

AVAILABLE FOR LEASE

# East Forest Plaza

5480, 5490, 5496, AND 5500-5590 FOREST DRIVE COLUMBIA, SOUTH CAROLINA

**LINK TO VIEW DRONE FOOTAGE** 

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5422 Forest Drive, Columbia, South Carolina 29201



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  $\pm 28,000$  VPD. Nearby I-77 sees Daily Traffic Counts of  $\pm 91,500$  VPD.

AVAILABILITY:

Available Spaces:

- Suite 1: ±2,430 SF - \$18.00/SF NNN

- Suite 22: ±2,000 SF - \$18.00/SF NNN

KEY TENANTS:

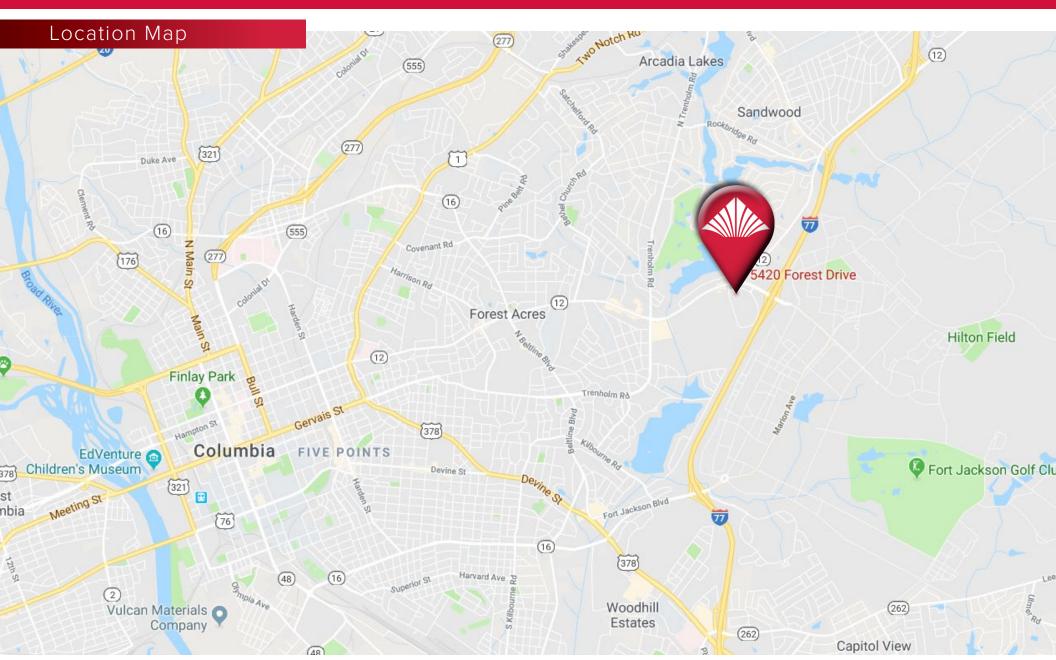
Walmart, Sam's Club, Ashley Furniture Outlet, Panera, Chick-fil-a





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Site Plan



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Surrounding Retailers



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#### 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

