

DELIVERY 2027



FRANCIS

DOWNTOWN

2031 BULL STREET
COLUMBIA, S.C.

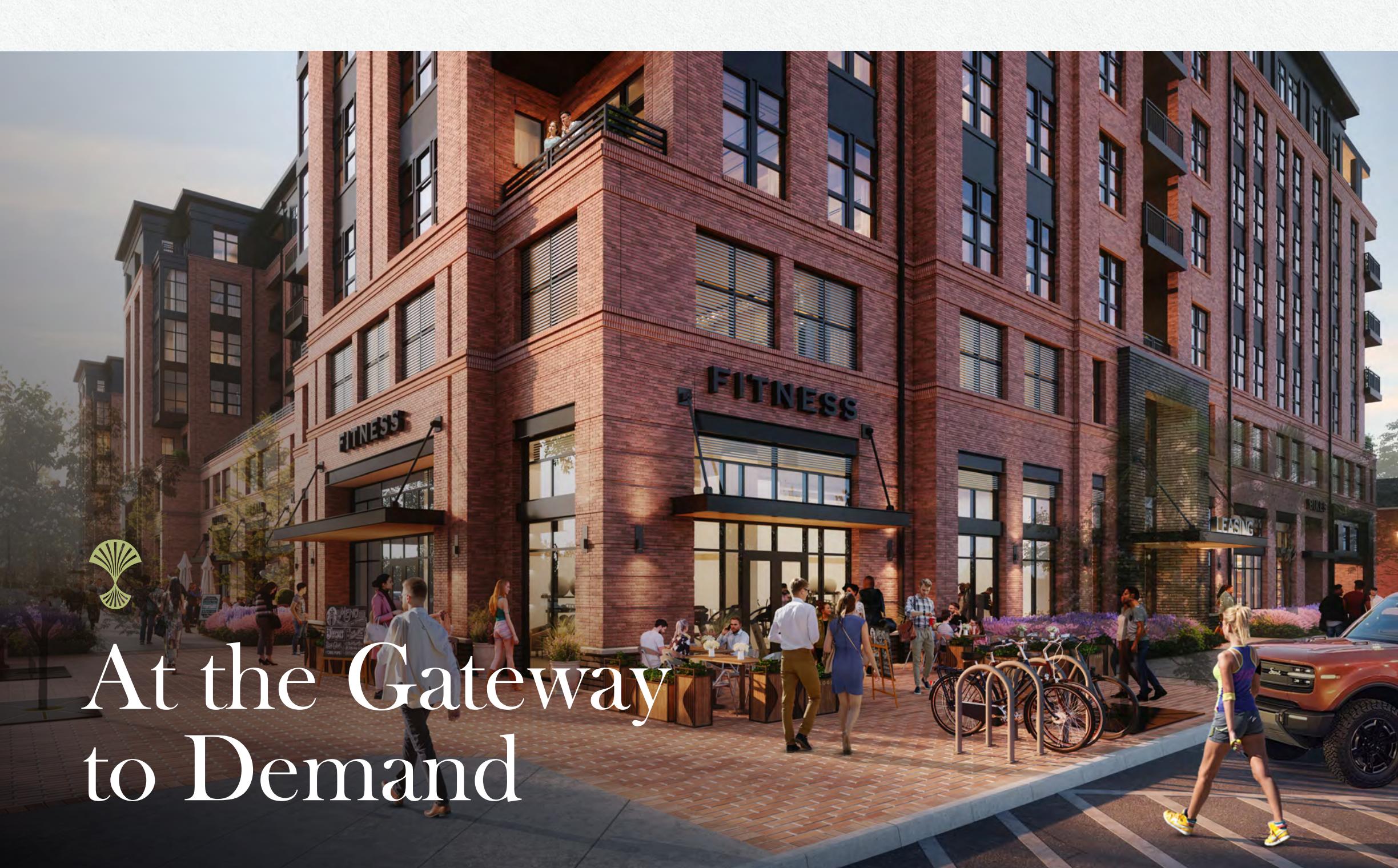
UP TO 22,000 SF

RETAIL & RESTAURANT SPACE AVAILABLE FOR LEASE



CROSLAND BARNES GROUP





At the Gateway to Demand

RETAIL HIGHLIGHTS:

- 288 UNIT MARKET RATE APARTMENT WITH 22,000 SF OF RETAIL
- 16+ FOOT CLEAR CEILINGS
- 6 ENDCAP SPACES
- PATIO SEATING OPPORTUNITIES
- ON-SITE & STREET PARKING
- HIGH-TRAFFIC CORNER LOCATION

VOTED AS
ONE OF SOUTH'S BEST CITIES ON THE RISE 2024
- SOUTHERN LIVING

#1
RECOGNIZED AS
THE #1 PLACE TO LIVE IN SOUTH CAROLINA
- TRAVEL+LEISURE

SITUATED
Situated next to Columbia's largest urban revitalization and serving as a gateway to Downtown Columbia and the University of South Carolina, Francis Downtown offers a prime retail opportunity within a growing district for dining, entertainment and everyday life.

WITH
With 22,000 SF of prime retail and restaurant space and immediate access to the district's growing resident and visitor base, this prominent corner delivers high visibility, strong foot traffic and a front-row seat to BullStreet District—Columbia's rising mixed-use destination.

Prime Location

Positioned at the intersection of Bull Street and Elmwood Avenue, Francis Downtown is anchored at one of Columbia's most visible and heavily traveled corridors.





NEW CONSTRUCTION & SERVICE/ DELIVERY DESIGNED INTO LAYOUT

PATIO SEATING OPPORTUNITIES

6 ENDCAP SPACES

+16' CLEAR CEILINGS

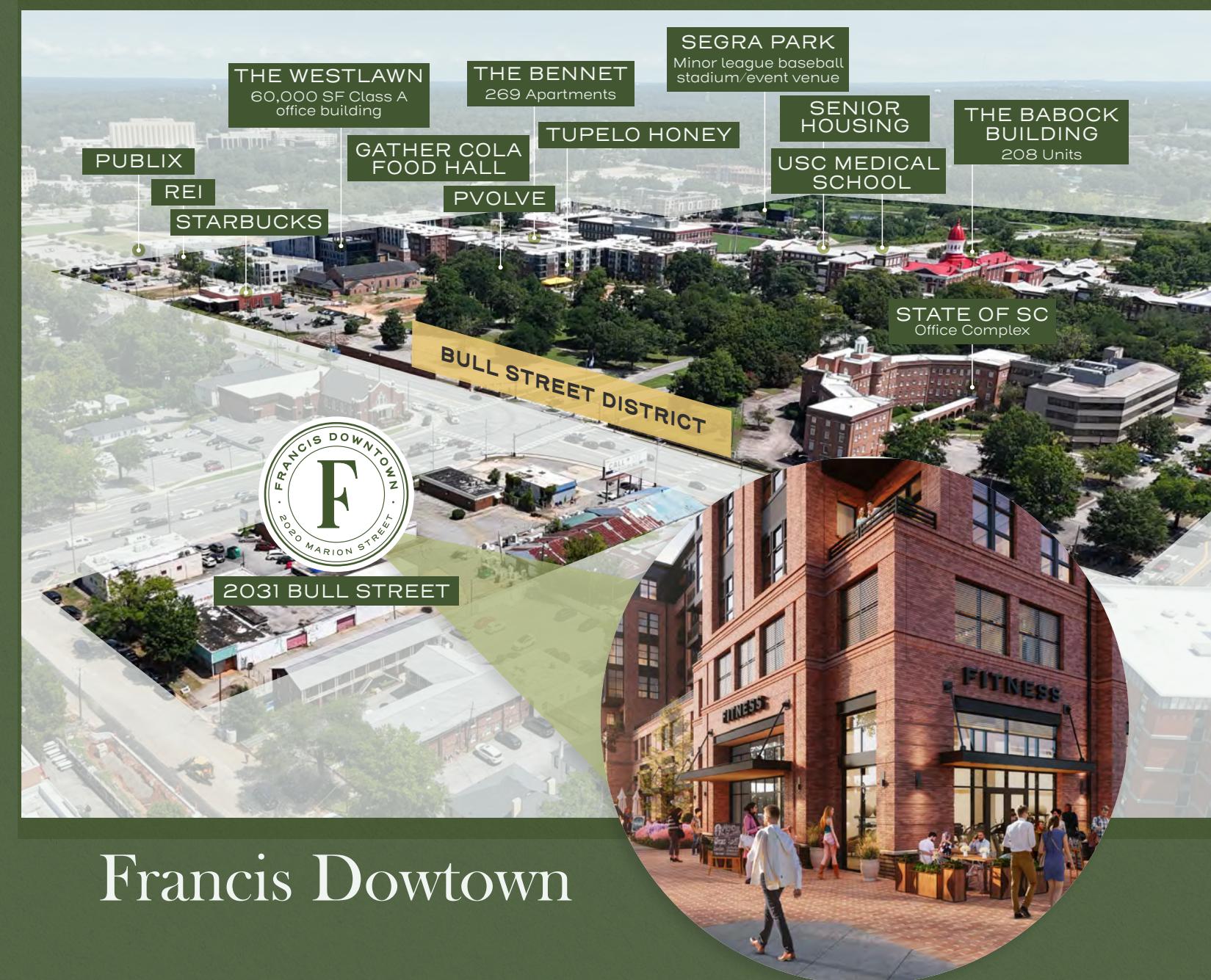


BullStreet District – Two Decades in the Making

What began as Columbia's historic state hospital campus is transforming into a vibrant 181-acre, mixed-use destination. With over 3.3 million SF of new development, including South Carolina's first food hall and the award-winning Segra Park, BullStreet District is being designed as a city-within-a-city, fueled by national investment and surging residential growth.

“This is the largest developable tract of land in any downtown east of the Mississippi. This is a unique opportunity, and I’m proud to say it’s ours.”

– The Honorable Steve Benjamin, Placemaker and Former Mayor, City of Columbia



Francis Downtown

181 ACRE
Mixed-Use Destination

\$100 MILLION
In infrastructure improvements

3.3 MILLION SF
Commercial, office + residential

\$37 MILLION
Stadium & entertainment venue

1,500
Residences

4,000
Residents

300,000+
VISITORS
to Segra Park

400+
EVENTS

GATHER COLA
South Carolina's first food hall

315,000 SF
USC research & education facility

A City on the Rise

As South Carolina's capital, Columbia is investing boldly in its future and quickly rising as one of the state's fastest-growing metros.

With economic strength across government, healthcare, manufacturing, and innovation, combined with a prime Southeast location and standout quality of life, the city is drawing unprecedented investment and attracting top talent at record pace.

WITHIN 25 MINUTES
OF THE SITE

POPULATION

533,502

DAYTIME POPULATION

609,706

AVERAGE HH INCOME

\$95,827

BACHELORS DEGREE OR HIGHER

45%

ECONOMIC IMPACT

\$2.4B

DIRECT VISITOR SPEND

\$1.5B (UP 9% YOY)

ANNUAL VISITORS

17.3M



BullStreet District is being designed as a city-within-a-city, fueled by national investment and surging residential growth.



Elevated living and retail in the heart of downtown Columbia.



Hot Spot for Business



US CITY FOR
MILLENNIAL
MOVERS



BEST CITIES
TO LIVE IN
- KIPLINGERS



CITY FOR
HIGH TECH
EMPLOYMENT
GROWTH



US CITY FOR
AFFORDABLE
HOUSING

MAJOR EMPLOYERS

PRISMA
HEALTH.



CITY OF
Columbia



AT&T

RICHLAND ONE

KraftHeinz

Scout



BlueCross
BlueShield

Husqvarna

RICHLAND
SCHOOL DISTRICT
TWO

TRANE

verizon

Convenience on the Corridor

Located within Columbia's fastest-growing urban corridor and just four minutes from Downtown, Francis Downtown offers retailers a prime location with unmatched visibility, steady traffic and direct access to a rapidly expanding customer base from key Southern markets including Charlotte, Atlanta, Charleston, and Greenville.

WITHIN A 2-MILE RADIUS

RESTAURANTS

- 272

RETAILERS

- 111

ENTERTAINMENT

- 38

HOTEL

- 28

HEALTH CLUBS & GYMS

- 11





FOR MORE INFORMATION, PLEASE CONTACT:



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