For Lease
Retail Space: ±1,500 SF

AVAILABLE

CITI TRENDS

cricket

SHOE SHOW

BEAUTY MAX

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Edens Plaza

4105 West Beltline Blvd.

Columbia, South Carolina 29204

Edens Plaza

Property Features

- Edens Plaza Shopping Center is the dominant shopping center within its retail corridor with tenant mix consisting of Roses Discount Store, Hibbett, Citi Trends, City Gear, US Wings & Deli, and Cricket Wireless.

- In addition to the impressive tenant roster within Edens Plaza, other surrounding retailers in the trade corridor include McDonald's, Dollar Tree, Jackson Hewitt, Family Dollar, Advance Auto Parts, Burger King, and Murphy USA.

- The center is strategically located at the high-traffic intersection of Two Notch Rd (18,600 VPD) and W. Beltline Blvd (22,200 VPD).

- The center is benefitted by great visibility with pylon signage available to tenants.

- Edens Plaza is centrally located in a densely populated area that includes 165,153 people in 5-mile radius.

- There are five access points off W. Beltline Blvd, including a fully signalized main entrance.

- Outparcel building available for potential purchase or lease.

- Abundant parking – approximately 3.75 per 1,000 SF

- Suite 55 Available: ±1,500 SF.

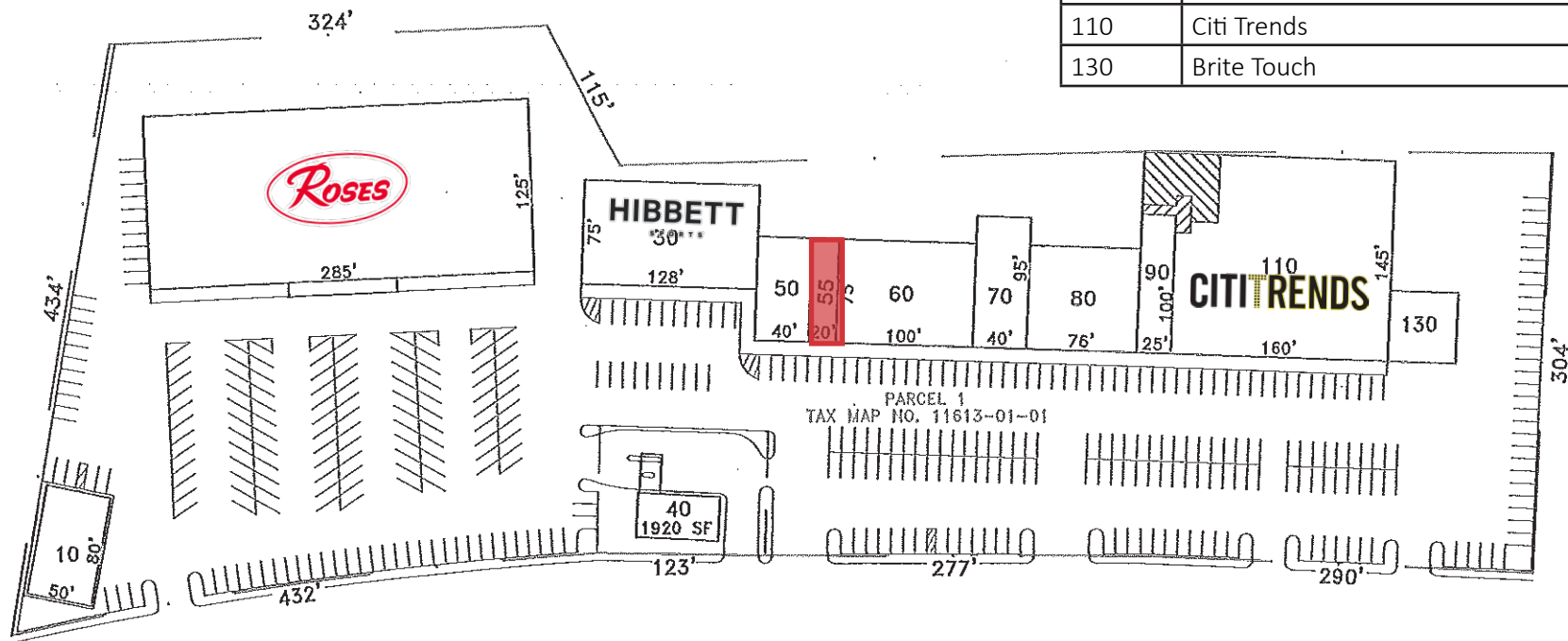 - Lease Rate: $12.00 PSF, per year, NNN.

NAI Columbia

807 Gervais Street, Suite 200
Columbia, South Carolina 29201
+1 803.254.0100
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Site Plan

Suite	Tenant	GLA
10	Future Redevelopment	4000
20	Roses Discount Stores	35625
30	Hibbett & City Gear Combo Store	9600
40	Impac Mortgage	1920
50	US Wings & Deli	3000
55	**AVAILABLE**	**1500**
60	Your Professional Image	7500
70	Tobacco Shop	3800
80	Beauty Max	5685
90	Cricket Wireless	2500
110	Citi Trends	22090
130	Brite Touch	2588

99808

Roses

HIBBETT

324' 115' 125' 75' 285' 128'

50 55 60 70 80 90 **CITI TRENDS** 110 130

40' 20' 100' 40' 76' 25' 95' 100' 160' 145' 304'

PARCEL 1
TAX MAP NO. 11613-01-01

43.4'

10
80'
50'

40
1920 SF

432' 123' 277' 290'

NAI Columbia

Edens Plaza

Aerial map labels:

- 277
- U Store Mini Warehouses
- 2022 Traffic Count: 22,900 VPD
- Two Notch Rd
- Family Dental
- KFC
- Auto Zone
- 1
- Subject
- Advance Auto
- Beltline Self Storage
- Capital City Dentistry
- W Beltline Blvd
- Family Dollar
- Murphy USA
- Dollar Tree
- McDonalds
- 16
- 2022 Traffic Count: 22,200 VPD
- Burger King
- Two Notch Rd
- U-Haul
- Gerber Collision & Glass
- N Beltline Blvd
- W. A. Perry Middle 328 Students
- N

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NAI Columbia

Demographic Profile

Two Notch Rd & N Beltline Blvd | Columbia, SC

	1 Mile	3 Miles	5 Miles
Population			
2020 Census	8,636	71,393	166,545
2023 Estimate	8,744	73,747	170,865
2028 Projection	8,779	75,377	174,123
% Chg. 2022-2027	0.4%	2.2%	1.9%
Households			
2020 Census	3,687	31,301	69,685
2023 Estimate	3,763	32,683	72,457
2028 Projection	3,832	33,845	74,808
Families			
2010 Census	2,134	16,194	32,819
2023 Estimate	2,090	16,053	33,344
2028 Projection	2,118	16,479	34,102
2023 Housing Data			
Owner Occ. Housing Units	1,778	17,442	32,944
Renter Occ. Housing Units	1,944	15,241	39,513
2023 Business Data			
Total Businesses:	252	4,922	8,332
Total Employees:	2,928	73,400	126,003

	1 Mile	3 Miles	5 Miles
2023 Age Dist.			
0 - 4	8.2%	5.3%	4.9%
5 - 9	6.4%	5.0%	4.6%
10 - 14	6.2%	5.1%	4.6%
15 - 19	5.9%	7.7%	8.8%
20 - 24	7.0%	9.4%	14.9%
25 - 34	12.0%	13.3%	15.8%
35 - 44	12.0%	11.5%	11.2%
45 - 54	9.5%	10.1%	9.0%
55 - 64	12.4%	12.6%	10.4%
65 - 74	11.0%	11.2%	8.8%
75 - 84	6.2%	6.0%	4.7%
85+	3.1%	2.8%	2.1%
Median Age			
2010 Census	34.7	36.0	29.7
2023 Estimate	38.5	38.5	32.5
2028 Projection	40.2	39.4	33.0
Average Household Size			
2020 Census	2.28	2.13	2.10
2023 Estimate	2.26	2.11	2.08
2028 Projection	2.23	2.08	2.06

	1 Mile	3 Miles	5 Miles
Median Household Income			
2023 Estimate	$36,739	$46,025	$46,844
2028 Projection	$40,275	$51,846	$52,196
Average Household Income			
2023 Estimate	$56,689	$81,589	$77,147
2028 Projection	$65,192	$92,206	$86,706
Per Capita Household Income			
2023 Estimate	$25,140	$36,864	$33,969
2028 Projection	$29,303	$42,108	$38,483
2023 Household Income Dist.			
Less than $15,000	26.0%	21.1%	19.1%
$15,000 - $24,999	12.0%	10.4%	9.8%
$25,000 - $34,999	9.8%	8.8%	9.6%
$35,000 - $49,999	14.0%	12.3%	13.9%
$50,000 - $74,999	15.4%	15.3%	16.2%
$75,000 - $99,999	10.4%	8.8%	9.6%
$100,000 - $149,999	7.9%	10.9%	11.2%
$150,000 - $199,999	1.5%	4.8%	4.6%
$200,000 and Up	2.9%	7.6%	6.0%