

TILLMAN'S PLAZA

±1,215 SF RETAIL SUITE FOR LEASE



7358-7372 Two Notch Road

COLUMBIA, SOUTH CAROLINA 29223

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Location

Tillman's Plaza Shopping Center is a ±31,000 SF neighborhood shopping center strategically located on US Highway 1 (Two Notch Road). Benefitting from high daily traffic counts (20,100 VPD) and excellent visibility, this center offers exceptional exposure to a dense population base and is located approximately 0.25 miles from I-20 and 1.0 mile from I-77.

Site Features

- 106 Surface Parking Spaces (3.42/1,000 SF).
- Two full motion access points on Two Notch Rd.
- Three pylon signs.

Tillman's Plaza Shopping Center Co-Tenancy

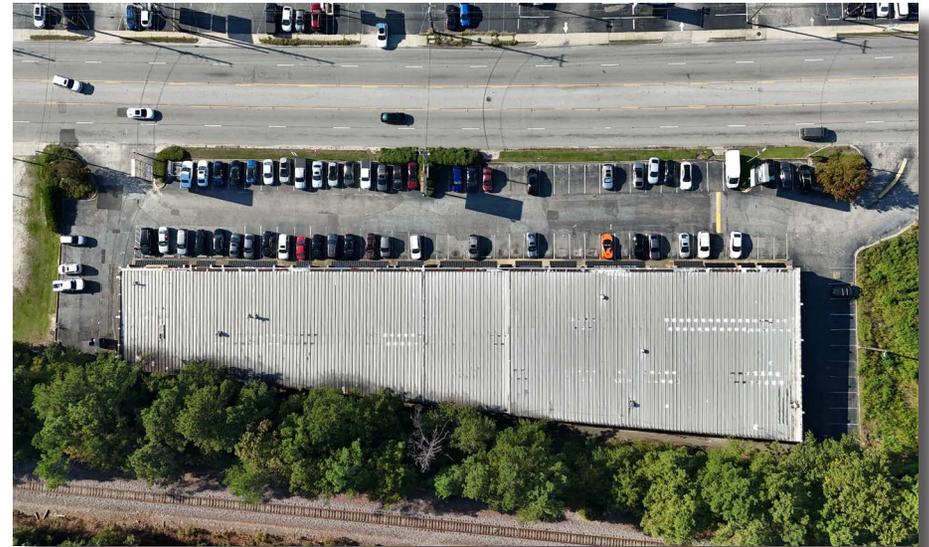
Tillman's Plaza Shopping Center offers a diverse mix of established businesses and exciting leasing opportunities. Currently, the center features a strong lineup of tenants including:

- **Retail:** Leslie's Pool Mart, Fakord International Grocery Store, and J&M Tasteful Treats.
- **Services:** Insurance Boost, KinSmith Financial, Check N' Go, National Domestic Workers Organization, 803 Fitness, Paris Nail Spa, Dominican Blowout, a barber shop, a property management office, and Glamourous Beauty Bar.

Availability

The following spaces are currently available for lease, providing excellent opportunities for businesses seeking high visibility and strong foot traffic:

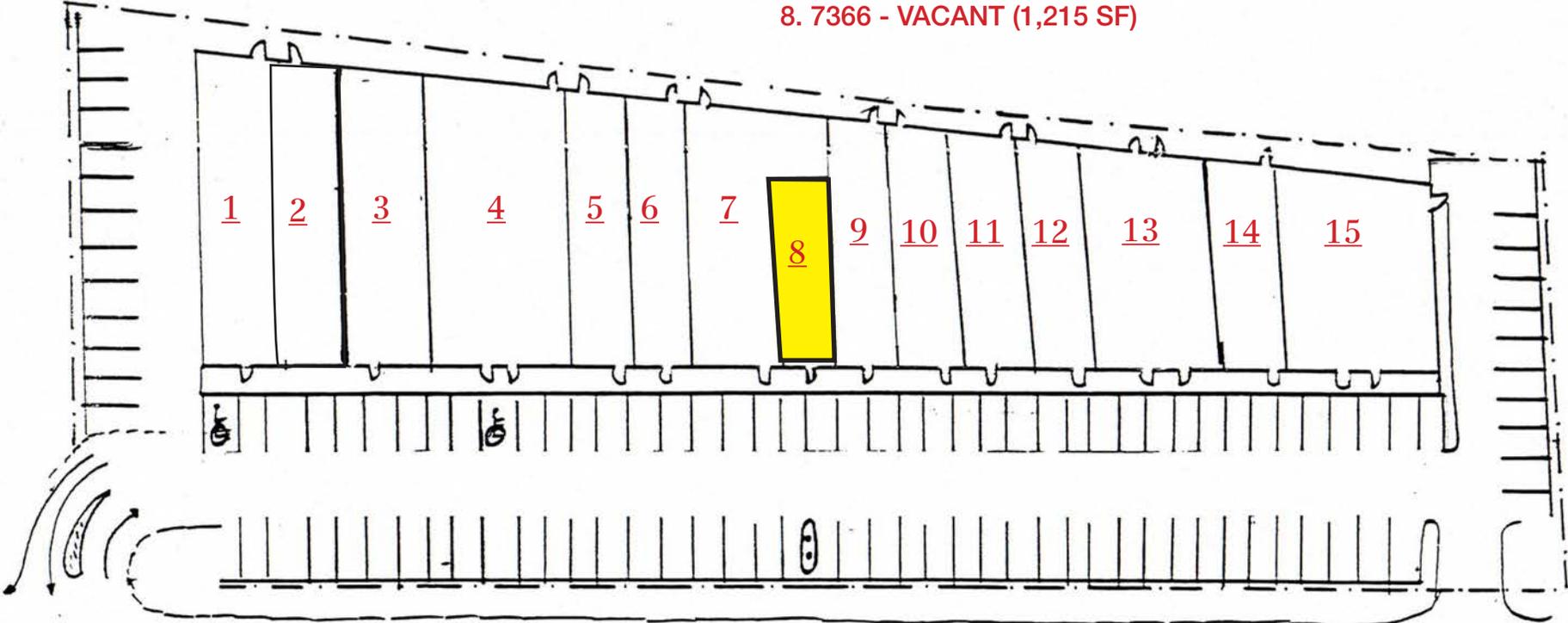
- Suite 7366: 1,215 SF (\$14.00, NNN).
- **NNN estimated at ~\$3.40 PSF.**



PRELIMINARY SKETCH
NOT TO SCALE
SUBJECT TO CHANGE BY LANDLORD

Tenants:

- 1. 7372-A
- 2. 7372-B
- 3. 7372
- 4. 7370
- 5. 7368-A
- 6. 7368
- 7. 7366-A
- 8. 7366 - VACANT (1,215 SF)
- 9. 7364-A
- 10. 7364
- 11. 7362-A
- 12. 7362
- 13. 7360
- 14. 7358-B
- 15. 7358-A



**TILLMAN'S PLAZA
TWO NOTCH ROAD**

TO I-20 ← TWO NOTCH ROAD → TO COLUMBIA MALL

Points of Interest



5 MINUTE RADIUS

Summary	2025	2030
Population	14,863	15,110
Households	7,103	7,369
Families	3,838	3,931
Average Household Size	2.07	2.03
Owner Occupied Housing Units	3,190	3,479
Renter Occupied Housing Units	3,913	3,890
Median Age	38.3	39.6
Average Household Income	\$71,198	\$79,208

10 MINUTE RADIUS

Summary	2025	2030
Population	77,551	78,809
Households	34,268	35,625
Families	19,438	19,967
Average Household Size	2.20	2.15
Owner Occupied Housing Units	19,268	20,755
Renter Occupied Housing Units	15,000	14,869
Median Age	39.6	40.9
Average Household Income	\$84,112	94,774

15 MINUTE RADIUS

Summary	2025	2030
Population	195,623	199,503
Households	84,599	88,403
Families	46,417	47,905
Average Household Size	2.16	2.11
Owner Occupied Housing Units	48,858	52,577
Renter Occupied Housing Units	35,741	35,826
Median Age	37.2	38.3
Average Household Income	\$93,557	\$105,470

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