

Available For Lease

±18,280 SF Retail Space in Woodberry Plaza.

Woodberry Plaza

3230-3260 Augusta Rd. West Columbia, SC 29170



Taylor Martin

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Executive Summary

3230-3260 Augusta Rd. West Columbia, SC 29170



Property Highlights

- ±18,280 SF available
 - Expandable up to ±25,280
 - Demisable from ±7,000-11,280 SF for qualified tenant
- ±40,000 VPD on Augusta Rd

Location Highlights

- Located along Augusta Rd (US-1) in West Columbia near Walmart, Lowe's, Aldi, and more
- ±1 minutes from I-26
- ±10 minutes from Downtown Columbia and USC
- ±15 minutes from Lexington, SC
- ±18 minutes from Columbia Metropolitan Airport (CAE)

Lease Availability

Availability ±18,250 SF

Lease Rate: Contact Broker

All property information is approximate and subject to verification by Tenant and/or Tenant's Representation.



Additional Photos

3230-3260 Augusta Rd. West Columbia, SC 29170



Nearby Retailers

3230-3260 Augusta Rd. West Columbia, SC 29170

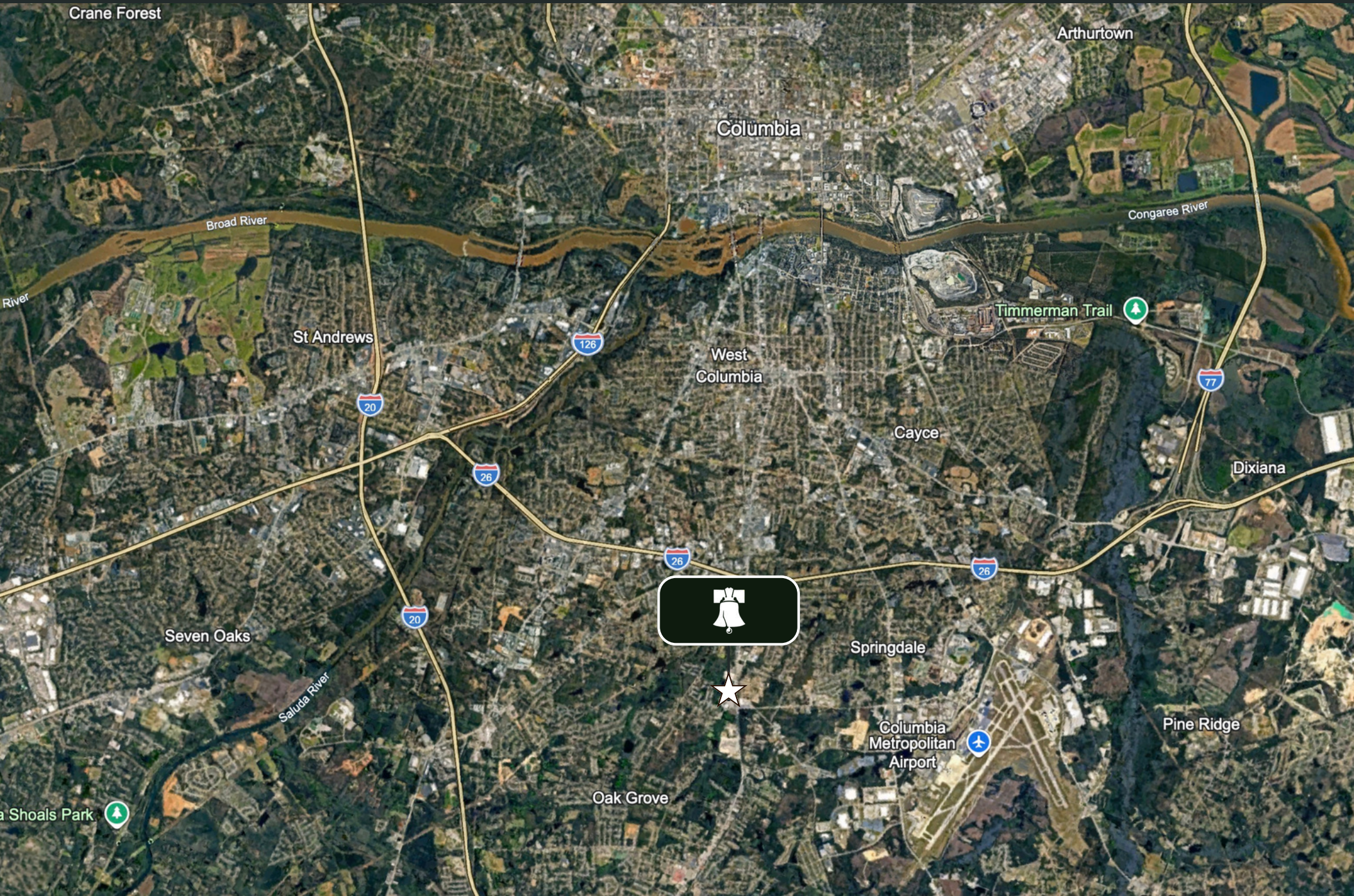


±40,000 VPD

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Municipality Map

West Columbia, SC



Market Overview

Columbia MSA | Midlands Region, SC

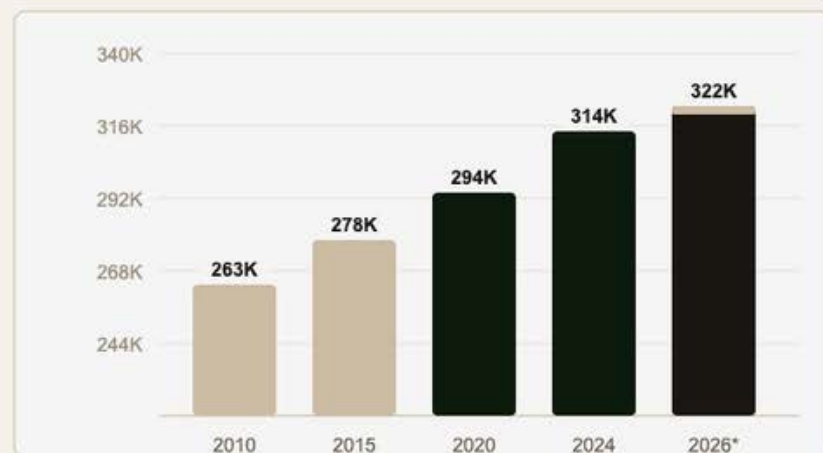


West Columbia sits at the crossroads of Lexington County, one of the fastest-growing counties in South Carolina. The Augusta Road corridor is a primary retail and commuter artery connecting the City of Columbia with the Lexington market and I-26. The surrounding trade area benefits from strong household income growth, consistent population expansion, and dense residential development along the Lake Murray and I-20 corridors.

Lexington County's population growth over the past decade has consistently outpaced state and national averages, drawing retail, restaurant, and service tenants seeking secondary-market growth exposure with urban-adjacent traffic volumes.



POPULATION GROWTH (2010–2026)



* Projected - Source: US Census Bureau / World Population Review 2026

ECONOMIC & MARKET DRIVERS

Columbia MSA anchor market

Lexington County is a primary suburban growth county within the broader Columbia metro area.

Tight retail fundamentals

Columbia MSA retail vacancy at 4.1% through Q1 2025 — well below the 2020 peak, driven by limited new supply.

Homeownership & household stability

77.4% homeownership rate — well above the 65.2% national average — anchors consumer spending and retail demand.

Demographics

West Columbia & Lexington County



Households			
	2 miles	5 miles	10 miles
2020 Households	7,218	44,103	151,246
2025 Households	7,739	46,213	159,715
2030 Household Projection	8,146	48,358	166,907
Annual Growth 2020-2025	1.6%	1.1%	1.3%
Annual Growth 2025-2030	1.1%	0.9%	0.9%
Owner Occupied Households	5,970	27,658	98,517
Renter Occupied Households	2,176	20,700	68,390
Avg Household Size	2.3	2.2	2.3
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending	\$218.6M	\$1.3B	\$4.5B

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$81,130	\$83,167	\$86,433
Median Household Income	\$70,507	\$64,274	\$63,673
< \$25,000	1,207	7,172	29,430
\$25,000 - 50,000	1,393	10,844	34,181
\$50,000 - 75,000	1,554	8,607	28,146
\$75,000 - 100,000	1,374	5,991	19,655
\$100,000 - 125,000	946	4,779	15,473
\$125,000 - 150,000	507	3,057	10,030
\$150,000 - 200,000	520	3,415	11,141
\$200,000+	238	2,348	11,660

Population			
	2 miles	5 miles	10 miles
2020 Population	17,108	100,083	364,269
2025 Population	18,284	104,518	382,856
2030 Population Projection	19,207	109,178	399,212
Annual Growth 2020-2025	1.4%	0.9%	1.0%
Annual Growth 2025-2030	1.0%	0.9%	0.9%
Median Age	40.3	38.7	37.1
Bachelor's Degree or Higher	24%	32%	35%
U.S. Armed Forces	45	290	1,311

Housing			
	2 miles	5 miles	10 miles
Median Home Value	\$207,518	\$219,796	\$240,402
Median Year Built	1983	1982	1983

Source: CoStar

Confidentiality & Disclaimer

Freedom Commercial, LLC



The information contained herein is not a substitute for a thorough due diligence investigation. Freedom Commercial has not made any investigation and makes no warranty or representation with respect to the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering material has been obtained from sources we believe reliable; however, Freedom Commercial has not verified, and will not verify, any of the information contained herein, nor has Freedom Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify all the information set forth herein. Interested parties shall be responsible for their costs and expenses of investigating the subject property.



CONTACT INFORMATION

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