



The Melting Pot

Colonial Village Shopping Center

±808-8,340 SF

Retail, Restaurant & Office Space

For more information:

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For Lease

±808-8,340 SF

Retail, Restaurant & Office



Colonial Village Shopping Center

1410 Colonial Life Blvd. - Columbia, South Carolina

- The available space is located in Colonial Village Shopping Center, which features beautiful landscaping and building accents
- Property is professionally managed
- Adjacent to one of Columbia's largest employers, Colonial Life and Accident Insurance - 1,400 employees
- Prisma Health has approximately 800 employees in its newly renovated space on Colonial Life's campus.
- Colonial Village currently has a great mix of both retail and office tenants, such as The Melting Pot, Brighter Smile, Edward Jones, etc.
- Second-generation restaurant space available
- Located between I-20 and I-26 with quick access to Downtown Columbia and Irmo
- Includes a turnkey ±1,800 SF salon suite equipped with a set of shampoo bowls
- Lighted parking area with a parking ratio of 7.16 spaces per 1,000 SF
- Lease Rate: \$12.00 per SF, NNN (~ \$4.45 per SF)

Site Plan

SUITE	TENANT	AVAILABLE SF
10	Vacant	6,000
20	Vacant	1,170
30	Vacant	1,170
40	Poodles & Co.	
60	Unallocated Landlord Space	
70	Midlands Fatherhood	
80	Midlands Fatherhood	
100	Greg McKenzie Pageant Prom	
110	Vacant	808
120	The Melting Pot	
130	The Melting Pot	
140	AG Media Group	
150	Krab Kingz	
160	A Brighter Smile	
170	Edward D. Jones & Co	
180	Vacant	1,800
190	Vacant	1,800
200	Cigar Milita	
210	Vacant	1,286
220	The Rogue	
230	Vacant	2,800
250	Vacant	1,400
260	Vacant	2,073
270	Manpower	
280	Unum Group Storage	
290	Unallocated Landlord Space	



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Points of Interest



Map Updated: Tuesday, August 22, 2023. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Columbia.

NAI Columbia

Demographic Profile

Demographic Profile

Bush River Rd. & Colonial Life Blvd | Columbia, SC

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
Population				2022 Age Dist.				Median Household Income			
2020 Census	19,317	106,403	251,513	0 - 4	6.2%	5.6%	5.4%	2022 Estimate	\$43,118	\$46,285	\$51,848
2022 Estimate	19,996	109,475	257,492	5 - 9	4.8%	5.1%	5.2%	2027 Projection	\$46,812	\$50,856	\$55,932
2027 Projection	20,421	111,381	262,173	10 - 14	4.1%	5.0%	5.2%				
% Chg. 2022-2027	2.1%	1.7%	1.8%	15 - 19	4.7%	6.5%	7.3%	Average Household Income			
				20 - 24	12.6%	10.9%	10.4%	2022 Estimate	\$57,615	\$64,227	\$73,828
Households				25 - 34	22.9%	16.9%	15.3%	2027 Projection	\$63,699	\$71,797	\$82,866
2020 Census	9,768	48,483	107,618	35 - 44	12.8%	12.7%	12.5%				
2022 Estimate	10,090	50,258	111,153	45 - 54	9.6%	10.1%	10.5%	Per Capita Household Income			
2027 Projection	10,378	51,669	114,422	55 - 64	9.6%	10.7%	11.5%	2022 Estimate	\$28,854	\$29,405	\$32,215
				65 - 74	7.2%	9.2%	9.7%	2027 Projection	\$32,100	\$33,195	\$36,495
Families				75 - 84	4.0%	5.1%	5.1%				
2010 Census	4,077	22,571	56,023	85+	1.5%	2.1%	2.0%	2022 Household Income Dist.			
2022 Estimate	3,945	23,223	57,888					Less than \$15,000	13.0%	15.4%	14.8%
2027 Projection	4,032	23,668	59,091	Median Age				\$15,000 - \$24,999	11.1%	10.5%	9.3%
				2010 Census	29.9	32.8	33.7	\$25,000 - \$34,999	13.5%	10.4%	9.3%
2022 Housing Data				2022 Estimate	32.3	34.9	36.0	\$35,000 - \$49,999	19.7%	16.9%	14.4%
Owner Occ. Housing Units	3,027	21,347	58,740	2027 Projection	32.4	35.7	36.9	\$50,000 - \$74,999	23.0%	19.8%	19.8%
Renter Occ. Housing Units	7,086	28,911	52,413					\$75,000 - \$99,999	8.7%	10.8%	11.3%
				Average Household Size				\$100,000 - \$149,999	7.5%	10.5%	12.5%
2022 Business Data				2020 Census	1.97	2.09	2.20	\$150,000 - \$199,999	1.9%	3.3%	4.5%
Total Businesses:	1,188	7,495	13,705	2022 Estimate	1.98	2.08	2.18	\$200,000 and Up	1.6%	2.4%	4.0%
Total Employees:	17,872	121,552	202,264	2027 Projection	1.96	2.06	2.16				