

FOR LEASE

6041 Garners Ferry Rd

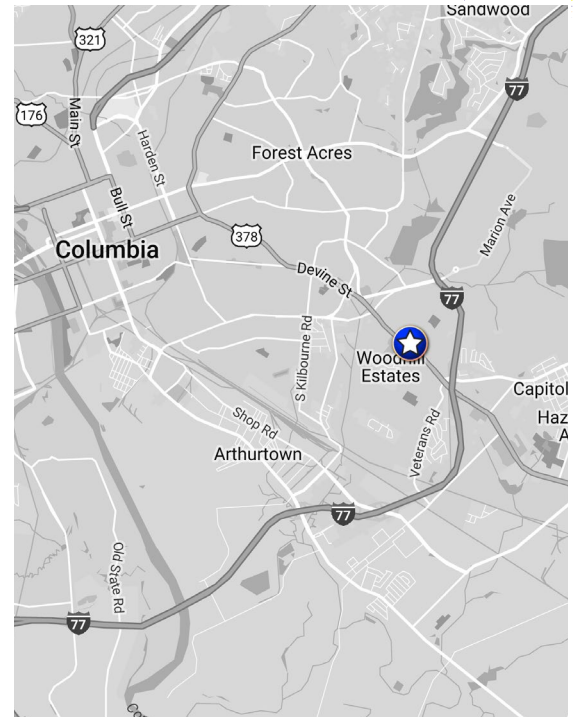
COLUMBIA, SOUTH CAROLINA 29209

RETAIL



PROPERTY HIGHLIGHTS

- + Rare infill opportunity across from Target anchored center
- + West of I-77 in Southeast Columbia
- + Approximately $\pm 7,000$ SF building (subdividable)
- + Potential redevelopment - owner will consider a ground lease or build to suit
- + ± 1 acre (includes ± 0.3 parcel in rear)
- + Owner will re-design site plan to create additional on-site parking
- + Contact broker for lease rates
- + Traffic count: 41,600 VPD
- + Full access on Garners Ferry via Munsen Springs Dr

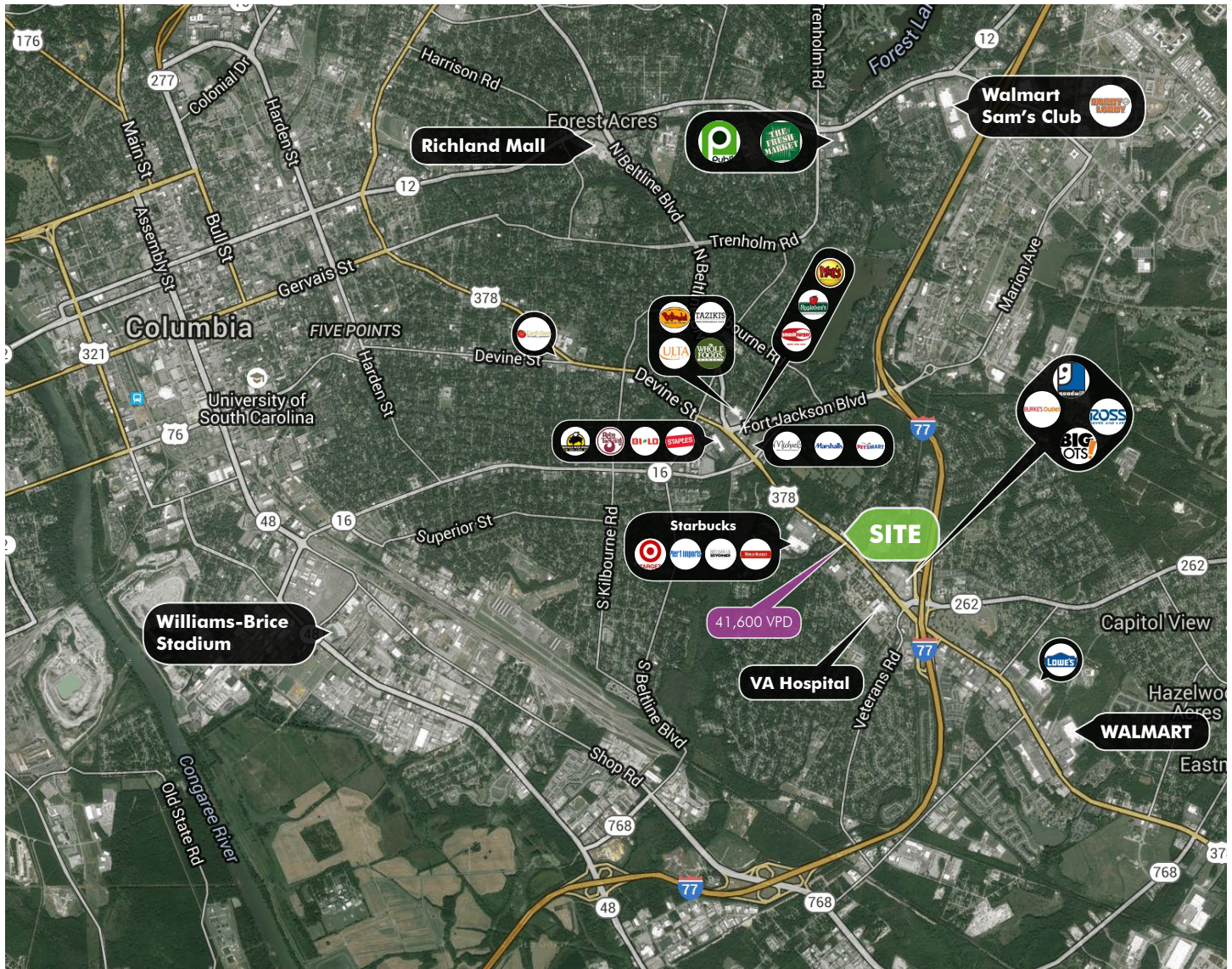


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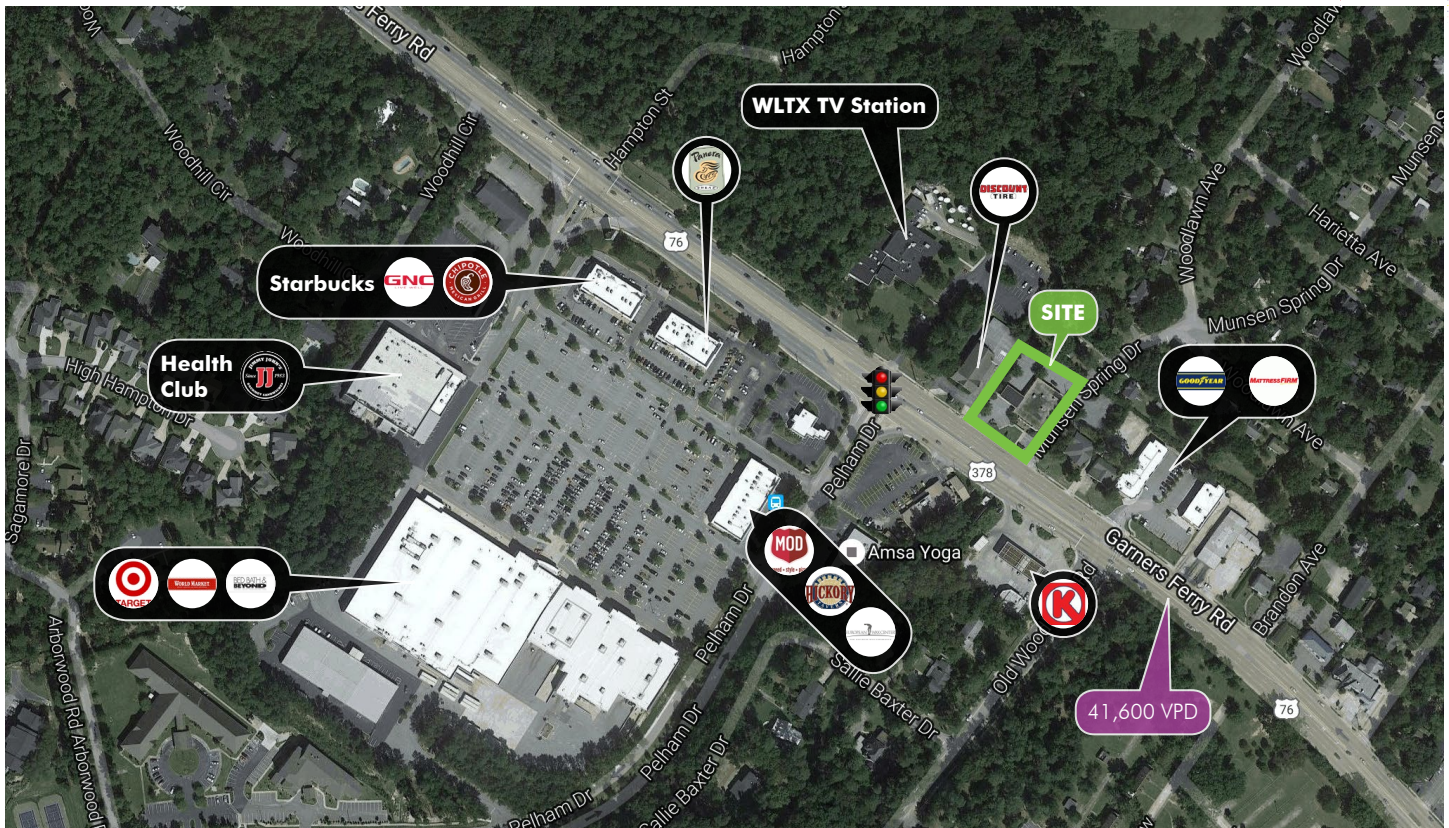
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2016 Estimated Demographics

	1 mile	3 miles	5 miles
Population	6,398	61,233	135,883
Households	3,115	25,461	50,758
Average Household Income	\$73,680	\$78,311	\$66,822
Daytime Employees	5,026	36,578	115,088

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