

±0.84 AC AVAILABLE FOR DEVELOPMENT



225 COLUMBIANA DRIVE COLUMBIA, SC

NAIColumbia

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DEVELOPMENT Highlights

225 Columbiana Drive

Conceptual rendering of new StudioRes by Marriot adjacent to site.

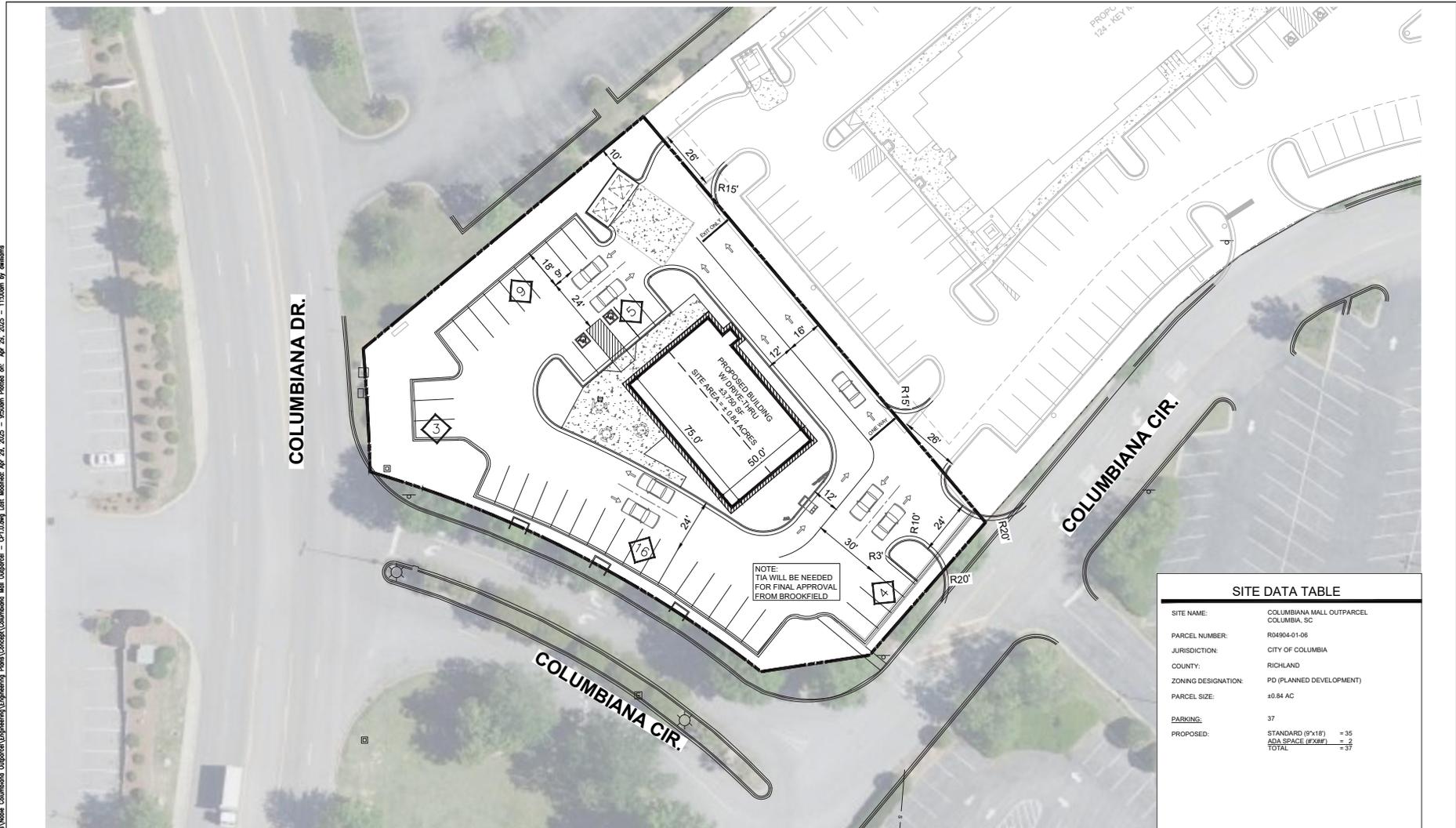


- 0.84 AC Outparcel to a newly constructed 124-key StudioRes by Marriott and to Columbiana Centre mall in the busy Harbison shopping corridor.
- Columbiana Centre is the top performing regional mall in the Columbia, SC MSA, drawing approximately 4.3 million visitors in 2024 per Placer.ai.
- The site will benefit from proposed cross access with the hotel development.
- Traffic Counts:
 - I-26: 89,000 VPD
 - Columbiana Dr: 13,900 VPD
 - Harbison: 28,100 VPD
- Zoning: Planned Development by Richland County.
- For Sale: \$700,000

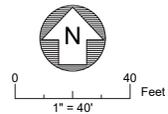


OVERALL Site Plan

225 Columbiana Drive



COLUMBIANA MALL OUTPARCEL CONCEPTUAL PLAN 1.0



POINTS of Interest

225 Columbiana Drive



DEMOGRAPHIC Profile

225 Columbiana Drive

5 MINUTE RADIUS

Summary	2025	2030
Population	4,148	4,231
Households	1,800	1,867
Families	1,023	1,050
Average Household Size	2.29	2.25
Owner Occupied Housing Units	981	1,066
Renter Occupied Housing Units	819	801
Median Age	38.5	40.7
Average Household Income	\$91,023	\$102,921

10 MINUTE RADIUS

Summary	2025	2030
Population	44,594	45,733
Households	19,907	20,782
Families	11,509	11,889
Average Household Size	2.23	2.19
Owner Occupied Housing Units	12,649	13,606
Renter Occupied Housing Units	7,258	7,176
Median Age	39.9	41.4
Average Household Income	\$90,649	101,029

15 MINUTE RADIUS

Summary	2025	2030
Population	111,675	114,682
Households	50,108	52,431
Families	28,481	29,495
Average Household Size	2.20	2.16
Owner Occupied Housing Units	31,124	33,347
Renter Occupied Housing Units	18,984	19,085
Median Age	38.9	40.2
Average Household Income	\$96,770	\$108,807

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