

254 HARBISON BLVD COLUMBIA, SC

HOBBY LOBBY

**OFFERED
FOR SALE**

\$7,051,000 | 6.50% CAP



CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



AMC

aloft
HOTELS

H
Holiday Inn
Express

JCPenney

Dillard's

belk

LOWE'S

BEST BUY

Comfort
INN & SUITES

THE HOME
DEPARTMENT

Walmart

TRADER
JOE'S

ROOMS
TO GO

2ND
& CHARLES

Total Wine
& MORE

DAVE &
BUSTERS

SONIC

MEN'S WEARHOUSE

McDonald's

Panera
BREAD

CHIPOTLE

Chick-fil-A

Staples

ULTA DSW
DESIGNER SHOE WAREHOUSE

MISSION BBQ

HARBISON BLVD 28,100 VPD

Olive Garden

NORDSTROM
rack

ROSS
DRESS FOR LESS

Marshalls

OUTBACK
STEAKHOUSE

CHICKEN SILD
CHICK

pop
shelf

FIRST WATCH
THE DAYTIME CAFE

petco

SALLY
BEAUTY

CHASE

Aaron's

DOLLAR TREE

five
BELOW

HOBBY
LOBBY

HAVERTYS
REMOVING

planet
fitness





Irmo High
1,272 Students

TARGET

KOHL'S

Ashley
HOMESTORE

SIERRA

TJ-MAXX

West Marine

OLD NAVY

Publix

DICK'S
SPORTING GOODS

PET SMART

Michaels

KIRKLAND'S

BJs
RESTAURANT
BREWERY

BUFFALO
WILD WINGS

TACO BELL

Bojangles

LONGHORN
STEAKHOUSE

theVitamin
Shopper

J.P.S. A. BANK

EXPRESS
OIL CHANGE

AT&T

CHASE

HARBISON BLVD 28,100 VPD

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THE DAYTIME CAFE

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planet
fitness

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shelf

SALLY
BEAUTY

DOLLAR TREE

Aaron's

HOBBY
LOBBY

CHICKEN
ORLANDO
CHICK

OUTBACK
STEAKHOUSE

MISSION BBQ

petco

Olive
Garden

Marshalls

CHIPOTLE
MEXICAN GRILL





HOBBY LOBBY

EXECUTIVE SUMMARY

Atlantic Capital Partners is pleased to present the opportunity to acquire a 55,550 SF Hobby Lobby in Columbia, South Carolina, positioned within the dominant Harbison retail corridor along Harbison Boulevard (28,100 VPD). The property is surrounded by 3.8M+ SF of national retail within a one-mile radius, including Nordstrom Rack, Marshalls, Petco, and Ross, creating a highly trafficked regional shopping destination.

The asset is leased to Hobby Lobby Stores, Inc. under a corporate-guaranteed lease with approximately six years remaining. According to Placer.ai, the store ranks within the top 30% of Hobby Lobby locations in South Carolina by foot traffic, reinforcing the location's strong consumer demand and long-term viability.

The property benefits from the Columbia MSA's diverse economy, anchored by state government, healthcare, manufacturing, and logistics, along with continued residential and multifamily growth supporting long-term retail demand.

RENT SCHEDULE	RENT	RETURN
Current Term	1-10	\$458,296
1st Extension Term	11-15	\$499,959
2nd Extension Term	16-20	\$527,735
3rd Extension Term	21-25	\$555,510

NOI	\$458,296
CAP RATE	6.50%
LISTING PRICE	\$7,051,000

ASSET SNAPSHOT

Tenant Name	Hobby Lobby
Address	254 Harbison Blvd, Columbia, SC 29212
Building Size (GLA)	55,550 SF
Land Size	0.42 Acres (Cross-Access Agreement with Shopping Center Owner for Parking Lot)
Year Renovated	2022
Signatory/Guarantor	Corporate
Rent Type	NNN
Landlord Responsibilities	Roof & Structure; Landlord is Reimbursed for Taxes & Insurance Directly by Tenant; Tenant Reimburses Shopping Center CAM to Landlord, Landlord Pays Shopping Center Owner
Lease Commencement Date	2/26/2021
Lease Expiration Date	2/29/2032
Remaining Term	6 Years
Rental Increases	In Each Option Per the Rent Schedule Below
NOI	\$458,296



104,022
PEOPLE
IN 5 MILE RADIUS



\$100,821
AHHI IN
5 MILE RADIUS



28,100
VPD ON
HARBISON BLVD





CORPORATE NET LEASE TO NATIONAL RETAILER

- Leased to Hobby Lobby Stores, Inc., a leading national arts and crafts retailer
- 1,000+ locations across 48 states with approximately \$8B in annual revenue
- Corporate lease providing institutional-quality tenant credit



STRONG PERFORMING STORE

- Ranks within the top 30% of South Carolina Hobby Lobby locations by foot traffic according to Placer.ai
- Destination anchor drawing consistent regional traffic



DOMINANT REGIONAL RETAIL CORRIDOR

- Located along Harbison Boulevard (28,100 VPD), Columbia's primary retail artery
- Over 3.8 million SF of retail within a one-mile radius
- Co-tenancy includes Nordstrom Rack, Marshalls, Ross, Petco, Target, Publix, and numerous national retailers



GROWING RESIDENTIAL TRADE AREA

- Over 104,000 residents within a 5-mile radius with average household income exceeding \$100,000
- Nearby multifamily and residential development continuing to expand the local consumer base



PRIMARY ECONOMIC CENTER OF SOUTH CAROLINA

- Principal city of a 6-county metro | State of SC is the largest employer at 25,570 jobs
- Healthcare sector reached ~15,000 jobs in 2024

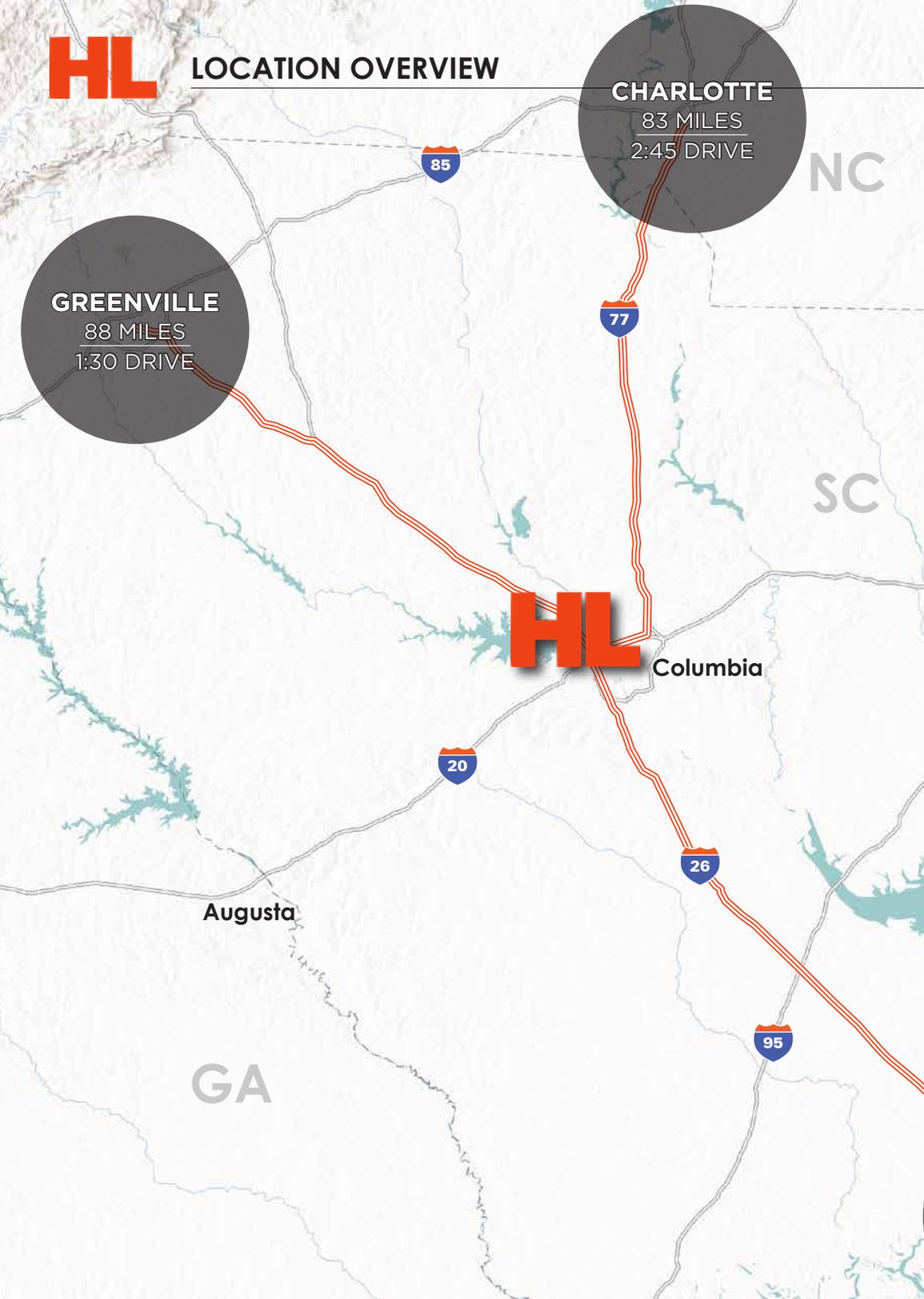


COLUMBIA MSA – STATE CAPITAL ECONOMY

- \$54B regional GDP with more than 440,000 non-farm jobs
- Diverse employment base including state government, healthcare, manufacturing, and logistics
- Major employers include Michelin, Honeywell, Westinghouse, International Paper, and UPS



LOCATION OVERVIEW

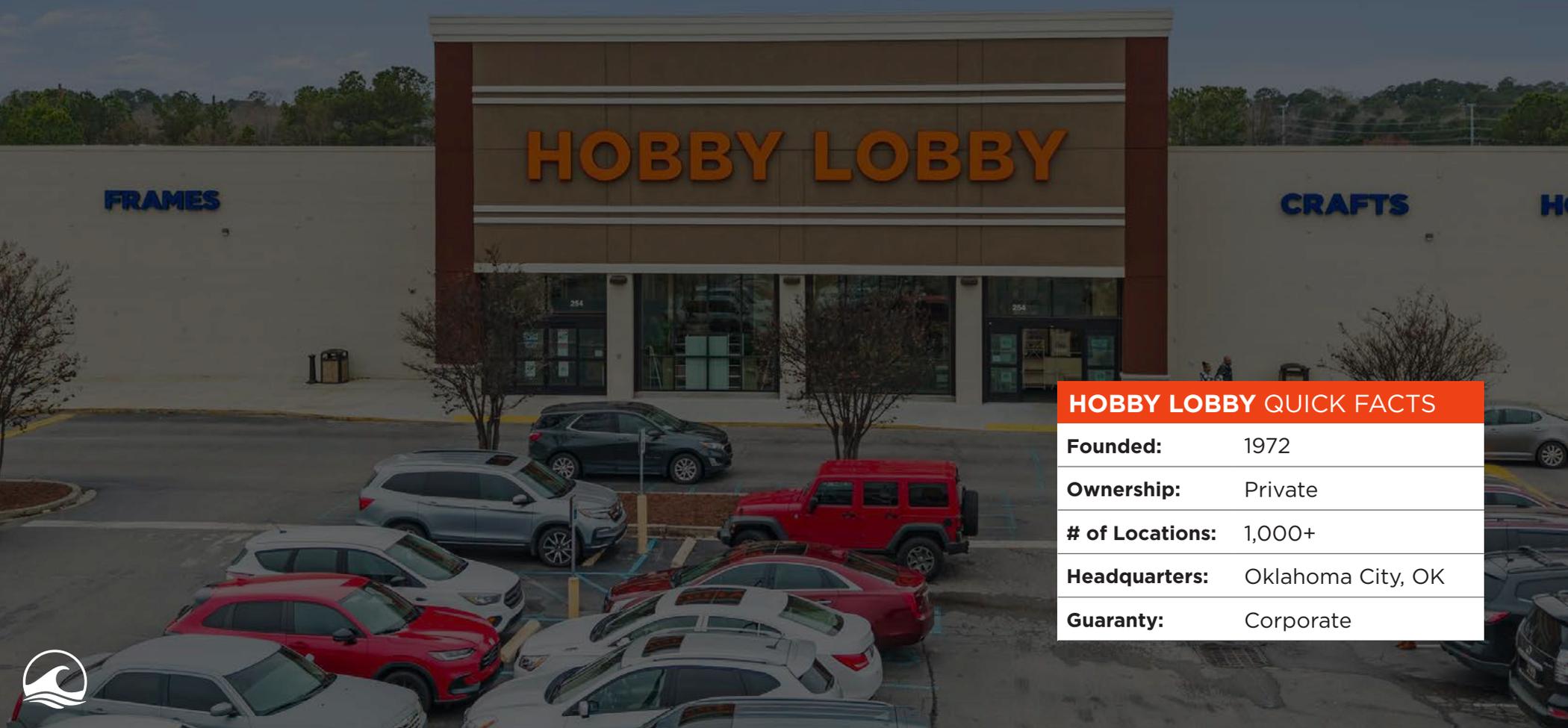


Columbia, South Carolina, the state’s capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.

- State capital and primary economic hub of South Carolina
- \$54B regional GDP
- 436,000-person labor force
- 440,000+ non-farm jobs
- Major employers include the State of South Carolina, Prisma Health, BlueCross BlueShield, Michelin, and Fort Jackson



Hobby Lobby Stores, Inc. is a privately held, family owned retailer specializing in arts and crafts, home décor, framing, floral, and seasonal merchandise. Founded in 1972 and headquartered in Oklahoma City, Oklahoma, the company has grown into one of the largest craft retailers in the United States. As of 2025, Hobby Lobby operates more than 1,000 stores across 48 states. Each store offers a wide assortment of over 70,000 products, ranging from fabrics and floral supplies to custom framing and holiday décor, positioning Hobby Lobby as a destination anchor within shopping centers. Notably, all locations close on Sundays, aligning with the company's Christian based operating philosophy. In addition to its core retail business, Hobby Lobby owns Mardel Christian & Education Supply, further diversifying its customer reach. With its extensive footprint, strong brand recognition, and continued expansion strategy, Hobby Lobby provides landlords with a stable, high-traffic anchor tenant. While the company is not publicly rated due to its private ownership, its scale, financial performance, and long-standing market presence support its reputation as a reliable national retailer.



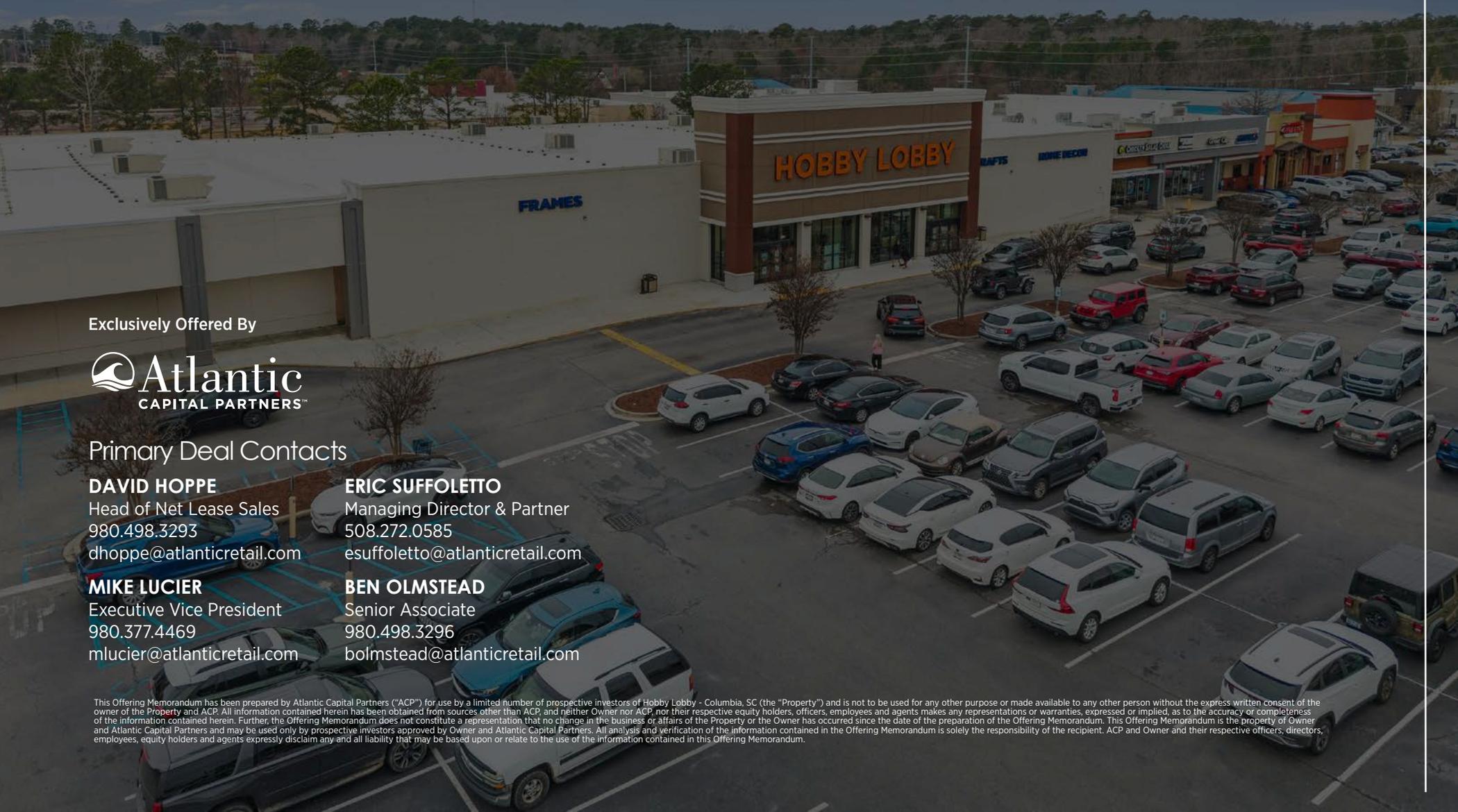
HOBBY LOBBY QUICK FACTS

Founded:	1972
Ownership:	Private
# of Locations:	1,000+
Headquarters:	Oklahoma City, OK
Guaranty:	Corporate



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Exclusively Offered By



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