

FOR **SALE** Contact Broker  
for Pricing

**TRINITY  
PARTNERS**

TRINITY-PARTNERS.COM  
1501 MAIN ST. SUITE 410  
COLUMBIA, SC 29201



## TURNKEY, CLASS A RESTAURANT & EVENT SPACE

**530 LADY  
STREET**  
COLUMBIA, SC 29201

- M Grille & M Space totaling  $\pm$  6,000 SF
- Could be converted to office
- Highly visible on the corner of Lady and Pulaski Streets
- High ceilings, tall windows & open floor plans throughout

Located in the heart of The Vista within walking distance to Columbia's Central Business District, USC campus, and numerous hotels.

### CONTACT

CRAWFORD PREZIOSO | SENIOR BROKERAGE ASSOCIATE  
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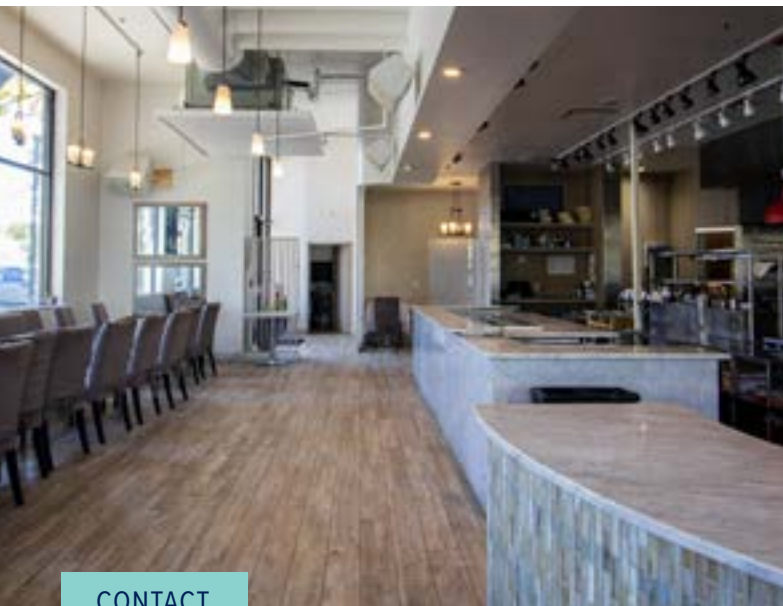
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STREET**

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Open Event Space with Small Raised Stage & Private Alcoves



Class A Restaurant Space with Bar & Open Floorplan

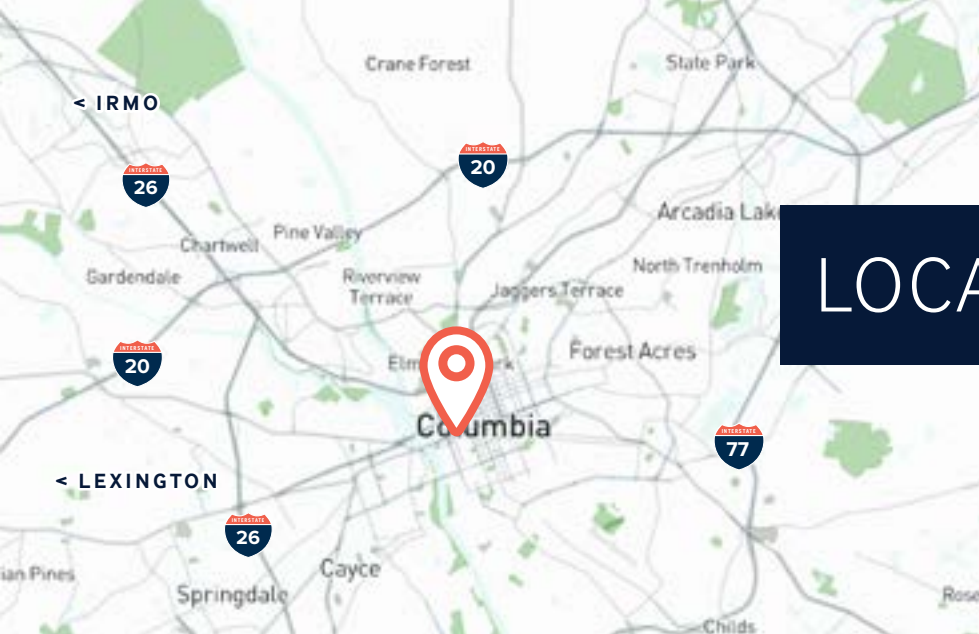


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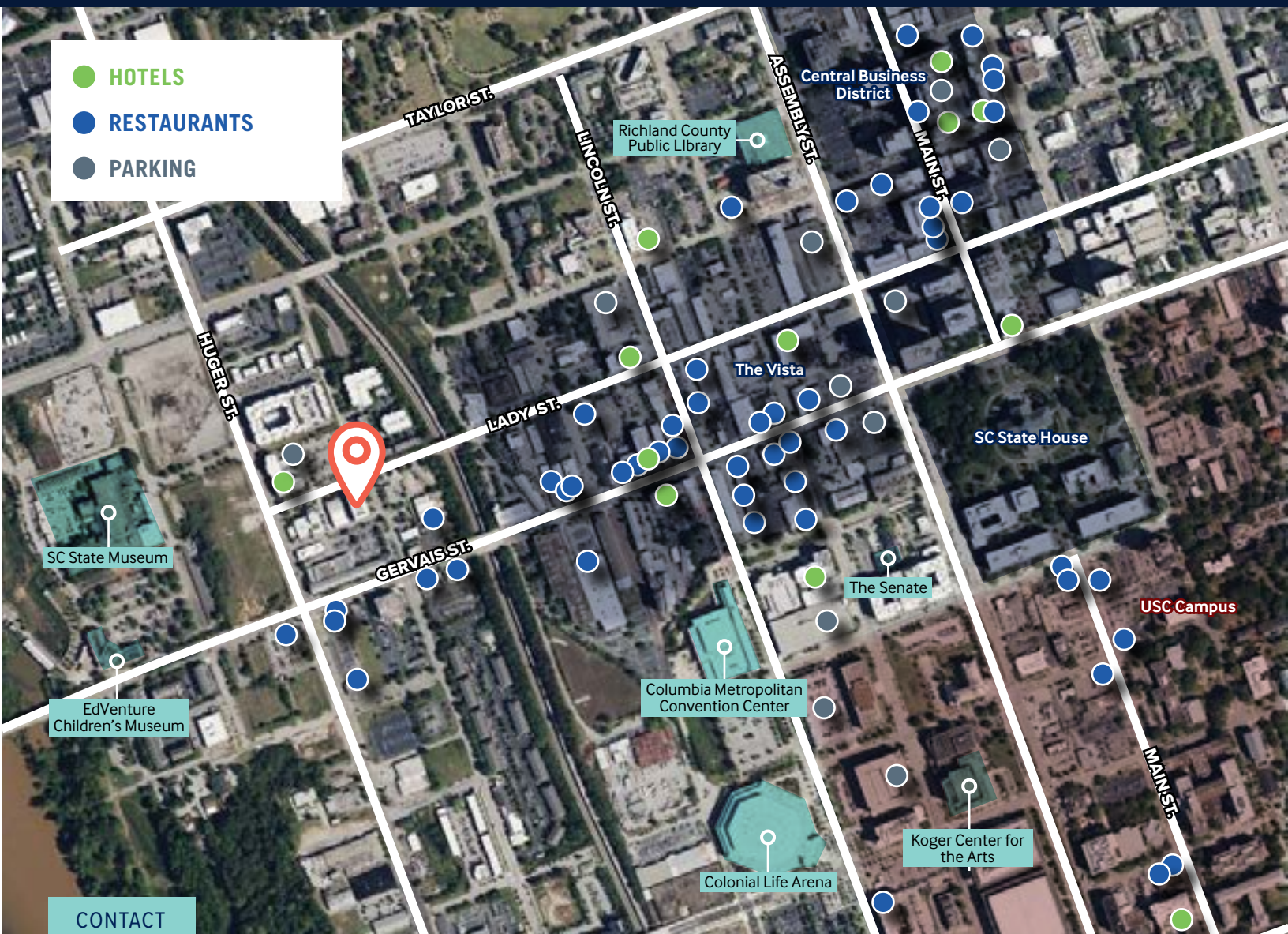
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# LOCATION OVERVIEW

## 530 LADY STREET

COLUMBIA, SC 29201

Over 60 restaurants/entertainment venues | Columbia Convention Center and multiple hotels  
18,000 seat Colonial Life Arena and 2,256 seat Koger Center for the Arts

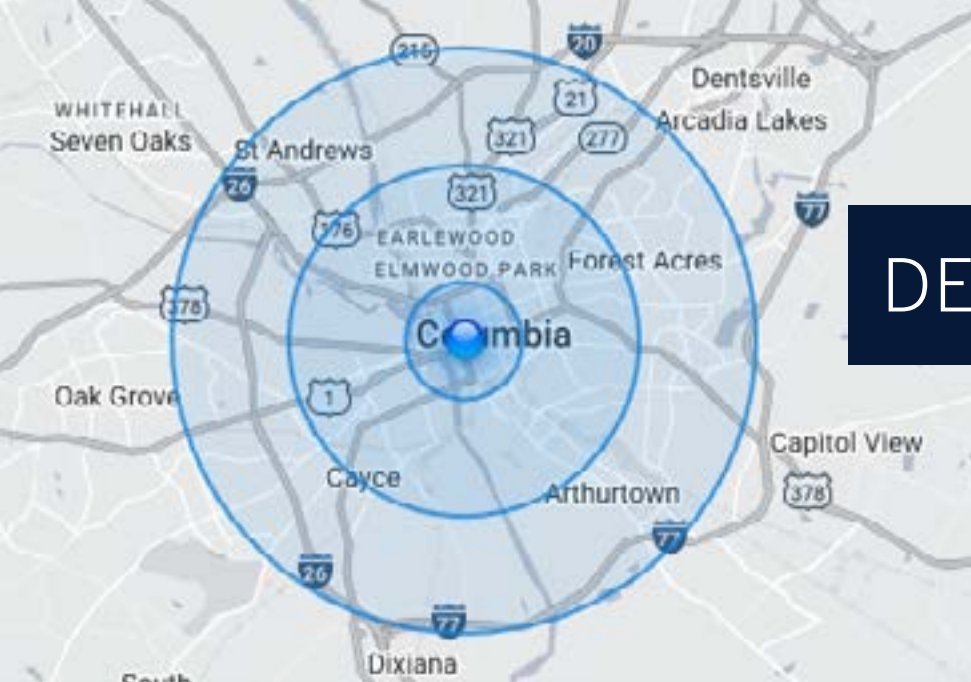


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# DEMOGRAPHICS

## 530 LADY STREET

COLUMBIA, SC 29201

Columbia, South Carolina, presents a compelling opportunity for commercial real estate investors. As the state capital and home to the University of South Carolina, Columbia is experiencing robust economic growth driven by diverse sectors, including education, healthcare, and government.

The city's strategic location and ongoing infrastructure improvements enhance its appeal for commercial ventures. With a strong rental market fueled by a growing population and a rising workforce, demand for office, retail, and industrial spaces is on the rise. Recent urban revitalization efforts are attracting new businesses and creating a vibrant economic environment.

Moreover, Columbia's affordability and quality of life continue to draw both residents and businesses, making it an ideal location for long-term investment. Now is the perfect time to capitalize on the promising commercial real estate landscape in this dynamic city.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,723	35,428	73,034
TOTAL POPULATION	13,141	79,662	163,256
POPULATION WHITE	9,946	47,642	87,843
POPULATION BLACK	1,262	22,614	55,897
POPULATION HISPANIC	871	4,798	11,155
POPULATION ASIAN	874	2,860	4,431
PERSONS PER HOUSEHOLD	2.3	2.2	2.2
AVERAGE HOUSEHOLD INCOME	\$67,228	\$66,808	\$71,855
AVERAGE HOUSE VALUE	\$357,643	\$287,576	\$277,922
AVERAGE AGE	29	36	38
AVERAGE AGE MALE	30	35	37
AVERAGE AGE FEMALE	28	36	39

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