



BUSY GROCERY-ANCHORED SHOPPING CENTER
±1,200 SF AVAILABLE FOR LEASE



Leesburg Village Shopping Center

2900 Leesburg Rd. Columbia SC 29209



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Location

Leesburg Village Center is a ±50,574 SF Food Lion anchored neighborhood center **strategically located near Fort Jackson, the largest Basic Combat training facility in the United States**, which trains more than 50 percent of all soldiers entering the Army each year.

Shopping center is located approximately 5 minutes from I-77 (86,500 VPD) Exit No. 9B via Leesburg Rd. (26,700 VPD). **Road improvements are currently underway along Leesburg Rd. to widen it to four lanes.**

In addition to Food Lion, shopping center co-tenants include Dollar General, a Chinese restaurant, a tobacco store, a liquor store and a barber shop.

Site Features

Pylon signage available.

Shopping center benefits from two full access points **including access from the signalized intersection of Leesburg Rd. and Ullmer Rd.**

Availability

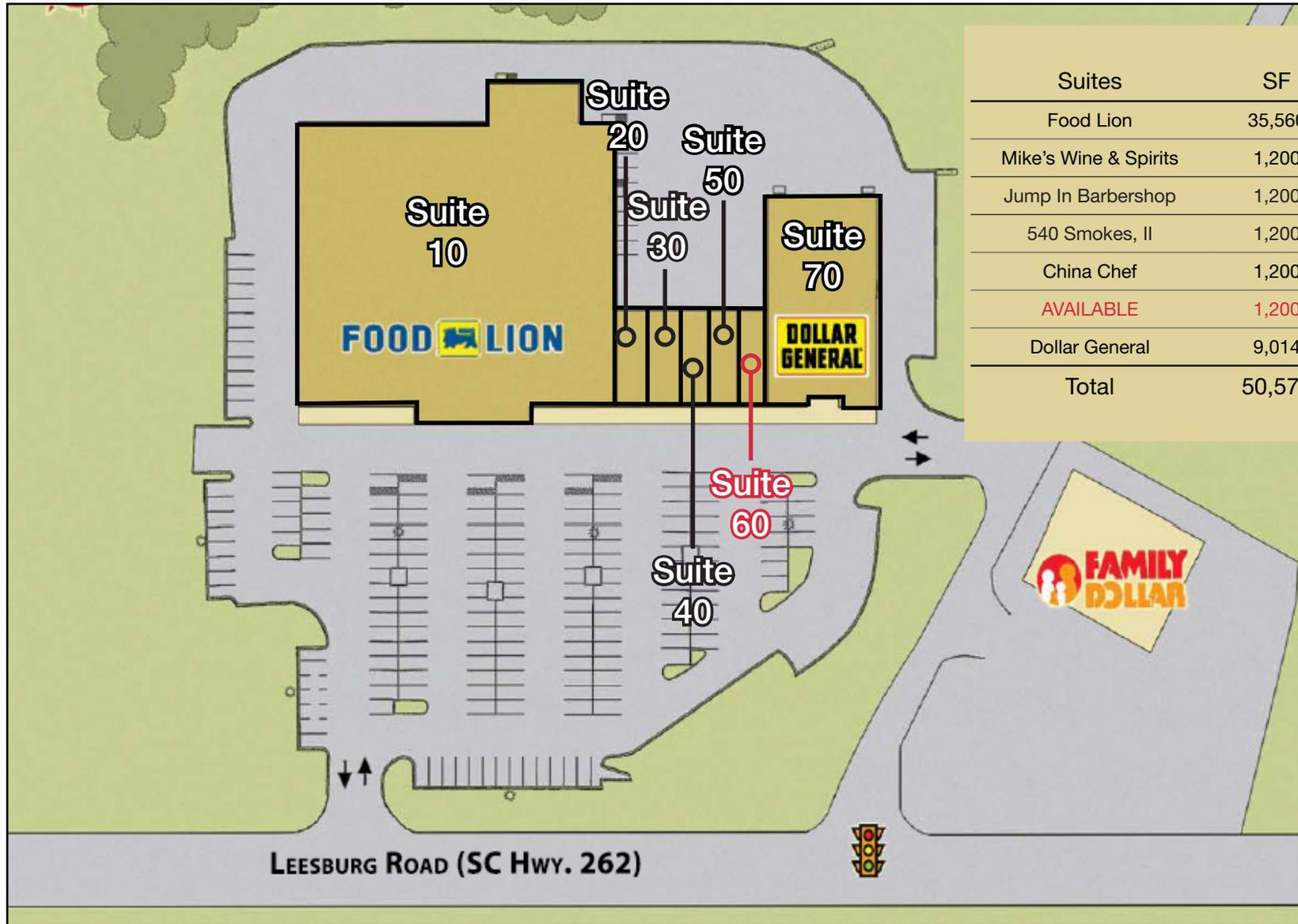
±1,200 SF available in-line in Suite 60 (Former salon/general retail space)

Lease Rate

Suite 60: **\$14.00 PSF NNN**
(NNN estimated at \$3.98 PSF)



SITE PLAN



POINTS OF INTEREST AERIAL



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Demographic Profile

2900 Leesburg Rd | Columbia, SC



5
MINUTE
DRIVE TIME

Summary	2024	2029
Population	6,861	7,787
Households	2,821	3,302
Families	2,003	2,131
Average Household Size	2.42	2.35
Owner Occupied Housing Units	2,356	2,583
Renter Occupied Housing Units	733	719
Median Age	41.7	42.8
Average Household Income	\$79,135	\$93,681

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MINUTE
DRIVE TIME

Summary	2024	2029
Population	31,124	31,999
Households	12,722	14,043
Families	8,134	8,494
Average Household Size	2.31	2.26
Owner Occupied Housing Units	8,555	9,289
Renter Occupied Housing Units	4,833	4,753
Median Age	37.7	39.0
Average Household Income	\$86,911	102,199

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MINUTE
DRIVE TIME

Summary	2024	2029
Population	84,477	85,857
Households	35,181	36,535
Families	20,024	20,678
Average Household Size	2.26	2.21
Owner Occupied Housing Units	21,872	23,446
Renter Occupied Housing Units	13,309	13,088
Median Age	36	37.4
Average Household Income	\$99,874	\$116,609