

Wilson Kibler
COMMERCIAL REAL ESTATE



East Forest Plaza

5420, 5422, 5520 Forest Drive



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Property Overview



Availability

- Suite 7 | $\pm 1,200$ SF | \$20.00/SF NNN
- Suite 13 | $\pm 12,000$ SF | Contact broker for pricing | Available Summer 2026

Location

- Located on Forest Drive at I-77 and in close proximity to Fort Jackson, the Army's largest and most active initial entry training center. Over 45,000 soldiers are trained at Fort Jackson each year. Excellent visibility and frontage on Forest Drive with an Average Daily Traffic Count of $\pm 27,600$ VPD. Nearby I-77 sees Daily Traffic Counts of $\pm 82,600$ VPD

Key Tenants

- Walmart, Sam's Club, Ashley Furniture Outlet, Panera, Chick-fil-a

Demographics

- Average Household income of \$105,037 within 2 miles
- I-77 at Strom Thurmond Blvd: 91,500 VPD
- Forest Dr at Percival Rd: 23,200 VPD
- Population of 145,044 within 5 miles
- Population of 28,709 within 2 miles
- Prominent I-77 and Forest Drive Pylon Signage may be available



Retail Map



EAST FOREST PLAZA



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1. King Nail Spa	2,430 SF
2. King Nail Spa	3,000 SF
3. GameStop	2,150 SF
4. Tony's Express	1,500 SF
5. H&R Block	1,927 SF
6. Dab City Tobacco & Smoke	2,517 SF
7. Available	1,200 SF
8. Subway	1,200 SF
9. Eastern Buffet	6,200 SF
10. 9Round	1,900 SF
11. Black Dahlia	1,550 SF
12. Hibbett Sports	4,723 SF
13. Available	12,000 SF
14. Rainbow USA	5,000 SF
15. Rico's Liquor	1,575 SF
16. Navy Federal Credit Union	5,000 SF
17. Lee Nails	2,450 SF
18. Domino's Pizza	2,200 SF
19. The Juciy Crab	5,200 SF
20. America's Best	4,000 SF
21. CATO	6,500 SF
22. US Patriot	6,754 SF
23. Janz Corporation	2,000 SF
24. Clean Eat3	3,000 SF
25. Carolina Beauty	4,000 SF
26. AT&T	3,000 SF
27. Dollar Tree	10,082 SF
28. Where Ya Bin	60,000 SF
29. Ashley Homestore	25,000 SF
30. Creston Dental	7,150 SF
31. American Deli	3,200 SF

Columbia



Columbia, South Carolina is at the center of a dynamic and growing region, with a richly diverse network of walkable neighborhoods, historic charm, the lush riverfront and plenty of outdoor recreation. You'll find great food, a lively nightlife, festivals, and outdoor adventure — something to enjoy every day of the year.

We're home to the University of South Carolina and five other colleges and universities; together our annual student population exceeds 50,000. Our talent pool is deep and driven—innovative entrepreneurs, creative makers, global brands, and a robust community of millennial and Gen Z professionals all thrive here.

Key Indicators of Growth

- The òLiv Columbia project (at 1401 Main Street) will add 720 new apartment units in two high-rise towers plus ground floor retail and a 1,600-stall parking garage.
- In Earlewood, 301 Sunset Drive: "The Streams at Earlewood," a \$94.5 million, 300-unit apartment complex is under development.
- Luxury/residential growth downtown: a 288-unit luxury apartment complex is planned at Bull Street & Elmwood Avenue targeting young professionals, including retail and amenity space.
- Mixed-use developments are multiplying: for example, a proposed project near Huger, Blossom, and Pulaski streets includes about 174 residential units with ground floor retail and a large multi-level parking garage.



±861,576

**Columbia Metro
Population**

±102,169

Daytime Population

\$16.4 M

Annual Visitors

\$2.8 B

Total Economic Impact

Top 10

Greatest Places to Live
Kiplinger's

No. 1

**School in first year
experience**
U.S. News & World Report

No. 2

City for Millennial Movers
SmartAsset

No. 1

**International
Business Program**
U.S News & World Report