

AVAILABLE FOR LEASE  
±18,280 SF | ±44,984 SF

# WOODBERRY PLAZA

WEST COLUMBIA  
SOUTH CAROLINA 29170



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**Cayden Slobotski**

Associate Advisor

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## SPACE DESCRIPTION | 3230 Augusta RD West Columbia, SC 29170



### --Space Details--

- **±44,984 SF of Retail Anchor space.**
- **Available: May 1, 2026**
- **Currently occupied by tenant**
- **Recently acquired shopping center with improving tenant mix.**
- **Parking lot exclusivity/outparcel available for Anchor user.**
- **±40k VPD Traffic count on Augusta Hwy.**
- **Exclusive delivery dock access and easy ingress/egress.**

<b>Lease Rate</b>	<b>Call for Rate</b>
<b>Square Footage</b>	<b>±44,984 SF</b>
<b>Use</b>	<b>Retail</b>
<b>Delivery Date</b>	<b>May 1, 2026</b>

## SPACE DESCRIPTION | 3236 Augusta RD West Columbia, SC 29170



### --Space Details--

- **±18,280 SF of Retail Jr. Anchor space.**
- **Can be subdivided to ±7,800-10,500 SF.**
- **Available: With 90 Days Notice**
- **Currently occupied by tenant**
- **Recently acquired shopping center with improving tenant mix.**
- **±40k VPD Traffic count on Augusta Hwy.**
- **Exclusive delivery dock access and easy ingress/egress.**

Lease Rate	\$10/SF NNN
Square Footage	±18,280 SF
Use	Retail
Delivery Date	Available With 90 Days Notice

## ADDITIONAL PHOTOS | 3230-3260 Augusta RD West Columbia, SC 29170

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## ADDITIONAL PHOTOS | 3230-3260 Augusta RD West Columbia, SC 29170



# LISTING TEAM

Exclusively Marketed by: Freedom Commercial, LLC



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**3230-3260 AUGUSTA RD  
West Columbia, SC 29170**



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