

SHOPPES AT FOREST HILLS

2710 GERVAIS STREET, COLUMBIA, SC 29204

FOR LEASE

CONTACT BROKER FOR LEASE RATE

**TRINITY
PARTNERS**

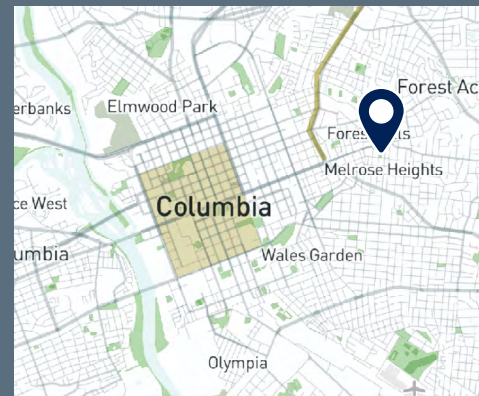
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1501 MAIN ST. SUITE 410
COLUMBIA, SC 29201



RETAIL

±15,630 SF Premier Neighborhood Shopping Center Completely Renovated & Rebranded

- ±3,145 SF inline space available
- Co-tenancy - upscale tenants including Salons by JC and Melrose Market
- Excellent visibility on a heavily traveled road with a strong traffic count of 11,130 VPD
- Located on the Gervais St. corridor surrounded by the Forest Hills, Melrose Heights, and Heathwood communities with extremely attractive demographics
- Located minutes from Downtown Columbia and Forest Acres
- Ample parking
- Great signage opportunities
- Tall ceiling heights
- Zoned MU-1 (Mixed Use): allows for medical & dental, eating & drinking establishments, office uses, beauty salons & barbershops, nail salons, general consumer goods retailers, grocery or food markets, & home furnishing concepts



CONTACT

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CONCEPT RENDERINGS

SHOPPES AT FOREST HILLS



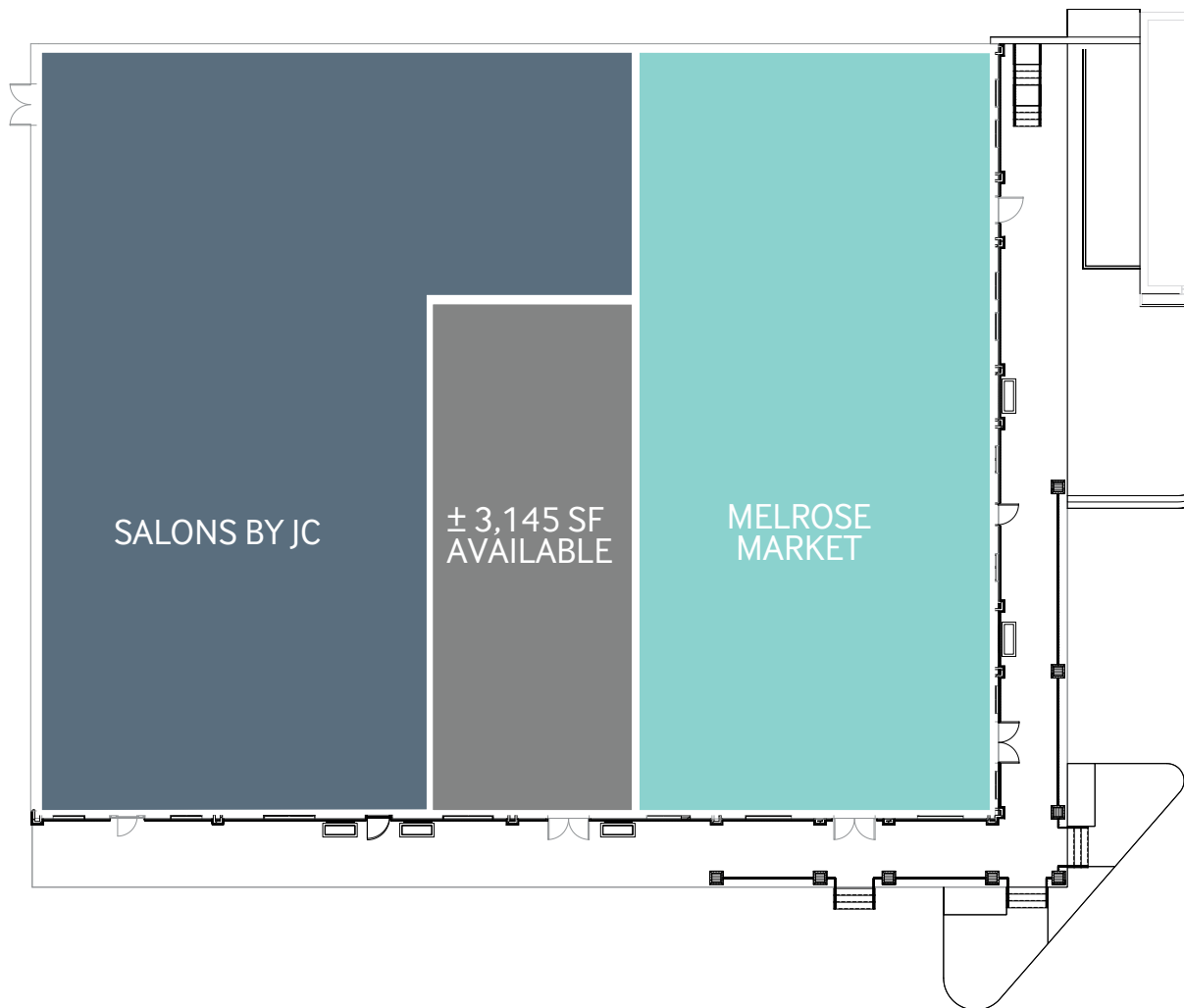
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① SUITE PLAN
1/8" = 1'-0"

SPACE PLAN

FLOOR PLAN

SHOPPES AT FOREST HILLS

3,145 SF FOR LEASE



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3,145 SF RETAIL SPACE FOR LEASE

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TENANT OVERVIEW



Melrose Market

- Melrose Market reimagines the timeless charm of a European café through a modern lens. This full-service concept will offer a vibrant menu centered on fresh, seasonal ingredients—paired with a thoughtfully curated bar and a welcoming patio perfect for al fresco moments. Designed as a true neighborhood fixture, Melrose Market invites guests to pop in for a quick bite, unwind over cocktails with friends, or connect over casual meetings. With a foundation built on warm hospitality and community spirit, it promises to infuse new energy and draw consistent foot traffic to this lively, evolving corridor.
- [Click here to read more about this concept!](#)



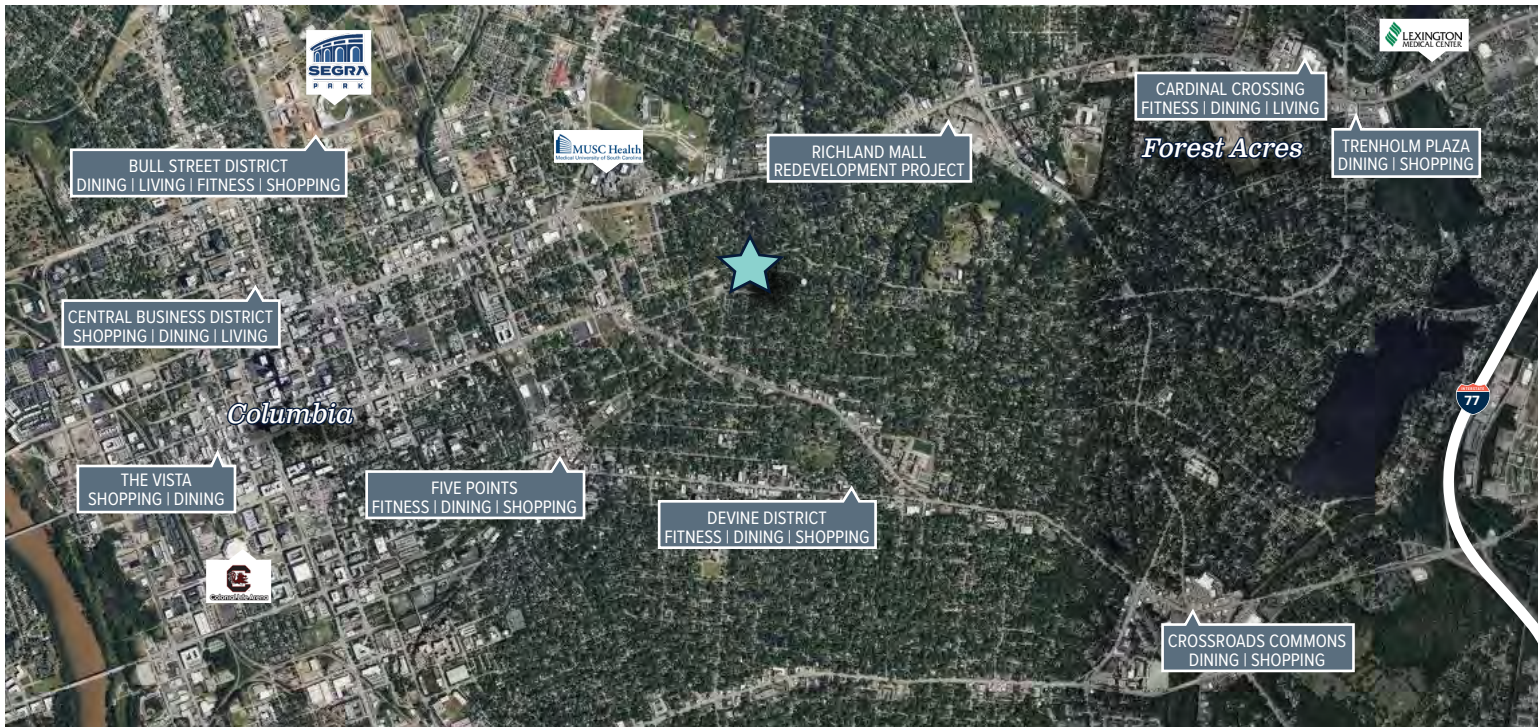
The New York Butcher Shoppe

- The New York Butcher Shoppe is a hybrid specialty market and casual dining experience that has expanded throughout the Southeast and Mid-Atlantic, with more than two dozen locations across six states offering top-tier meats, prepared foods & sides, a premium wine selection, and pantry & artisanal goods.



Salons by JC

- Salons by JC is often considered one of the most premium salon suite concepts for several standout reasons that set it apart from competitors. It combines luxury, independence, and professional polish in a way that feels more like a high-end beauty boutique than just a rental suite concept.



RETAILER MAP

IDEALLY SITUATED
NEAR FIVE POINTS,
DEVINE STREET,
FOREST ACRES,
AND DOWNTOWN
COLUMBIA.



TRENHOLM PLAZA



**CARDINAL
CROSSING**



LOCAL BUSINESSES



SHOPPING & DINING



RICHLAND MALL REDEVELOPMENT

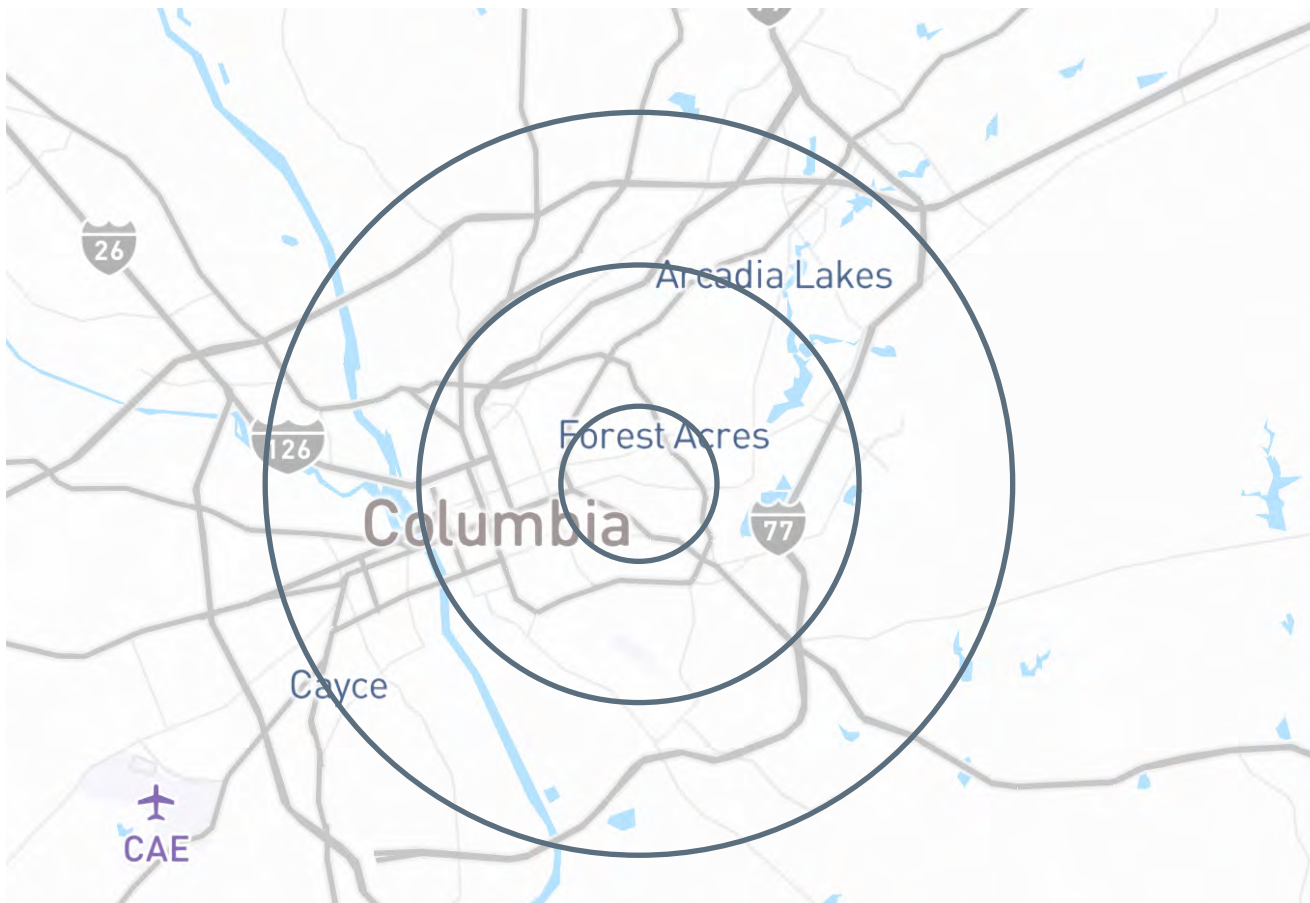
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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,552	78,744	167,613
Average Age	33.5	33.1	33.7
Average Age (Male)	32.1	31.5	31.9
Average Age (Female)	35.7	34.7	35.5
Total Households	5,014	37,176	74,904
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$71,837	\$66,394	\$62,324
Average House Value	\$247,442	\$213,659	\$177,702

DEMOGRAPHICS

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