

FOR
LEASE

COLUMBIANA STATION

HARBISON BLVD. & BOWER PARKWAY





COLUMBIANA STATION

**950 - 14,234 SF DESIRABLE
RETAIL & RESTAURANT SPACE
AT HIGHLY SUCCESSFUL
ANCHORED SHOPPING CENTER**

Anchored by Regal Columbiana Grande, Dick's Sporting Goods, Planet Fitness, Michaels, and PetSmart

Featuring a strong mix of national and local retailers

Multiple access points and excellent visibility



**CONTACT BROKER FOR
LEASE RATE**

**TRINITY
PARTNERS**

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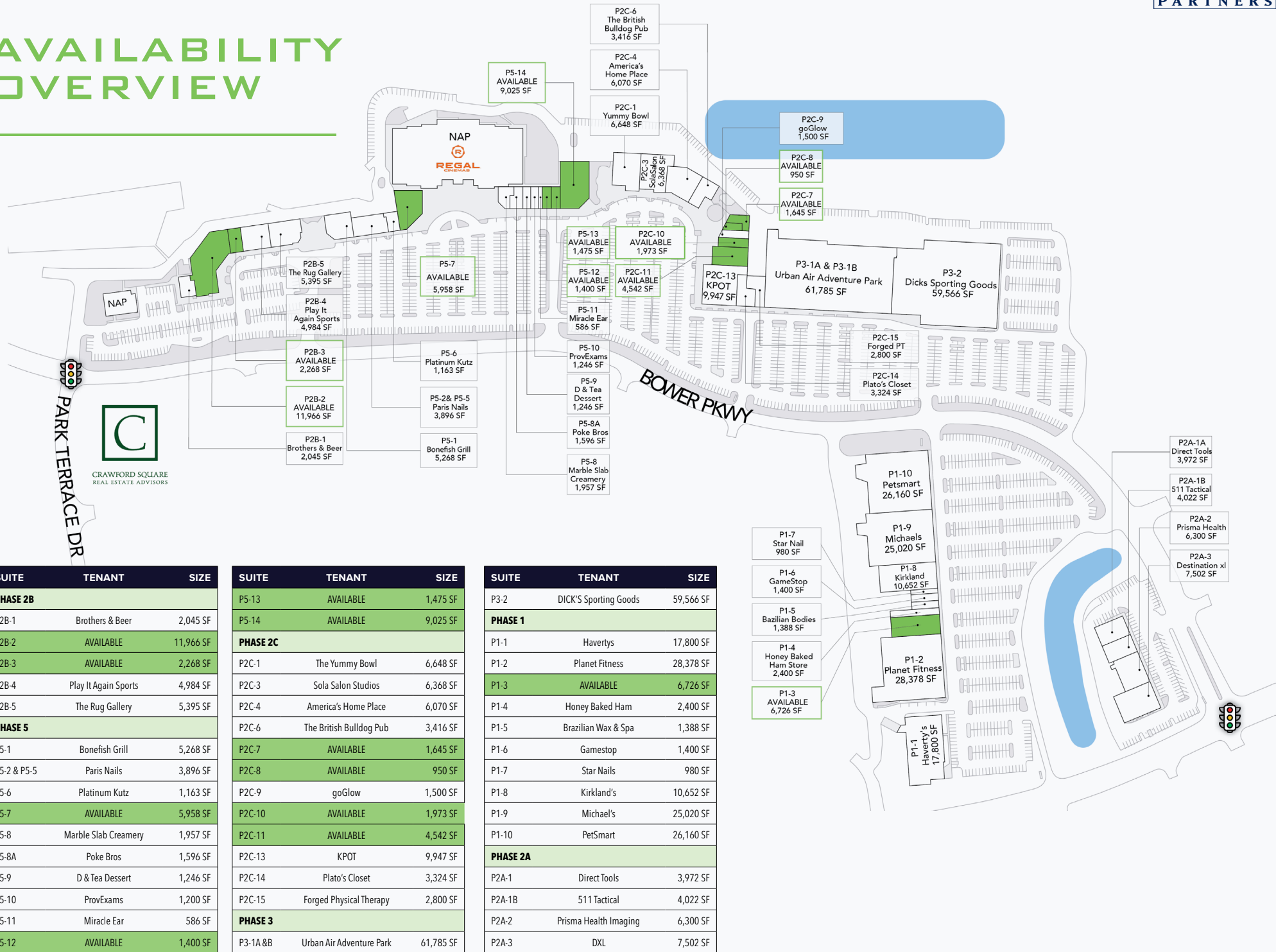
STRONG TENANT MIX



**TRINITY
PARTNERS**

COLUMBIANA STATION

AVAILABILITY OVERVIEW



SUITE	TENANT	SIZE
PHASE 2B		
P2B-1	Brothers & Beer	2,045 SF
P2B-2	AVAILABLE	11,966 SF
P2B-3	AVAILABLE	2,268 SF
P2B-4	Play It Again Sports	4,984 SF
P2B-5	The Rug Gallery	5,395 SF
PHASE 5		
P5-1	Bonefish Grill	5,268 SF
P5-2 & P5-5	Paris Nails	3,896 SF
P5-6	Platinum Kutz	1,163 SF
P5-7	AVAILABLE	5,958 SF
P5-8	Marble Slab Creamery	1,957 SF
P5-8A	Poke Bros	1,596 SF
P5-9	D & Tea Dessert	1,246 SF
P5-10	ProvExams	1,200 SF
P5-11	Miracle Ear	586 SF
P5-12	AVAILABLE	1,400 SF

SUITE	TENANT	SIZE
P5-13	AVAILABLE	1,475 SF
P5-14	AVAILABLE	9,025 SF
PHASE 2C		
P2C-1	The Yummy Bowl	6,648 SF
P2C-3	Sola Salon Studios	6,368 SF
P2C-4	America's Home Place	6,070 SF
P2C-6	The British Bulldog Pub	3,416 SF
P2C-7	AVAILABLE	1,645 SF
P2C-8	AVAILABLE	950 SF
P2C-9	goGlow	1,500 SF
P2C-10	AVAILABLE	1,973 SF
P2C-11	AVAILABLE	4,542 SF
P2C-13	KPOT	9,947 SF
P2C-14	Plato's Closet	3,324 SF
P2C-15	Forged Physical Therapy	2,800 SF
PHASE 3		
P3-1A & B	Urban Air Adventure Park	61,785 SF

SUITE	TENANT	SIZE
P3-2	DICK'S Sporting Goods	59,566 SF
PHASE 1		
P1-1	Haverty's	17,800 SF
P1-2	Planet Fitness	28,378 SF
P1-3	AVAILABLE	6,726 SF
P1-4	Honey Baked Ham	2,400 SF
P1-5	Brazilian Wax & Spa	1,388 SF
P1-6	Gamestop	1,400 SF
P1-7	Star Nails	980 SF
P1-8	Kirkland's	10,652 SF
P1-9	Michael's	25,020 SF
P1-10	PetSmart	26,160 SF
PHASE 2A		
P2A-1	Direct Tools	3,972 SF
P2A-1B	511 Tactical	4,022 SF
P2A-2	Prisma Health Imaging	6,300 SF
P2A-3	DXL	7,502 SF

RETAIL BUILDOUTS

P2B-2 | 11,966 SF



P2C-10 | 1,973 SF



P5-13 | 1,475 SF



P2C-7 | 1,645 SF



OFFICE BUILDOUTS

P2B-3 | 2,268 SF



P5-12 | 1,400 SF



P1-3 | 6,726 SF



FITNESS OR SPECIALTY SPACE

P2C-11 | 4,541 SF

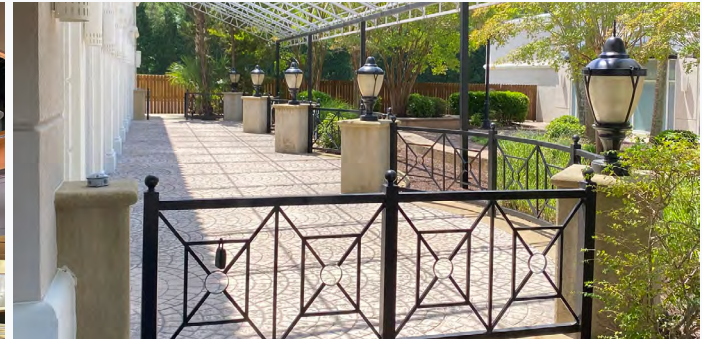


RESTAURANT SPACE

P2C-8 | 950 SF



P5-14 | 9,025 SF



LOCATION OVERVIEW

HARBISON BLVD. & BOWER PARKWAY



COLUMBIANA CENTRE

COLUMBIANA STATION

INTERSTATE 26

HARBISON BLVD. 27,500 VPD

BOWER PWKY. 10,600 VPD

ST. ANDREWS RD.

TRINITY PARTNERS

INTERSTATE 26

INTERSTATE 26

77

126

20

77

77

CAE

Arcadia Lakes

Forest Acres

Columbia

Cayce

Lexington

BEST BUY

MATTRESS FIRM

Denny's

Walmart

Sams CLUB

HAND & STONE MASSAGE AND FACIAL SPA

Marshalls

five BELOW

PETCO

HOBBY LOBBY

OUTBACK STEAKHOUSE

EXPRESS OIL CHANGE

FIRST WATCH

ROOMS TO GO

MISSION BBQ

2ND & CHARLES

TRADER JOE'S

RUSH'S

SONIC

Total Wine & MORE

aloft HOTELS

Holiday Inn Express

FOUNDERS

ULTA BEAUTY

HG

CHICK-FIL-EE

CHIPOTLE MEXICAN GRILL

Olive Garden ITALIAN KITCHEN

ROSS DRESS FOR LESS

ROSS

2ND & CHARLES

BUFFALO WILD WINGS

Longhorn STEAKHOUSE

BJ's

JJ 1983

PRISMA HEALTH URGENT CARE

crumbl cookies

Burlington

OLD NAVY

SIERRA TRADING POST

TJ-maxx

Target

Ashley HOMESTORE

KOHL'S

Arcadia Lakes

Forest Acres

Columbia

Cayce

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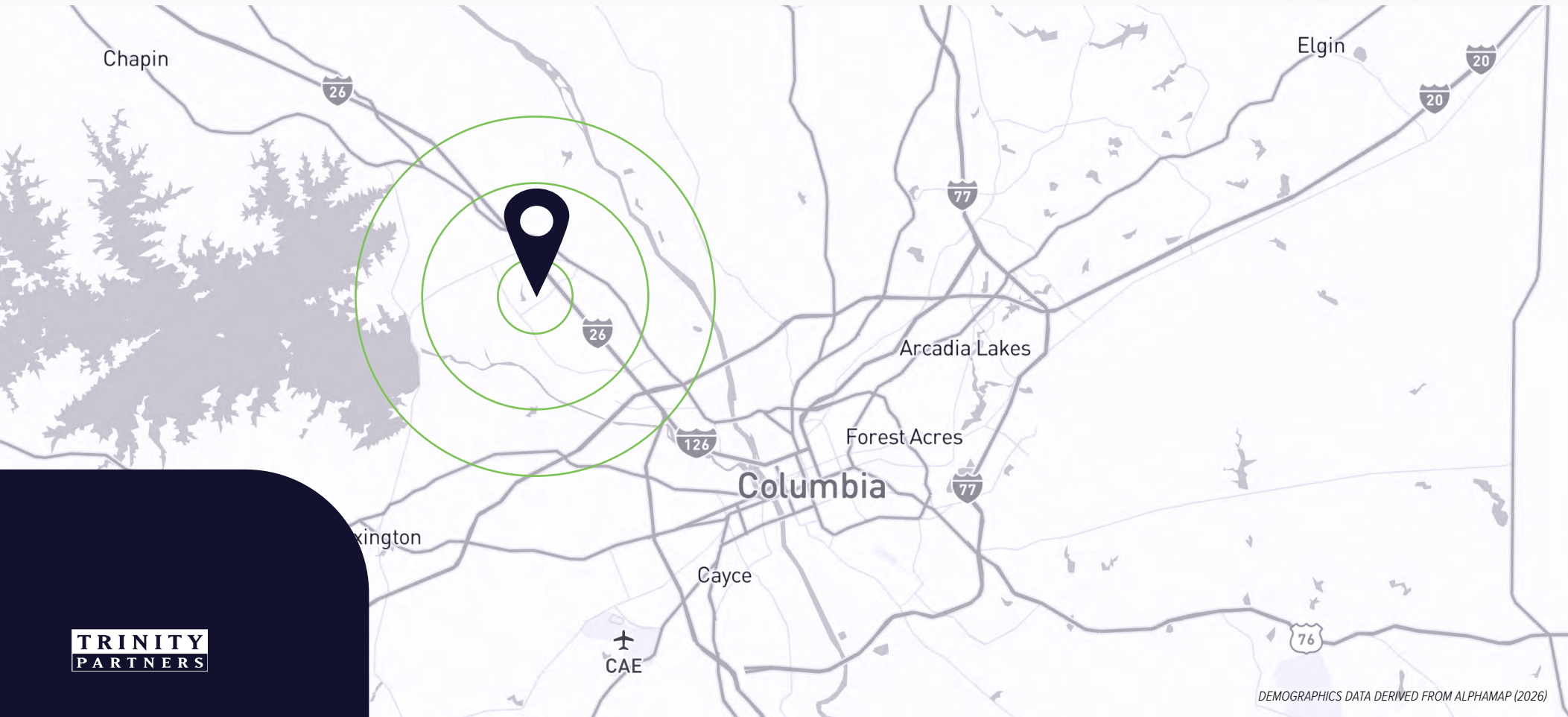
FIRST WATCH

ROOMS TO GO

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,707	46,373	99,981
AVERAGE AGE	43.0	42.0	41.0
POPULATION GROWTH ANNUAL PROJECTED 2024-2029	1.5%	1.1%	1.0%

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,151	20,443	60,410
# OF PERSONS PER HH	3.2	2.6	2.4
AVERAGE HH INCOME	\$77,311	\$89,031	\$94,123
AVERAGE HOUSE VALUE	\$214,127	\$237,168	\$264,064



COLUMBIANA STATION

CONTACT FOR
MORE DETAILS



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