

Wilson Kibler
COMMERCIAL REAL ESTATE



**1500 Main St,
Columbia, SC 29201**



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SYLVAN BROS.

**SYLVAN
BROS.
JEWELERS**



Property Overview



\$30.00/SF NNN

Lease Rate

1500 Main St, Columbia, SC 29201

Suite SF	±3,500 SF
Total SF	±18,333 SF
Suite Stories	Two Stories
Zoning	DAC (Downtown Activity Center District)
Location	Main Street, in the heart of Soda City

Property Highlights

- The property on the National Register of Historic Places with the property being built in 1879.
- Prime Main Street frontage in the heart of Downtown Columbia
- Surrounded by restaurants, retailers, and offices in a vibrant urban corridor
- Steps from the Soda City Market, drawing thousands of visitors each weekend
- Excellent pedestrian visibility and foot traffic year-round
- Convenient on-street and nearby garage parking options
- Walking distance to the South Carolina State House and University of South Carolina
- Located within Columbia's business, cultural, and government hub



Retail Map



Finley
Park

Taylor St.

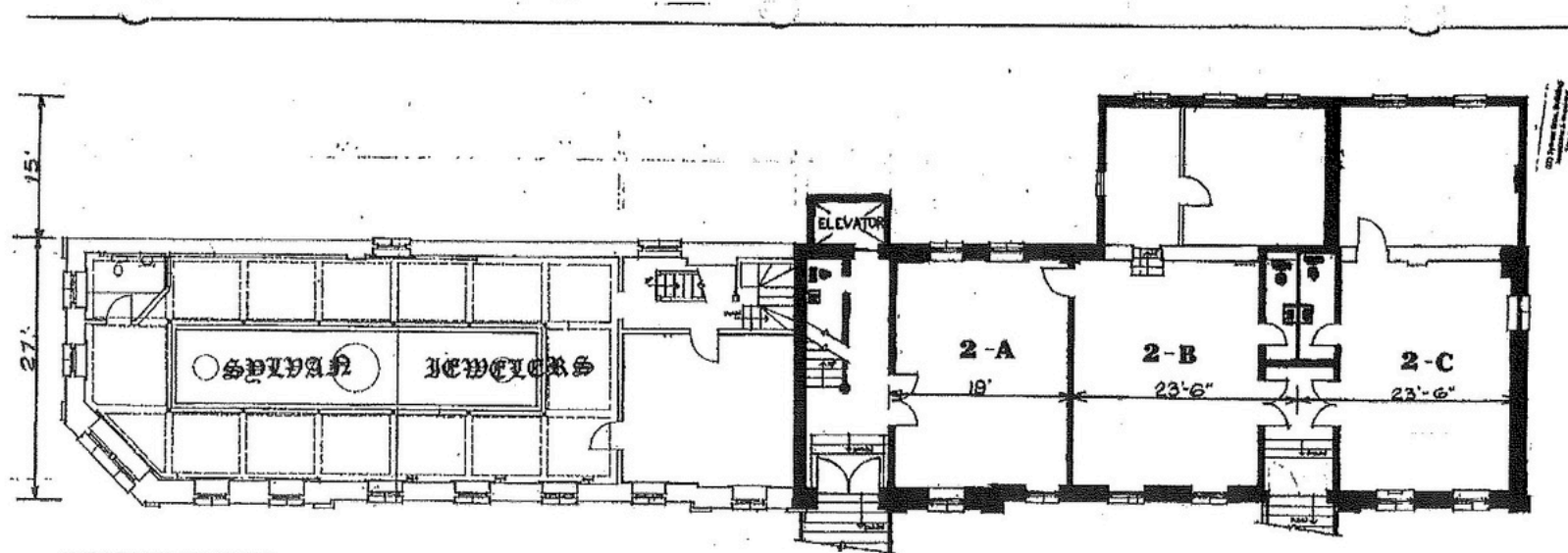
Assembly St.

Main St.

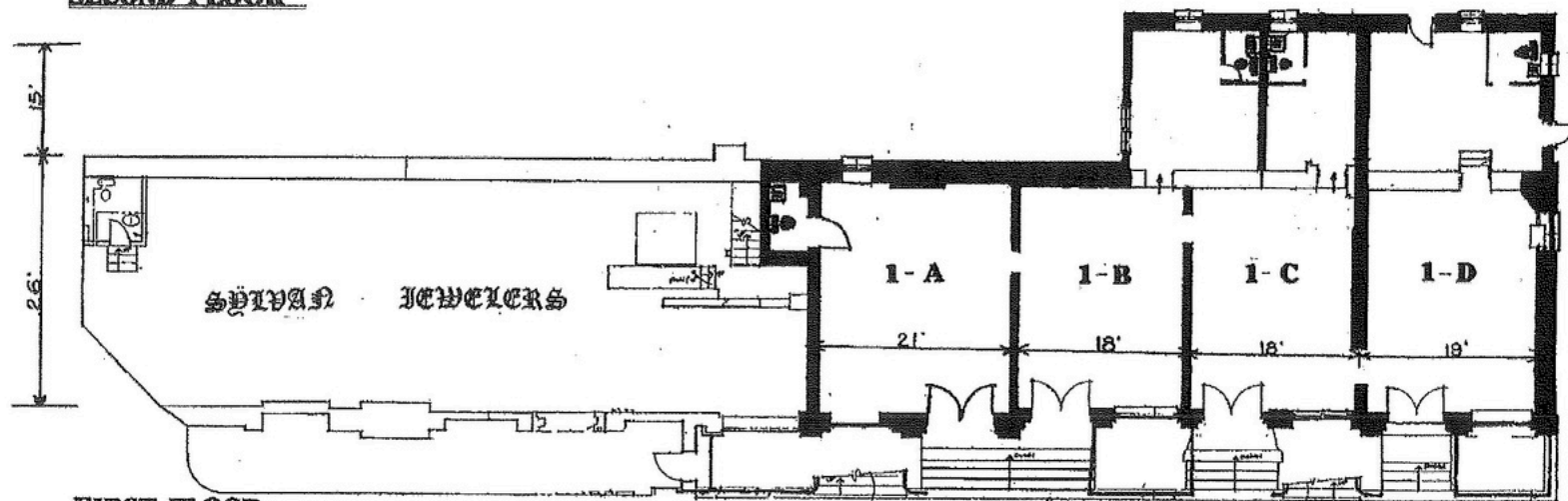
SC State
House







SECOND FLOOR



FIRST FLOOR

Sylvan Building



As one of the most impressive buildings erected on Main Street after the Civil War, the Central National Bank became an instant landmark. Details such as a mansard roof, heavy quoins and window drip courses set the structure apart from neighboring buildings, while bringing a French flair to the rebuilding commercial district. During the 1890s Columbia had at least three other buildings that looked like this building--City Hall, Southern Life Insurance Company building and the Kendall building. Of the three, one was lost to fire and the other two were demolished to make way for new buildings. In 1905, Swedish immigrant brothers Gustav and Johannes Sylvan rehabilitated this property into their jewelry store. Changes included removing the structure's front corner staircase and adding large windows for displaying merchandise.

The building's popularity among Columbians and travelers led it to be photographed often, including during the 1870s in a stereographic view by W.A. Reckling and in postcards from the early days of Sylvan's.

Historic Columbia



Columbia



Columbia, South Carolina is at the center of a dynamic and growing region, with a richly diverse network of walkable neighborhoods, historic charm, the lush riverfront and plenty of outdoor recreation. You'll find great food, a lively nightlife, festivals, and outdoor adventure — something to enjoy every day of the year.

We're home to the University of South Carolina and five other colleges and universities; together our annual student population exceeds 50,000. Our talent pool is deep and driven—innovative entrepreneurs, creative makers, global brands, and a robust community of millennial and Gen Z professionals all thrive here.

Key Indicators of Growth

- The òLiv Columbia project (at 1401 Main Street) will add 720 new apartment units in two high-rise towers plus ground floor retail and a 1,600-stall parking garage.
- In Earlewood, 301 Sunset Drive: "The Streams at Earlewood," a \$94.5 million, 300-unit apartment complex is under development.
- Luxury/residential growth downtown: a 288-unit luxury apartment complex is planned at Bull Street & Elmwood Avenue targeting young professionals, including retail and amenity space.
- Mixed-use developments are multiplying: for example, a proposed project near Huger, Blossom, and Pulaski streets includes about 174 residential units with ground floor retail and a large multi-level parking garage.

±861,576

**Columbia Metro
Population**

±102,169

Daytime Population

\$16.4 M

Annual Visitors

\$2.8 B

Total Economic Impact

Top 10

Greatest Places to Live
Kiplinger's

No. 1

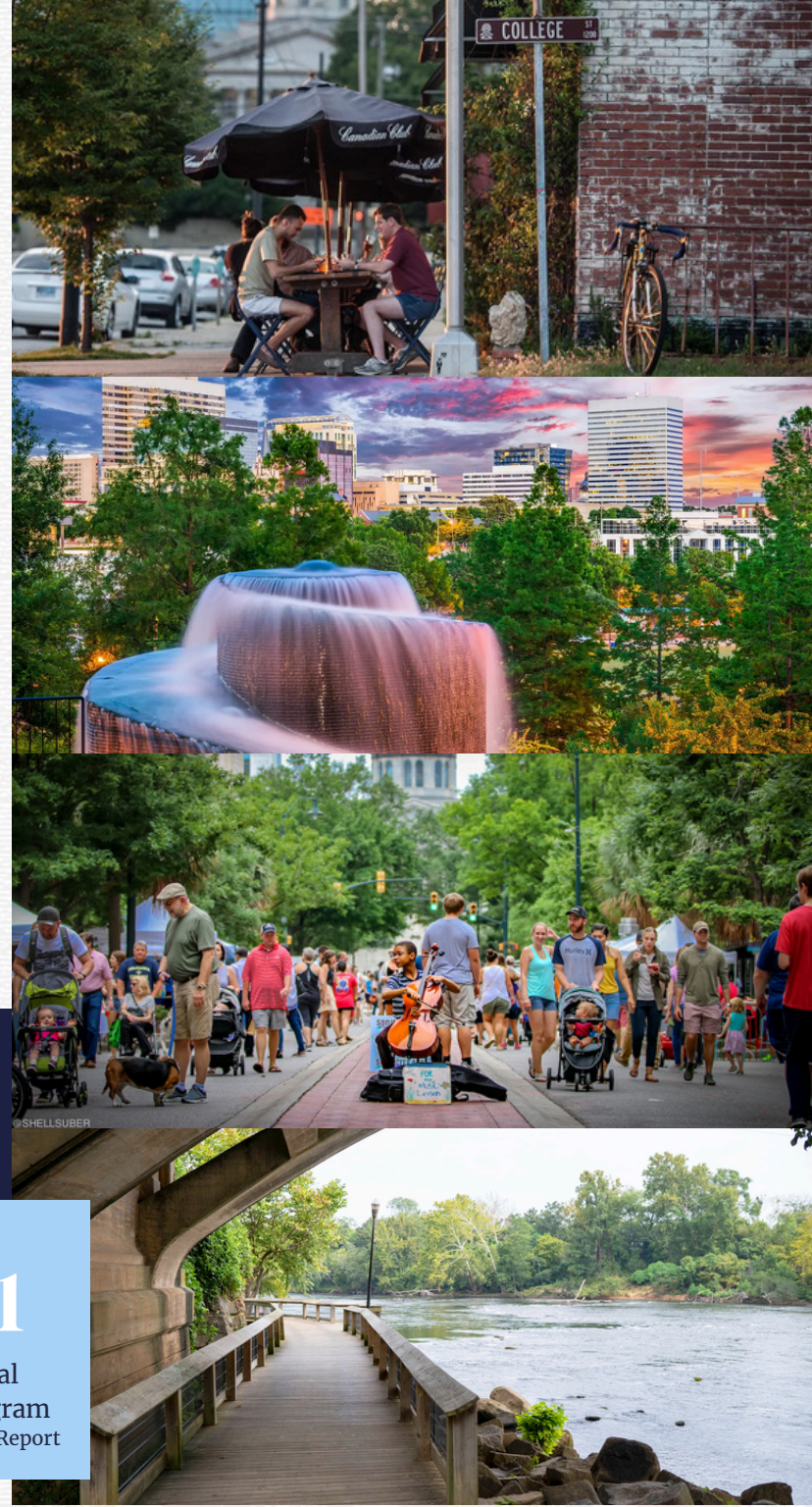
**School in first year
experience**
U.S. News & World Report

No. 2

City for Millennial Movers
SmartAsset

No. 1

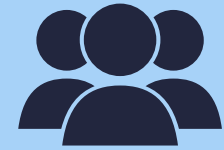
**International
Business Program**
U.S. News & World Report



Downtown Columbia



- **Main Street District** serves as the cultural and commercial heart of downtown Columbia — a thriving corridor lined with locally owned restaurants, boutique retail, art galleries, and professional offices.
- **The area is anchored by the Soda City Market**, which draws thousands of visitors every Saturday to experience local food, crafts, and live music, energizing the street year-round.
- **Within walking distance are key landmarks** including the South Carolina State House, University of South Carolina, Columbia Museum of Art, and the Nickelodeon Theatre.
- **Historic architecture meets modern development** — renovated storefronts and adaptive reuses have transformed former banks, department stores, and offices into mixed-use destinations with restaurants, apartments, and creative workspaces.
- **New residential growth** — including luxury apartments, student housing, and mixed-use — is fueling a true live-work-play environment in the downtown core.
- **Walkable and connected** — tree-lined streets, wide sidewalks, outdoor dining, and public art installations make Main Street one of the most pedestrian-friendly areas in South Carolina.
- **Proximity to employment and innovation centers** — government offices, law firms, tech startups, and corporate headquarters all operate within a few blocks, supporting a strong daytime population.
- **A calendar packed with community events and festivals** — from First Thursdays on Main to food and music festivals — keeps the district buzzing with visitors and residents alike.
- **Continued public and private investment** in streetscape improvements, mixed-use redevelopment, and hospitality projects signals strong confidence in the area's long-term growth.



Population of over 4,000 in the Main Street District by 2028



\$400 Million of Investment for New Construction



Up to 7,000 Weekly Visitors to Soda City Market every Saturday

