

FOR LEASE

*±10,145 SF Former Restaurant
Space Located on an Outparcel
to the Village at Sandhill*

Two Notch Rd. 24,600 VPD



Subject



Clemson Rd. 29,700 VPD

253 FORUM DRIVE
COLUMBIA, SC

NAI Columbia

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PROPERTY Highlights

253 Forum Drive

Location:

±10,145 SF former Cracker Barrel restaurant available to a single tenant user or subdividable for multiple tenants, located on an **outparcel to the Village at Sandhill, a 300-acre multi-phase lifestyle center** in Northeast Columbia. The Site is strategically located at the intersection of Two Notch Rd. (24,600 VPD) and Clemson Rd (29,700 VPD). This site offers exceptional exposure to a dense population base in Columbia's fastest growing residential market.

Site Features:

- 139 Surface Parking Spaces **(13.69/1,000 SF)**
- 2.14 AC
- Two access points on Forum Dr., **connecting to fully signalized access from Two Notch Rd. and Clemson Rd.**
- New façade renovation and improvements to be completed for multi-tenant redevelopment scenario.

Village at Sandhill Co-Tenancy:

Lifestyle center **anchored by JCPenney, Belk, Sam's Club, Lowes Food, Home Depot, Academy and Regal Cinemas**, featuring impressive retail names such as TH Maxx, Ulta, Ann Taylor Loft, Bath & Body Works, Old Navy, Home Goods, Burlington, Books-A-Million, Lane Bryant, and several major restaurants.

Pricing:

\$25.00 / SF, NNN

NNN = \$11.50 / SF



SURROUNDING Retail - Rankings

253 Forum Drive

Selected Chain Foot Traffic Rankings by Placer.ai
 Ranked by YTD Visits Chainwide May 2024 - June 2025

Ranking Overview

Bath & Body Works
 471-12 Town Center ... # BBW02051

Region	Rank	Total	Percentage
Nationwide	136	846	84%
South Carolina	2	11	90%
15mi	1	2	100%

Ranking Overview

Belk
 670 Promenade Pl, Columbia... # 378

Region	Rank	Total	Percentage
Nationwide	45	286	84%
South Carolina	6	35	85%
15mi	1	1	100%

Ranking Overview

Lowes Foods
 120 Forum Drive, Columbia, S... # 276

Region	Rank	Total	Percentage
Nationwide	3	78	97%
South Carolina	2	17	94%
15mi	1	2	100%

Ranking Overview

Moe's Southwest Grill
 470-1 Town Center Pl, Columbia, SC 29229

Region	Rank	Total	Percentage
Nationwide	12	479	97%
South Carolina	2	36	97%
15mi	1	4	100%

Ranking Overview

Regal Sandhill
 450 Town Center Pl, Richland, SC 29229

Region	Rank	Total	Percentage
Nationwide	63	332	81%
South Carolina	3	12	83%
15mi	1	1	100%

Ranking Overview

T.J. Maxx
 321 Forum Dr, Columbia, SC ... # 339

Region	Rank	Total	Percentage
Nationwide	150	1,088	86%
South Carolina	7	22	72%
15mi	1	1	100%

POINTS of Interest

253 Forum Drive



LOCATION Map

253 Forum Drive



DEMOGRAPHIC Profile

253 Forum Drive

5 MINUTE RADIUS

Summary	2024	2029
Population	1,993	2,039
Households	882	923
Families	574	594
Average Household Size	2.26	2.21
Owner Occupied Housing Units	593	639
Renter Occupied Housing Units	289	283
Median Age	38.5	39.2
Average Household Income	\$108,791	\$127,082

10 MINUTE RADIUS

Summary	2024	2029
Population	46,101	47,157
Households	18,638	19,532
Families	13,043	13,548
Average Household Size	2.47	2.41
Owner Occupied Housing Units	14,715	15,754
Renter Occupied Housing Units	3,923	3,778
Median Age	39.8	40.6
Average Household Income	\$112,083	129,070

15 MINUTE RADIUS

Summary	2024	2029
Population	112,402	115,850
Households	45,067	47,527
Families	30,816	32,244
Average Household Size	2.48	2.42
Owner Occupied Housing Units	33,590	36,323
Renter Occupied Housing Units	11,477	11,204
Median Age	38.9	39.8
Average Household Income	\$104,828	\$119,685

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