDP in 2001. Professional and business services made up 10.0% of total GDP in 2015, up from 8.6% in 2001. Manufacturing remains strong, and accounted for 11.9% of the region's GDP in 2015.

### Major Sectors as a Percent of Columbia MSA GDP (2015)



### Columbia MSA GDP as a Percent of South Carolina's GDP (2015)



Source: Bureau of Economic Analysis, Colliers International Research

# MEET THE TEAM:

## RETAIL SITES & OUTPARCELS:

### **CRAIG WAITES**

Vice President & Director of Commercial  
Brokerage Team

DIR. +1 803 401 4224

[craig.waites@colliers.com](mailto:craig.waites@colliers.com)

### **TRIPP BRADLEY, CCIM**

Vice President

DIR. +1 803 401 4257

[tripp.bradley@colliers.com](mailto:tripp.bradley@colliers.com)

## RETAIL SHOP SPACE:

### **JP SCURRY, CCIM**

Vice President

DIR. +1 803 401 4223

[jp.scurry@colliers.com](mailto:jp.scurry@colliers.com)

### **SCOTTIE SMITH**

Senior Brokerage Associate

DIR. +1 803 401 4213

[scottie.smith@colliers.com](mailto:scottie.smith@colliers.com)

### **PAIGE BRYANT**

Brokerage Associate

DIR. +1 803 401 4214

[paige.bryant@colliers.com](mailto:paige.bryant@colliers.com)



1301 Gervais Street, Suite 600  
Columbia, South Carolina 29201  
Tel. +1 803 254 2300

[www.colliers.com/southcarolina](http://www.colliers.com/southcarolina)

**Colliers**  
INTERNATIONAL

