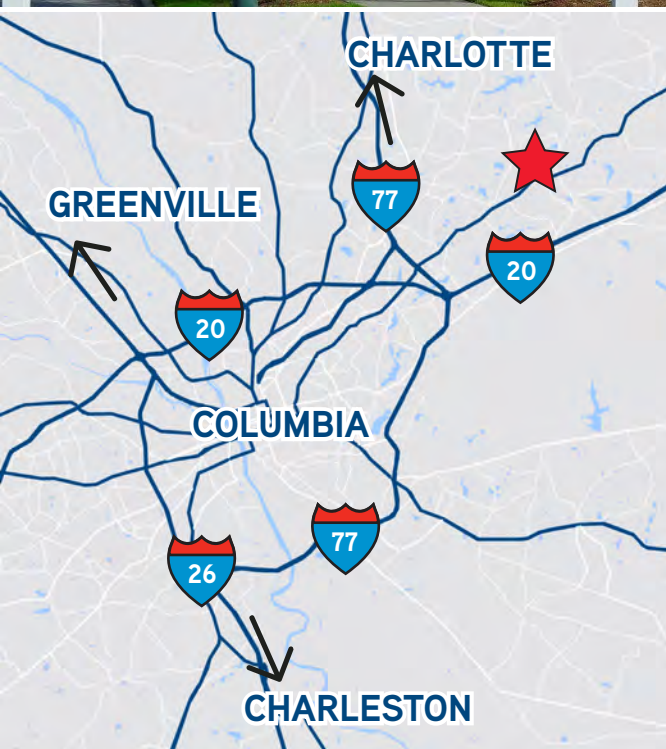


For Sale

Investment Opportunity

SANDHILL STATION | New Burlington & Shops

62,211± SF SHOPPING CENTER COLUMBIA, SC



Property Specifications

Location:	715 Fashion Drive Columbia, SC 29223
Square Footage:	62,211± SF
Land:	6.5± AC
Year Built:	2008; Renovated in 2017
Stabilized NOI:	\$856,669
Occupancy:	90.5%
Price:	Market

Investment Highlights

- **CREDIT ANCHOR - BURLINGTON COAT FACTORY:** A brand new (10-year NN lease) 45,000 SF Burlington store (opening Q1 2018) represents 63% of all revenue and occupies 73% of GLA. A relocation of successful Columbia Place Mall store 7-miles west. Burlington (BURL: NYSE) has enjoyed dynamic growth and increased profitability since 2013 IPO with 7% annual sales growth reported October 2017 and now operates 631 stores in 45 states.
- **HIGH QUALITY IMPROVEMENTS:** Comprised of a new ground-up built-to-suit 45,000 SF Burlington Coat Factory store of masonry exterior walls and built-up roof system completed in December 2017, plus 17,211 SF of already existing shop space on the 6.5-acre site with ample 4.0 per 1,000 parking ratio and traffic light entrance from Fashion Drive shared with Sam's Club (opened 2016) and SAFE Credit Union. The entire Village at Sandhill occupies a 31-acre site with cross access.
- **DESIRABLE DEMOGRAPHICS:** Located in the fastest growing residential area in Columbia MSA. Northeast Columbia population increased 230% from 53,000 to 124,000 between 2000-2017 with high average household income of \$89,648 within 3-mile radius. Median Age: 35 years
- **DYNAMIC RETAIL CORRIDOR:** The intersection of Two Notch Rd (U.S. HWY 1) and Fashion Drive in Northeast Columbia has experienced some of the strongest retail growth in the Columbia, MSA recently adding retailers including: Sam's Club, Belk, Hobby Lobby, Fresh Market, Sam's Club, Home Depot, Academy Sports, Orange Theory Fitness, PetSupermarket, Starbucks, McAlister's Deli, Regal Cinemas, Smashburger and Zoe's Kitchen. Retail square footage in this node is now over 2 million square feet.
- **COLUMBIA, SC:** is the capital city of South Carolina, home to all HQ of state government (38,000 employees), The University of South Carolina (enrollment: 34,000), U.S. Army Fort Jackson (15,000 enlisted and civilian population with \$700+ million economic impact). Centrally located in the center of the state and a convenient transportation hub enjoying steady growth and providing a high-quality of life.

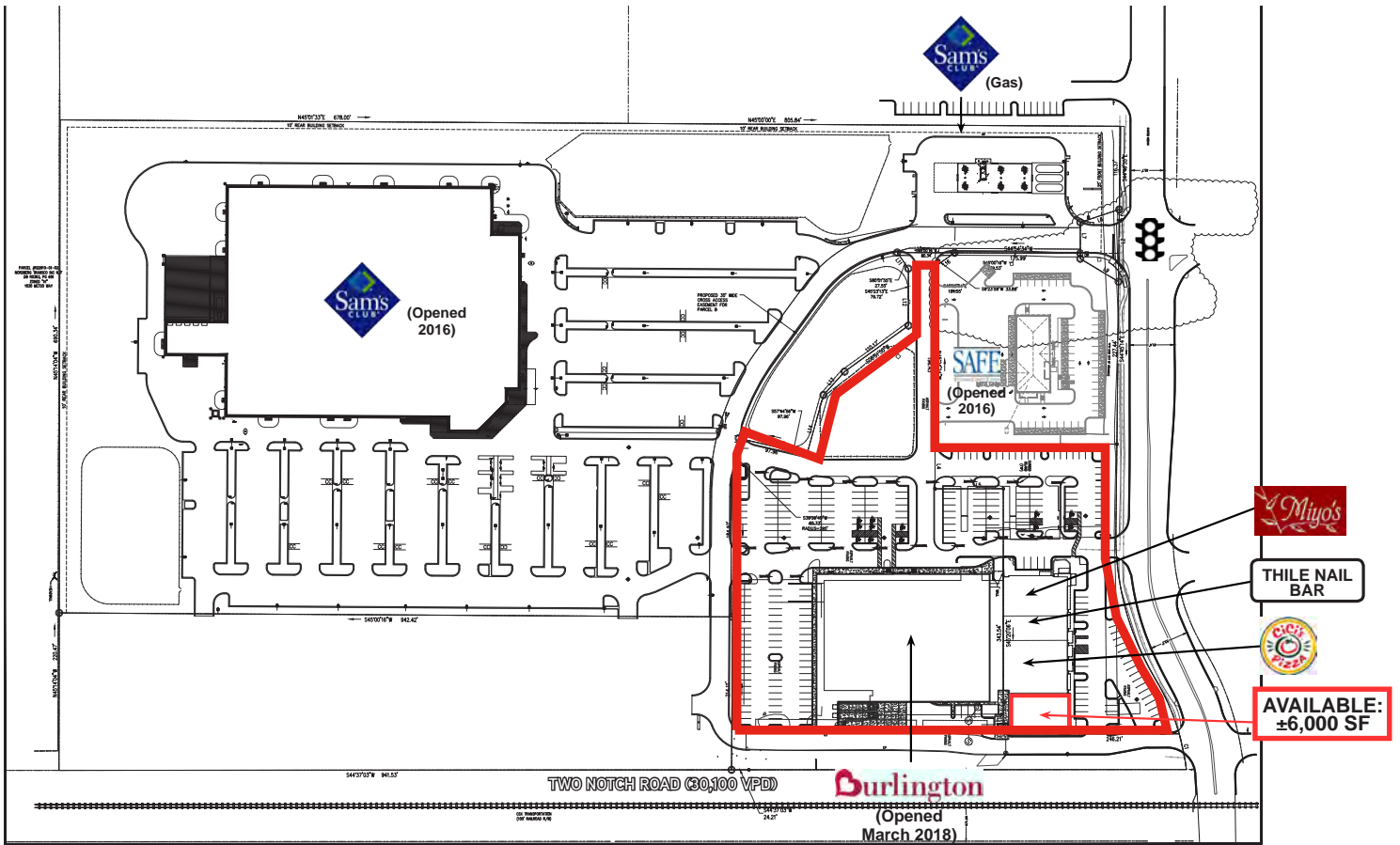
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RADIUS (MILES)	1-MILE	3-MILE	5-MILE
POPULATION			
2017 Population	4,154	56,214	103,512
2022 Projected Population	4,405	59,842	111,425
Change 2017 - 2022	1.18%	1.26%	1.48%
Median Age	38.2	36.5	35.7

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%

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			
Average Household Income	\$86,867	\$89,648	\$85,926
Median Household Income	\$70,300	\$71,219	\$66,733
Per Capita Income	\$33,840	\$33,827	\$32,331

BUSINESS & EMPLOYMENT			
Number of Employees	5,866	16,837	31,305
Number of Establishments	1,726	26,603	49,453