

RETAIL SPACE AVAILABLE FOR LEASE



**125 Outlet Pointe Blvd
Columbia SC 29102**

PROPERTY SUMMARY

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210



Property Summary

Address:	125 Outlet Pointe Blvd
City:	Columbia, SC
Zip Code:	29210
Available SF:	4,315 SF
Lease Rate:	\$18 PSF
Lease Term:	Negotiable
Service Type:	NNN
Zoning:	C2
Delivery Condition:	Turnkey

Property Overview

125 Outlet Pointe Blvd offers a highly visible, move-in ready second-generation retail/showroom space located in the heart of Columbia’s Harbison/Irmo retail corridor. Positioned within an established center with strong neighboring traffic drivers, this flexible end-user space is ideal for retail, fitness, training, education, or specialty service operators seeking immediate functionality and minimal build-out time.

The space features expansive open floor area with hardwood flooring, full ceiling grid with extensive lighting, large storefront glass, and a welcoming reception/counter area already in place. Existing interior improvements provide a cost-effective head start for tenants while still allowing ample room for customization based on operational needs.

With excellent access, generous parking, strong daytime population, and proximity to the Harbison shopping district, this location offers retailers and service users a strategic foothold in one of Columbia’s busiest submarkets.

PROPERTY PHOTOS

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210



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PROPERTY PHOTOS

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210

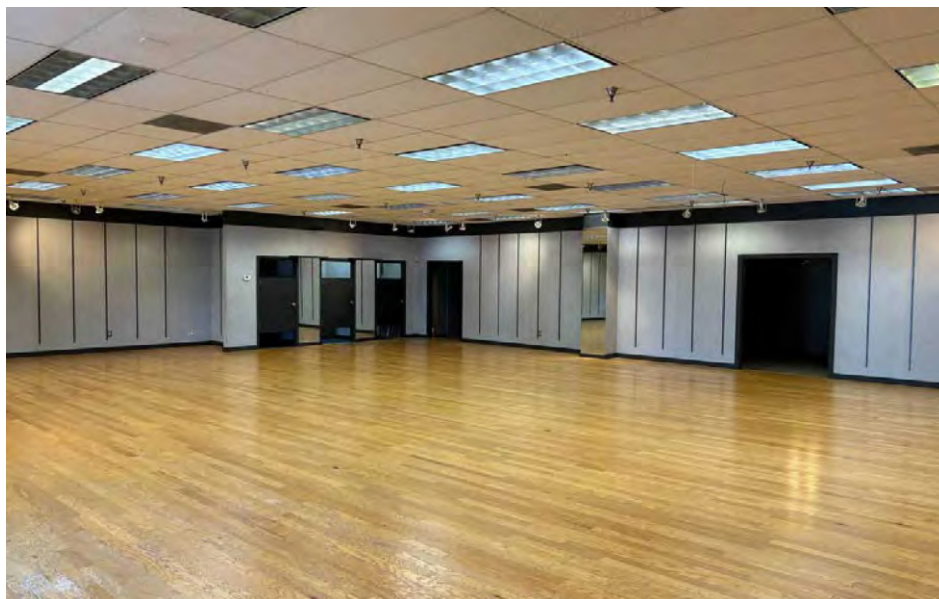
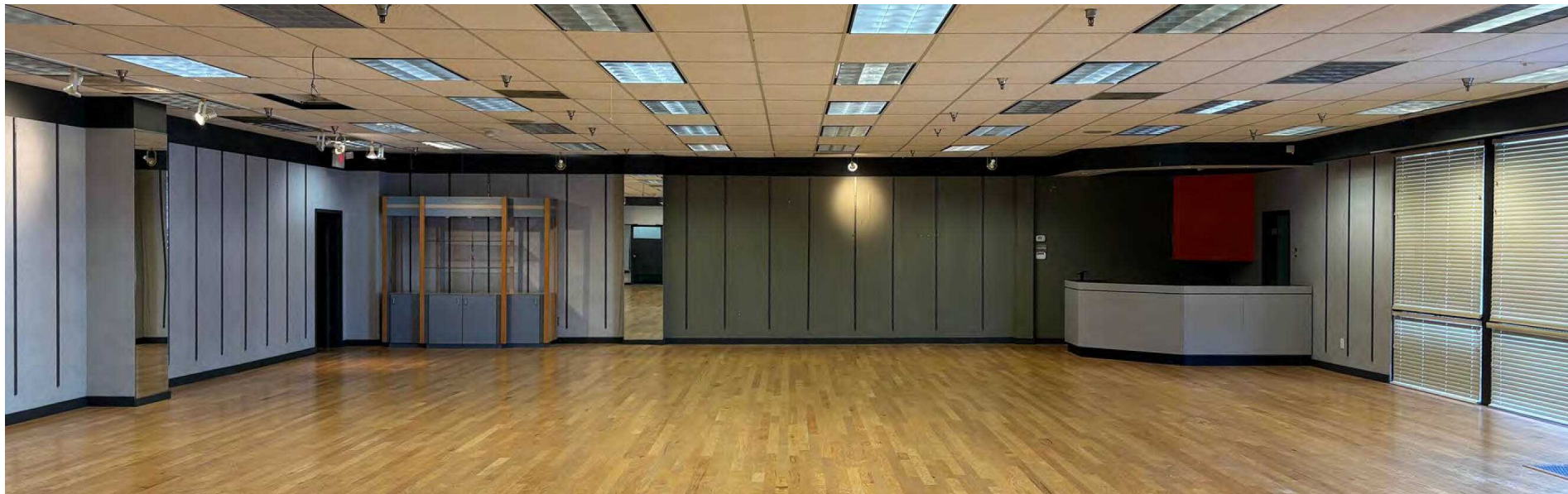


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INTERIOR PHOTOS

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CONCEPTUAL RENDERINGS

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AERIAL PROPERTY PHOTOS

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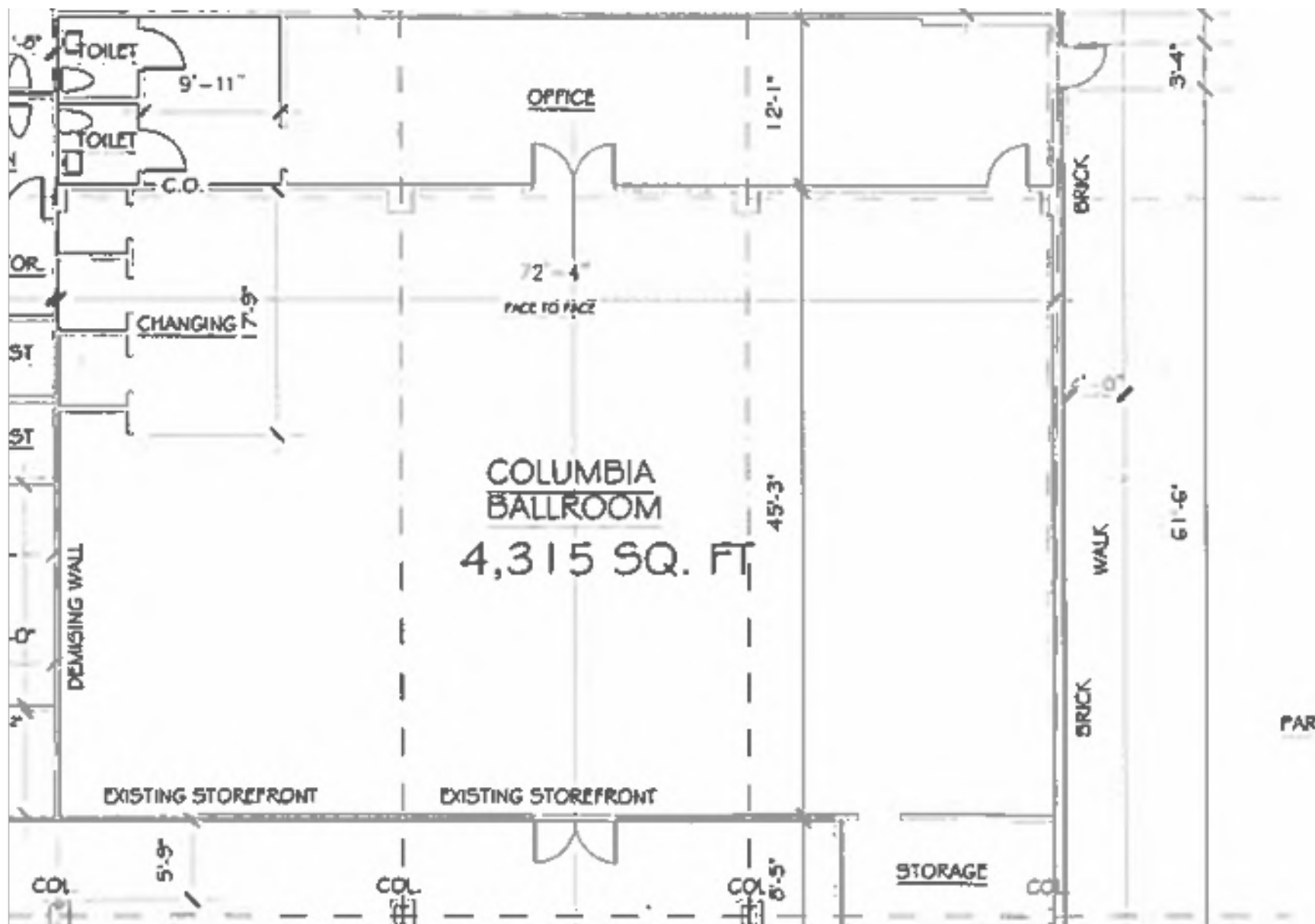


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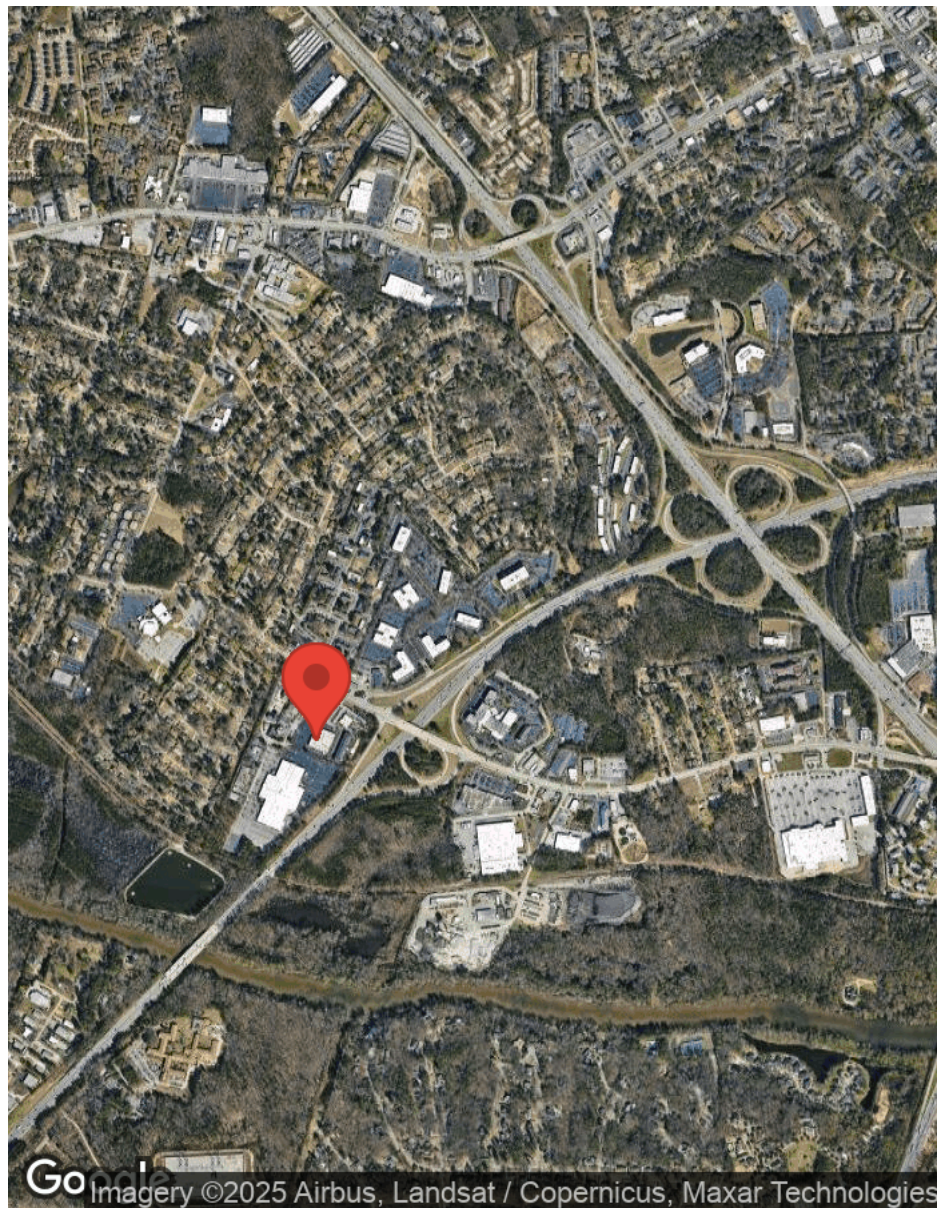


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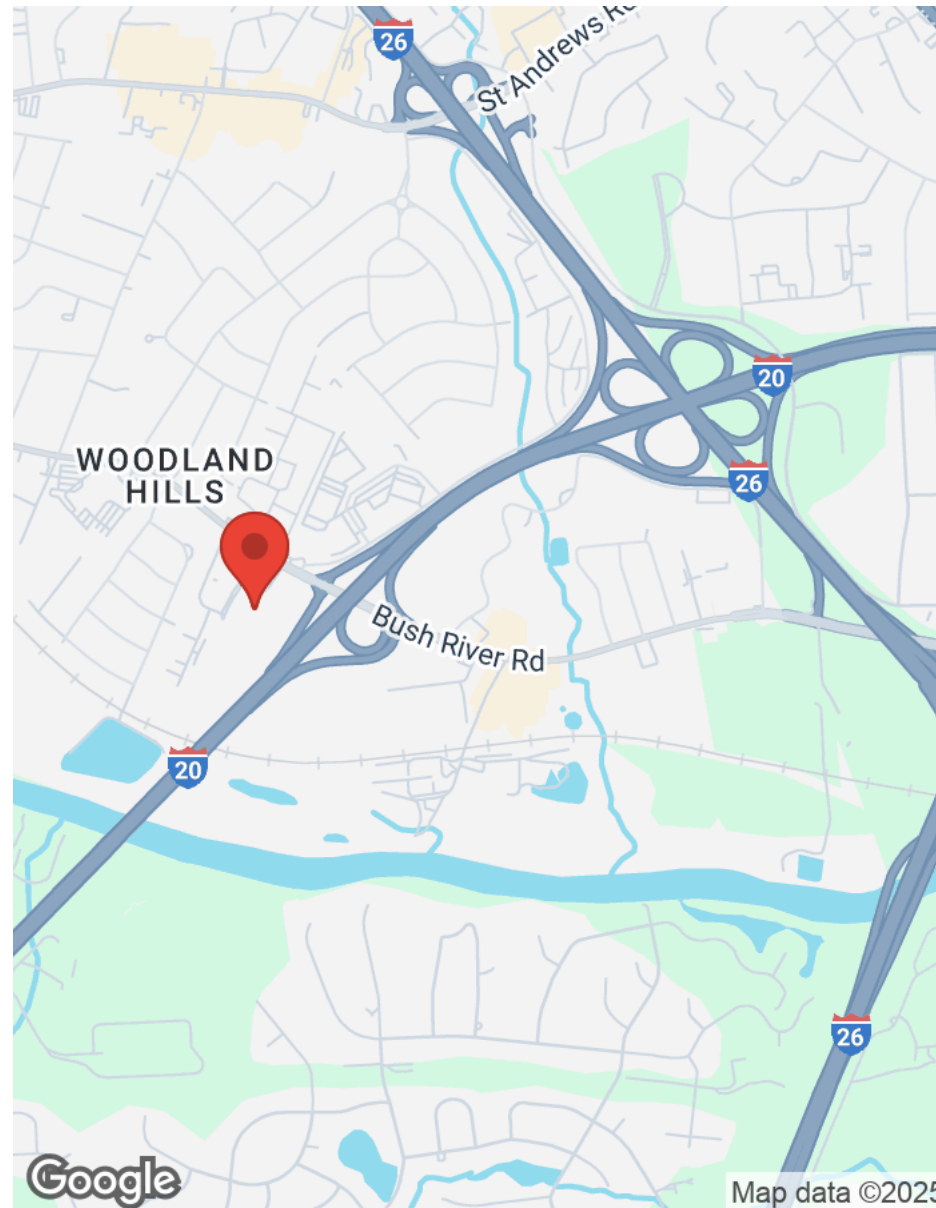
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LOCATION MAPS

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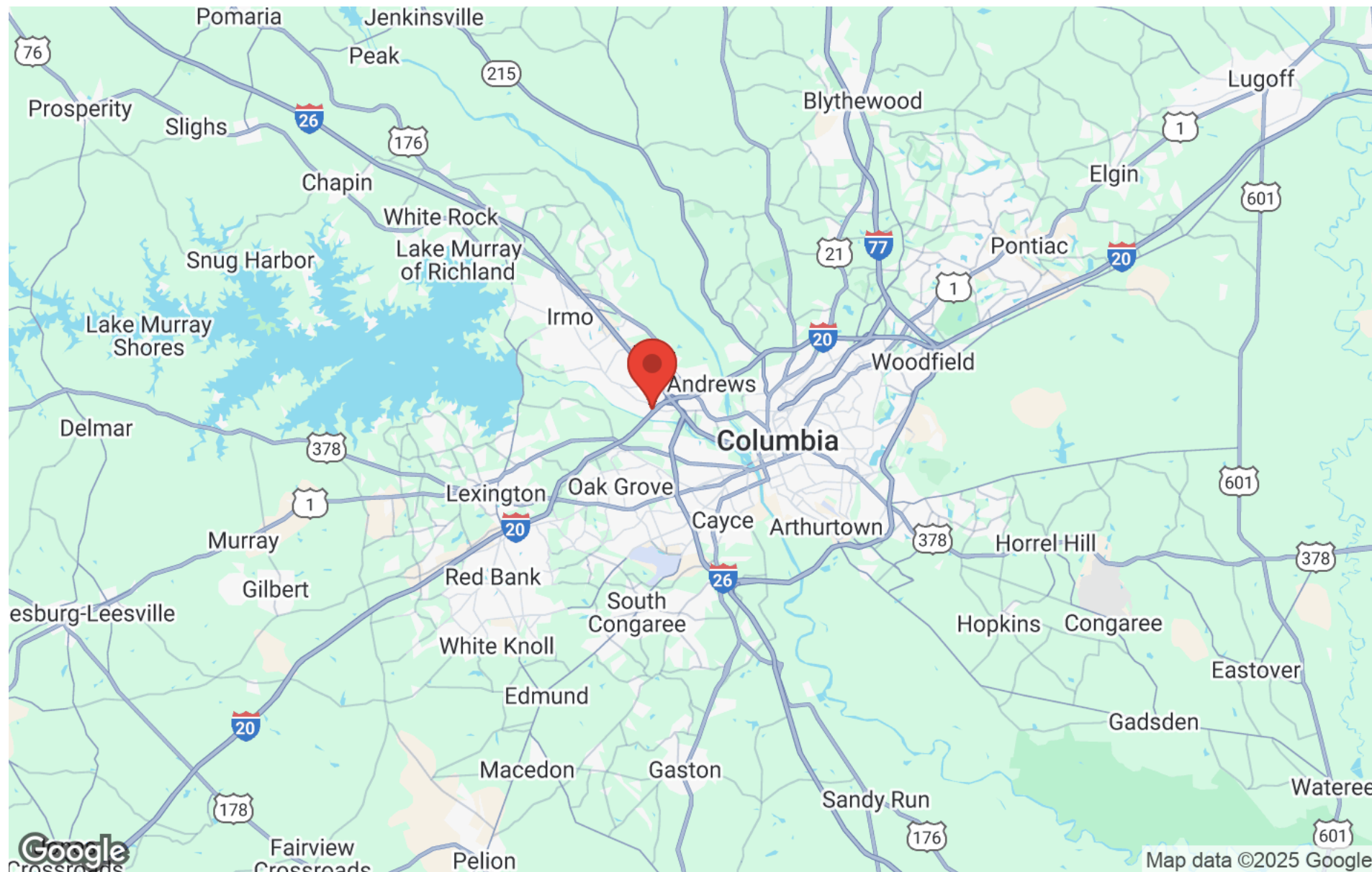
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REGIONAL MAP

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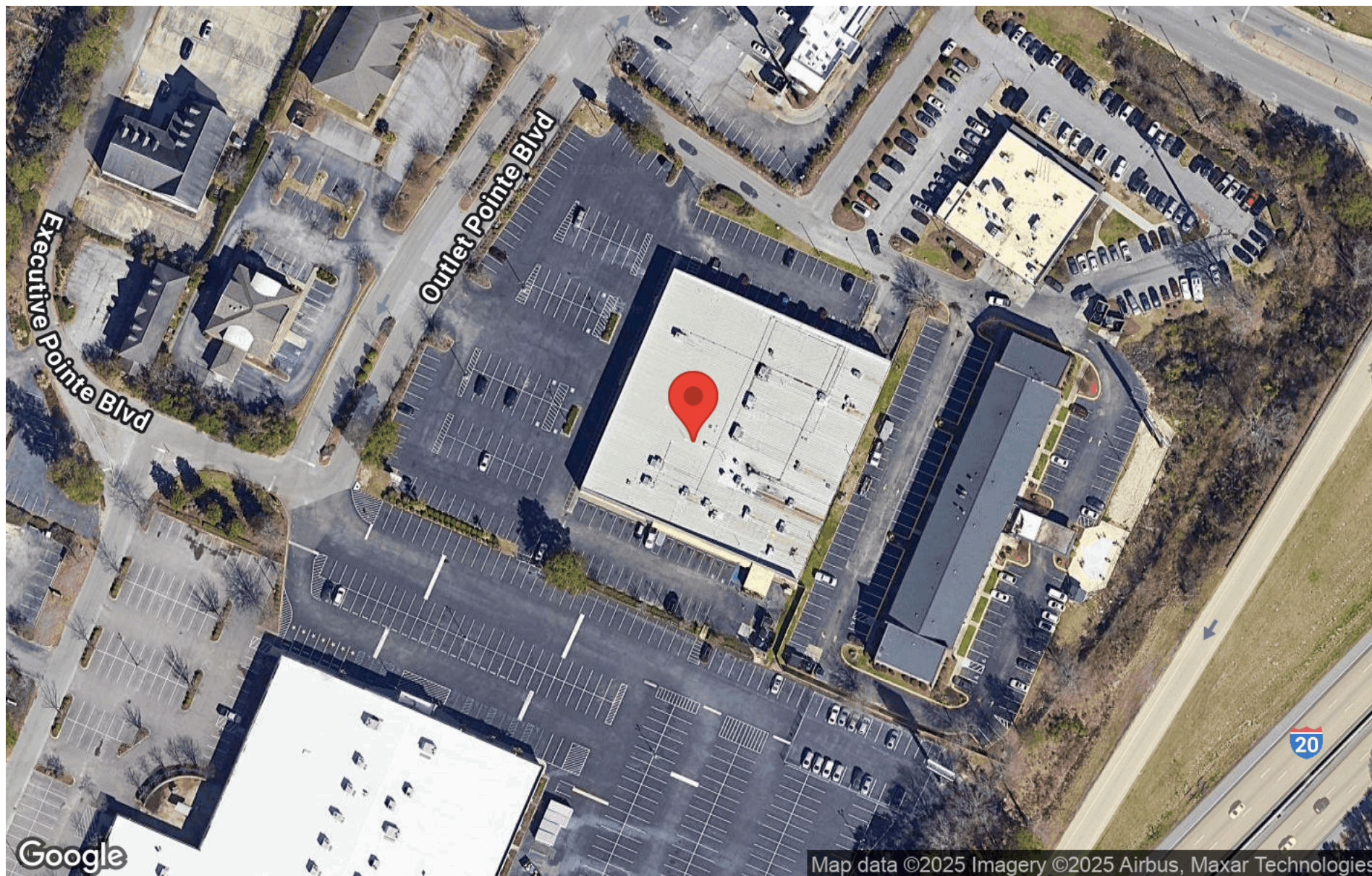


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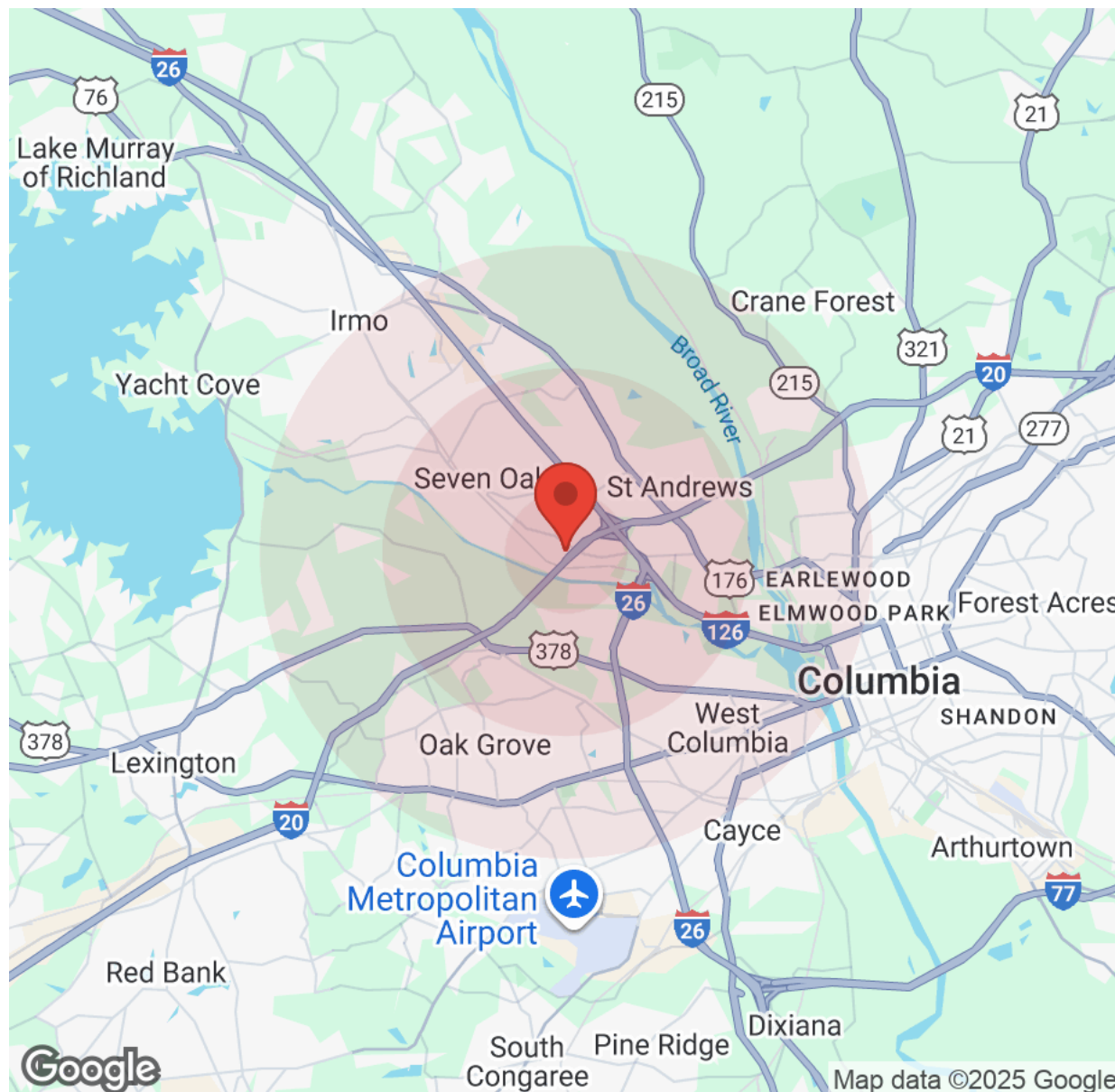


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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,158	26,308	61,493
Female	2,423	27,435	62,444
Total Population	4,581	53,743	123,937
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	809	9,577	21,241
Ages 15-24	569	6,994	16,289
Ages 25-54	1,779	22,625	52,245
Ages 55-64	540	5,849	13,847
Ages 65+	882	8,698	20,318
Race	1 Mile	3 Miles	5 Miles
White	2,434	25,023	63,778
Black	1,556	21,841	43,886
Am In/AK Nat	2	70	186
Hawaiian	7	32	50
Hispanic	295	3,601	8,614
Asian	191	1,919	4,511
Multi-Racial	94	1,198	2,801
Other	1	54	124
Income	1 Mile	3 Miles	5 Miles
Median	\$61,244	\$59,301	\$62,888
< \$15,000	137	2,127	4,745
\$15,000-\$24,999	75	1,724	3,937
\$25,000-\$34,999	294	2,355	5,257
\$35,000-\$49,999	302	3,504	6,997
\$50,000-\$74,999	426	5,291	11,086
\$75,000-\$99,999	336	3,264	7,443
\$100,000-\$149,999	212	3,182	8,021
\$150,000-\$199,999	142	1,191	3,258
> \$200,000	136	1,249	3,667
Housing	1 Mile	3 Miles	5 Miles
Total Units	2,234	26,633	60,649
Occupied	2,058	23,885	54,410
Owner Occupied	1,124	11,162	28,107
Renter Occupied	934	12,723	26,303
Vacant	177	2,747	6,238

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Tim McDougall

VP of Commercial Leasing & Development

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Meet Tim, an accomplished commercial real estate professional with a proven track record of success and a true passion for real estate. As a key member of the Divine Group team, Tim is responsible for pre-leasing available spaces, assisting with property development and acquisitions, and managing properties and assets.

Tim's specialized focus is on retail, office, and mixed-use properties throughout the upstate region of South Carolina. With extensive experience in buying, selling, and leasing commercial real estate, he has honed his skills to provide unparalleled service to clients. Prior to joining Divine Group, Tim represented big-box retailers such as Dick's Sporting Goods, Golf Galaxy, Designer Shoe Warehouse, and Filene's Basement, among others.

In addition to his professional achievements, Tim is deeply committed to the Greenville community and actively coaches youth hockey at the local ice rink. When he's not working or coaching, he loves to hit the links and play golf. With his drive, dedication, and expertise, Tim is poised to excel and make a significant impact in the commercial real estate industry.

DISCLAIMER

125 OUTLET POINTE BOULEVARD

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