

FOR LEASE

1644 Main Street

TAPP'S



**Historic Retail/Office Space Available for Lease in
Downtown Columbia**

**TRINITY
PARTNERS**

EXECUTIVE SUMMARY

Property Overview

Located on the 1600 block of Main Street within Columbia South Carolina's central business district, the Tapp's building has been a staple of Columbia's skyline since its construction in the 1940s. Originally built as a department store, the seven-story building was recently renovated into a Class A mixed-use development featuring 42 loft-style apartments above 23,496 square feet of immediately available retail/office/specialty space across two floors.



Property Highlights

Flexible floor plans suited for a wide array of uses.

Over 950 apartment/student housing units within a half mile of the property in addition to the 42 units above the space.

Centrally located on downtown Columbia's Main Street, within walking distance of the State House, Court House, and the University of South Carolina.



Availabilities

Street-Level: 10,560 SF

Lower-Level: 12,936 SF

Contact Brokers for Lease Rate

Robbie Cook | Brokerage Associate
803.567.1528 | rcook@trinity-partners.com

William Mills | Senior Brokerage Associate
803.567.1794 | wmills@trinity-partners.com

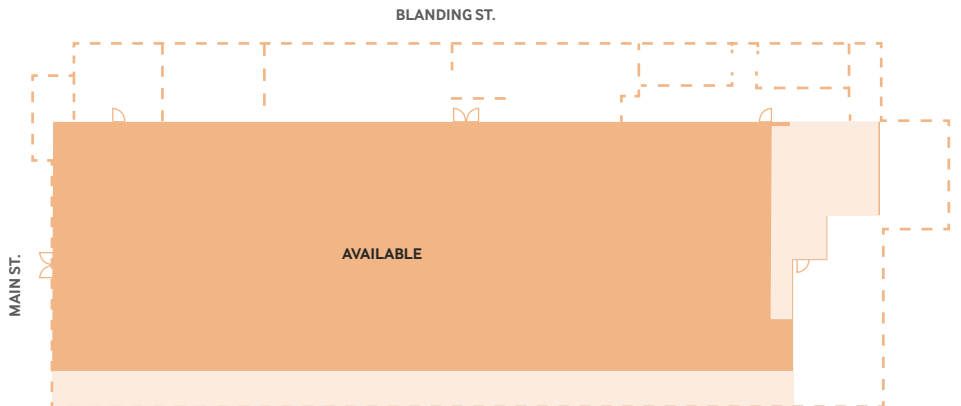




FLOOR PLANS

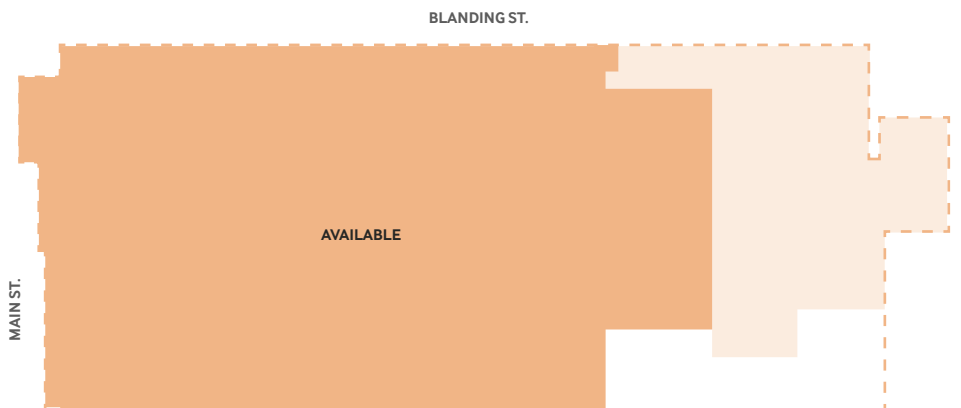
Street Level

± 10,560 RSF



Lower Level

± 12,936 RSF



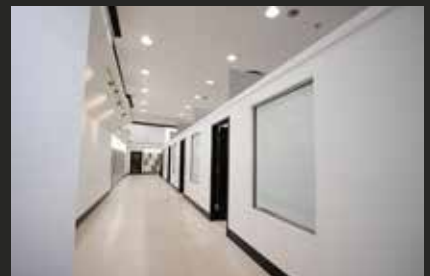
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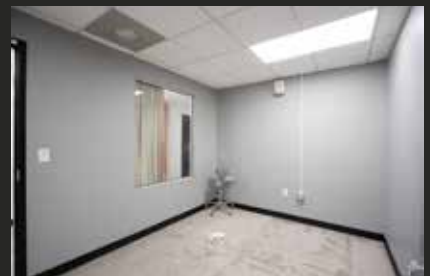
BUILDING PHOTOS

Street Level | ± 10,560 RSF



BUILDING PHOTOS

Lower Level | ± 12,936 RSF



LOCATION OVERVIEW

Columbia South Carolina Central Business District

Located in Columbia's Central Business District, surrounded by numerous entertainment, dining and retail options. Nestled amidst some of the city's premium availabilities and historically charming buildings, the Central Business District is ever evolving as new restaurant, retail and office concepts continue to fill the vacancies.



COLUMBIA MARKET OVERVIEW

As the state capital of South Carolina, the Columbia MSA is home to 860,000 people and provides the benefits of a stabilizing governmental presence. Situated in the center of the state and equidistant from two similarly sized markets in South Carolina (Greenville/Spartanburg and Charleston), Columbia has the densest urban core. The vibrancy of which is highlighted by the University of South Carolina. Columbia has received consistent recognition for its outstanding quality of life, low cost of living and readily available supply of skilled labor.

Largely comprised of jobs in local and state government, manufacturing, and services, Columbia's diverse economic base includes 31 Fortune 500 companies and dozens of international companies. Columbia is home to the University of South Carolina and to the U.S. Army's Fort Jackson, both of which have a significant economic impact on the Columbia area. The 52,000-acre Fort Jackson is the largest and most active Initial Entry Training Center in the U.S. Army. Approximately 44,000 soldiers go through basic and advanced training each year. Fort Jackson trains 50% of all soldiers and 60% of all women entering the Army each year.

The University of South Carolina is the largest University in South Carolina. With current enrollment of over 44,000 students and climbing, the University is known as a premier institution in the southeast with one of the nation's leading international business programs. The Darla Moore International Business Program is ranked #1 according to U.S. News & World Report's 2022 Best Colleges publications, a recent announcement that marks the 23rd consecutive year the program has been ranked as the top international business program in the country. In addition, the University offers more than 300 degree options and is expected to see continued growth.

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SMARTASSET

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AFFORDABLE HOUSING
REALTOR.COM

#5 U.S. CITY FOR LOWEST
STARTUP COSTS
REALTOR.COM

#5 WORKFORCE
CNBC

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Total Households	3,436	36,817	76,526
Total Population	7,812	75,534	158,467
Population White	5,240	42,507	86,382
Population Black	1,701	27,194	61,363
Population Hispanic	251	2,553	6,711
Population Asian	388	2,270	3,757
Population Pacific Islander	4	37	163
Population American Indian	18	118	270
Population Other	162	1,003	2,014
Persons Per Household	2.3	2.1	2.1
Average Household Income	\$53,521	\$55,099	\$58,443
Average House Value	\$190,768	\$174,950	\$167,433
Average Age	25.8	32	34.6
Average Age Male	27	30.7	32.8
Average Age Female	24.2	33.8	36.5

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