



— 201 —
HARBISON BOULEVARD
Columbia, SC 29212
FOR LEASE

PRIME SITE IN HARBISON RETAIL CORRIDOR

Harbison Crossing Retail Space Available For Lease

- > ± 1,227 SF retail unit and 1,350 SF second floor space
- > Excellent proximity to I-26
- > Co-Tenants include Jos. A Bank, Eyemart, and Lovesac
- > Central location in Columbia's sought after retail corridor
- > Common parking
- > Street signage available
- > Traffic count: ±26,000 VPD

First Floor: \$28.00 PSF NN (\$7.58 PSF)
Second Floor: \$16.50 PSF Net of Utilities



CONTACT

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TRINITY PARTNERS | 1501 MAIN STREET, SUITE 410 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

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POINTS OF INTEREST



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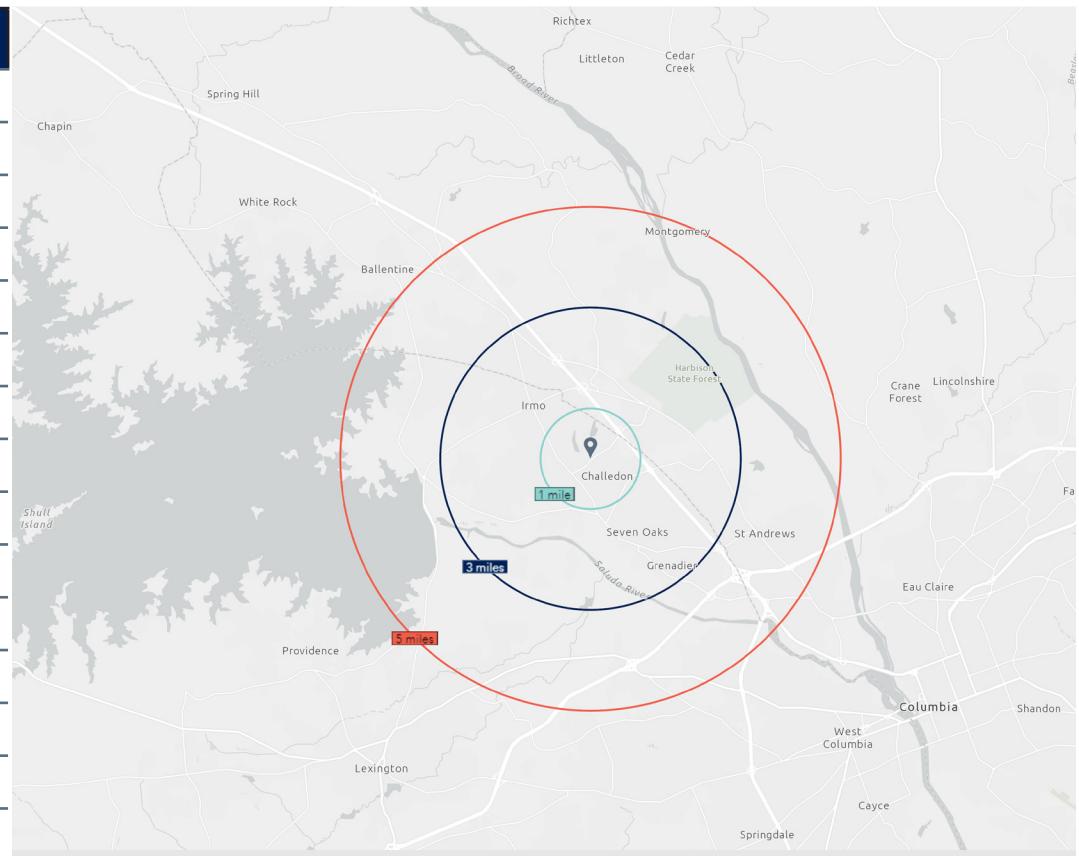


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LOCATION MAP & DEMOGRAPHICS

	1 MILE	3 MILE	5 MILES
POPULATION			
2010 Population	6,501	45,409	95,001
2021 Population	6,813	47,949	101,959
2026 Population	7,094	49,208	105,802
2010-2021 Annual Growth	0.4%	0.4%	0.7%
2021-2026 Annual Growth	0.8%	0.7%	0.8%
Average Age	41	39.3	37.9
HOUSEHOLDS			
2021 Total Households	2,998	19,967	40,171
2026 Total Household Projections	3,124	20,703	41,812
2010-2021 Annual Growth	0.6%	0.7%	0.8%
2021-2026 Annual Growth	0.8%	0.7%	0.8%
2021 Average Household Size	2.3	2.4	2.4
2021 Average Household Income	\$77,548	\$81,528	\$84,668
2021 Median Household Income	\$59,076	\$61,289	\$61,457



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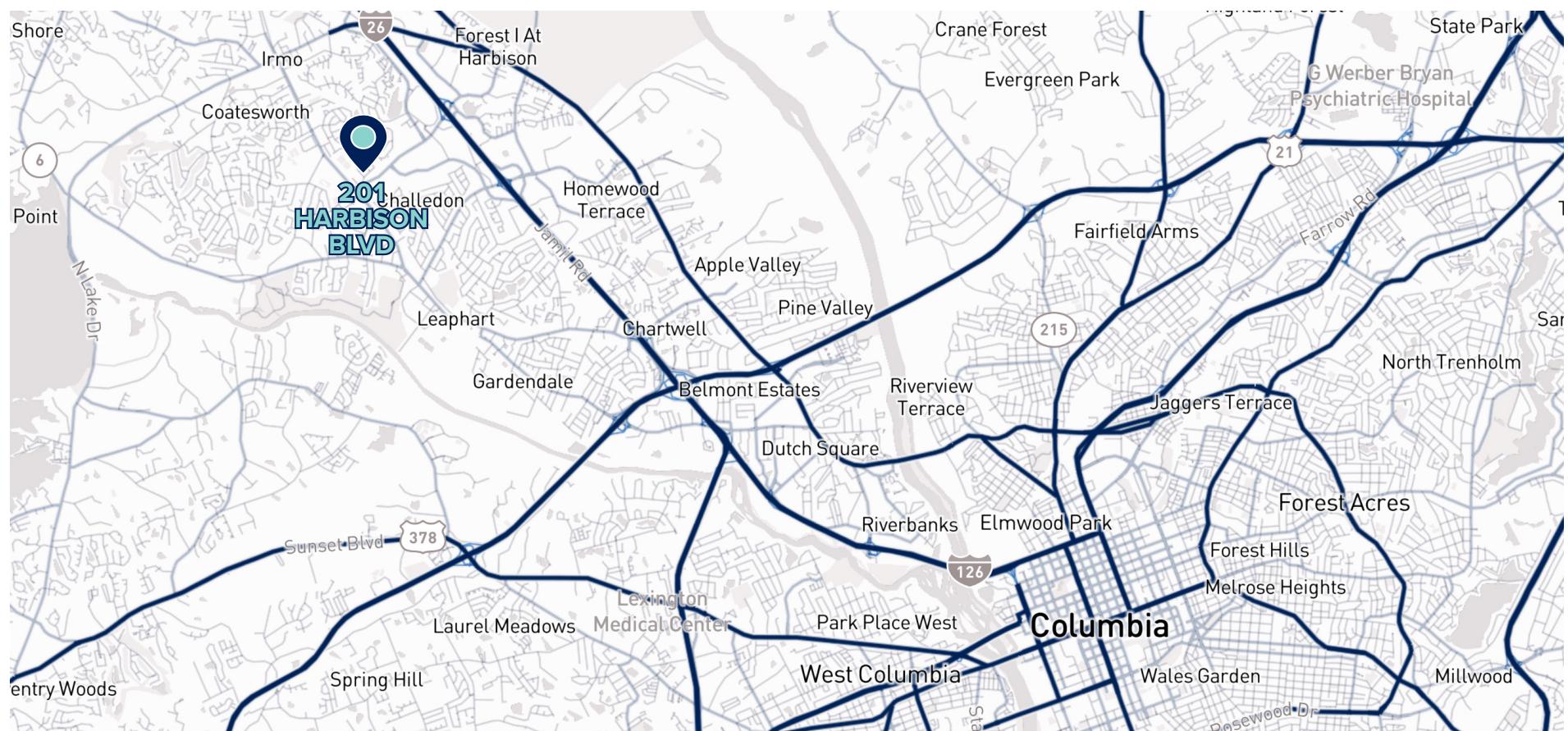
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