

DELIVERY 2027



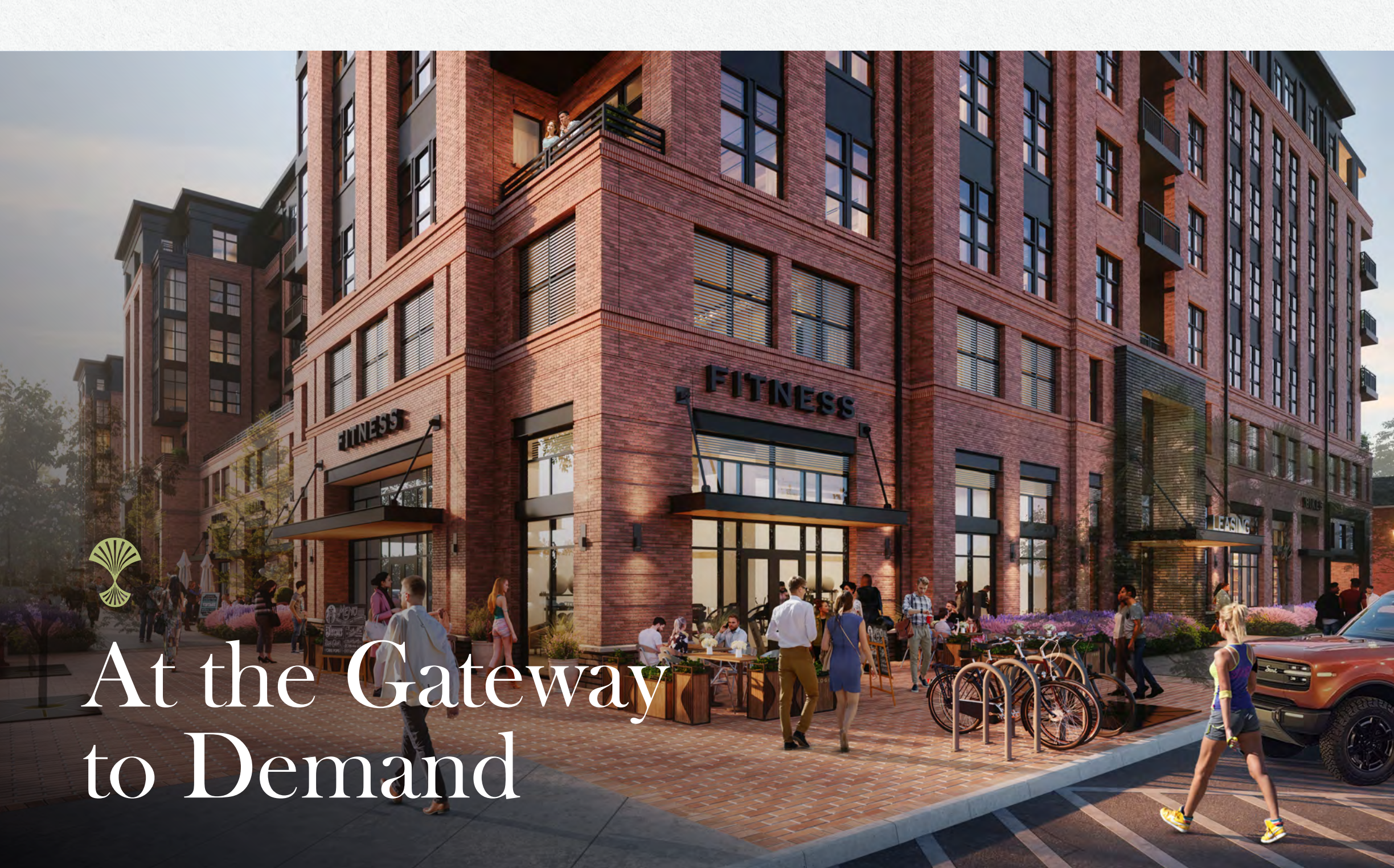
FRANCIS

DOWNTOWN

2031 BULL STREET
COLUMBIA, S.C.

UP TO 22,000 SF
RETAIL & RESTAURANT SPACE AVAILABLE FOR LEASE





At the Gateway to Demand

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 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.

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

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.



Retail Floorplan



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

TOP
5

CITY FOR
HIGH TECH
EMPLOYMENT
GROWTH

#4

US CITY FOR
MILLENNIAL
MOVERS



TOP
10

BEST CITIES
TO LIVE IN
- KIPLINGERS

#5

US CITY FOR
AFFORDABLE
HOUSING



MAJOR EMPLOYERS



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

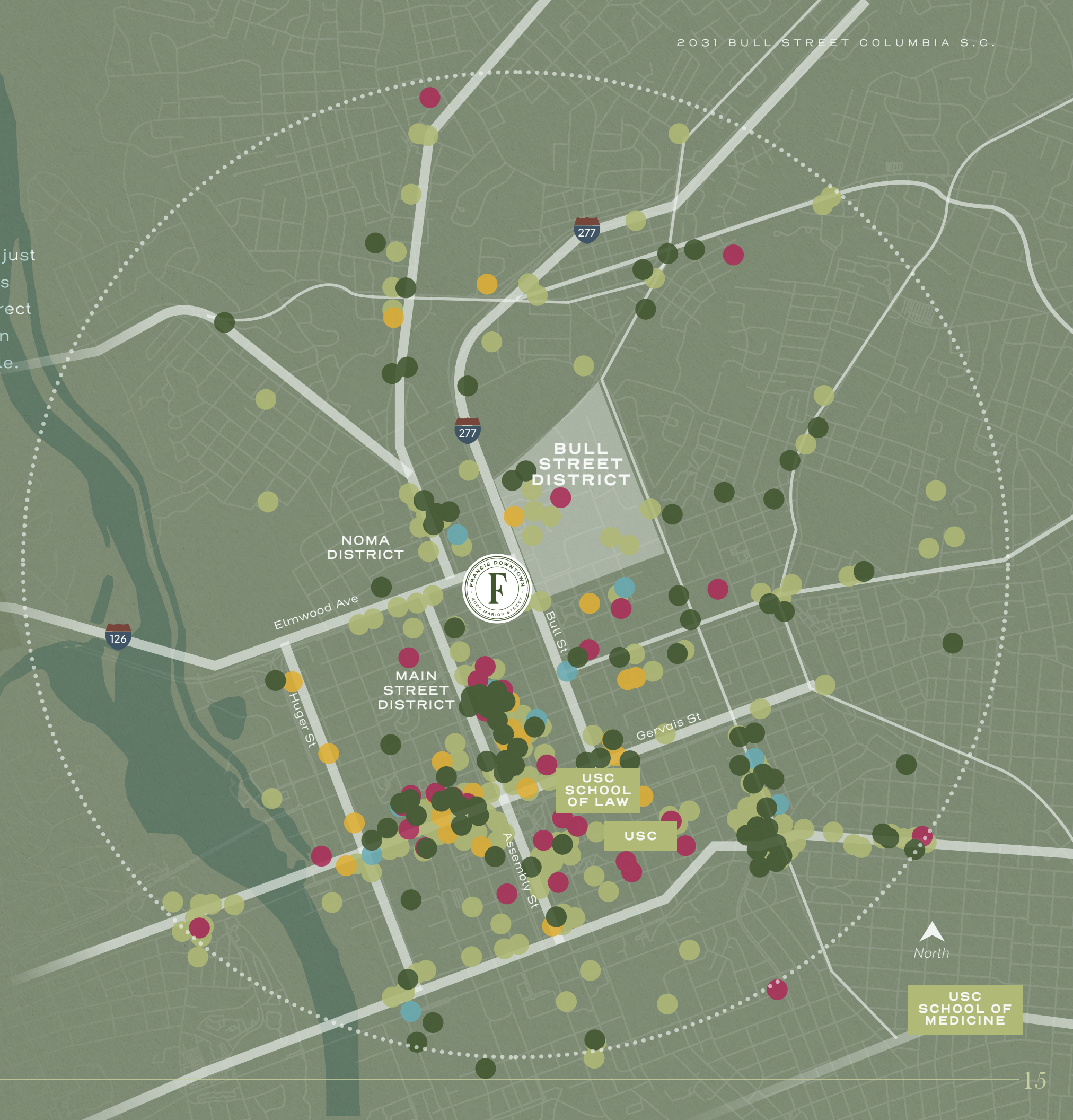
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HOTEL

• 28

HEALTH CLUBS
& GYMS

• 11





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