

Available for Ground Lease

±3.14 Acres Available for  
Redevelopment on the corner of  
Rosewood Dr & S Beltline Blvd



Rosewood Dr

± 24,000 VPD

**SUBJECT**

S Beltline Blvd

± 8,300 VPD



# ROSEWOOD DR & S BELTLINE BLVD

## COLUMBIA, SC



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# DEVELOPMENT Highlights

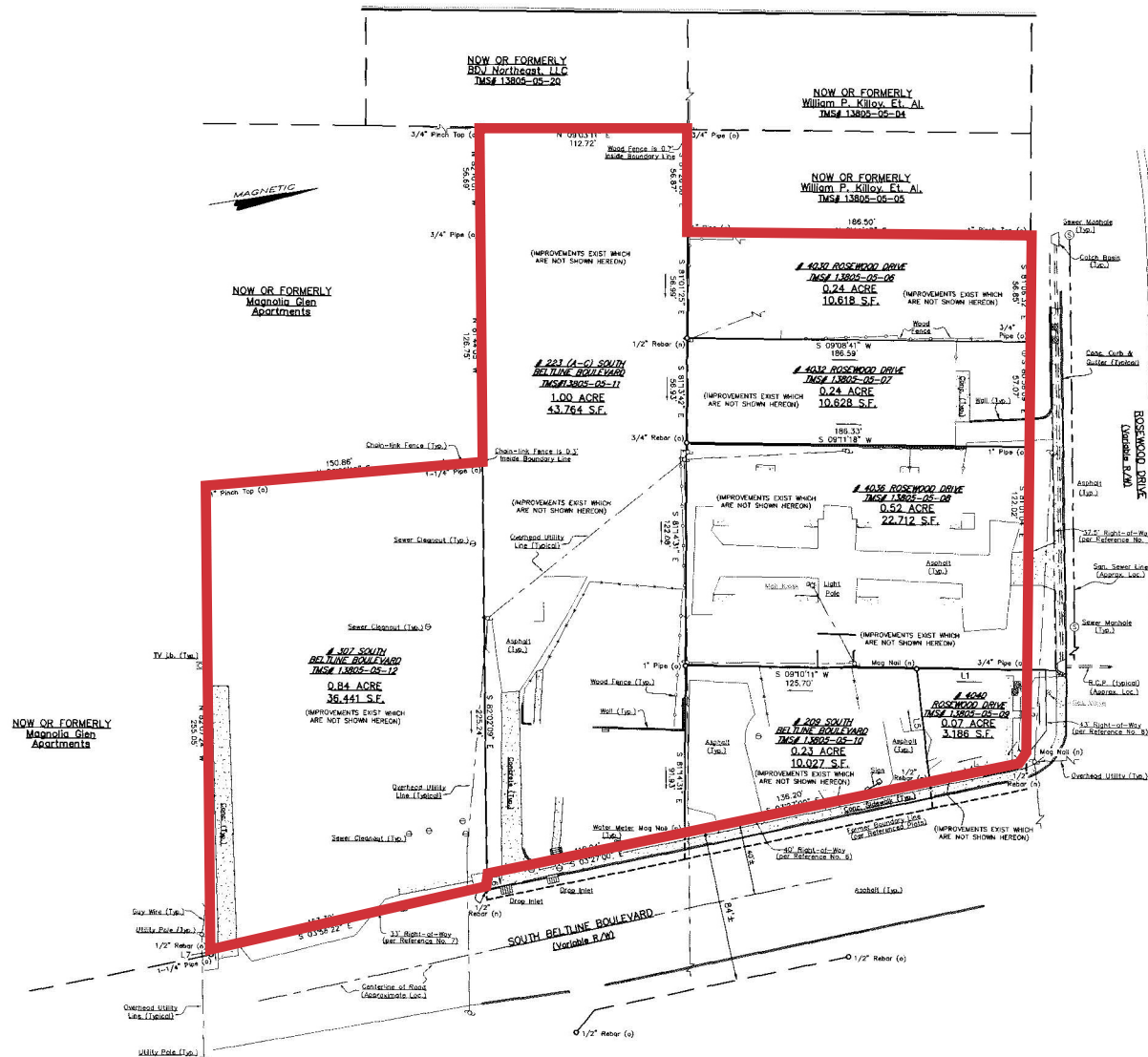
## Rosewood Dr & S Beltline Blvd

- The site is ideal for a convenience store user as there is little to no competition in the immediate area.
- Zoning: Split zoning between Richland County (General Commercial) and City of Columbia (Neighborhood Activity Center and RM-2 |Residential Mixed)
- Multiple access points on Rosewood Dr (24,000 VPD) and S Beltline Blvd (8,300 VPD)
- 3 Mile Population: 74,585
- Signalized: Yes
- Site Configuration: Rectangular shape with approximately 280' of width and 470' of depth
- Water and sewer available, tenant's responsibility to verify capacity and location.

Ground Lease Rate: **\$225,000 a year**



Rosewood Dr & S Beltline Blvd





# SURROUNDING Retail - Rankings

Rosewood Dr & S Beltline Blvd

Selected Chain Foot Traffic Rankings by Placer.ai  
Ranked by 2024 Annual Visits Chainwide

## Ranking Overview

**Food Lion Grocery Store**  
Devine St, Columbia, SC



## Ranking Overview

**McDonald's**  
Garners Ferry Rd, Columbia, SC



## Ranking Overview

**QuikTrip**  
Fort Jackson Blvd, Columbia, SC



## Ranking Overview

**Bojangles' Famous Chicken 'n Bi...**  
Ft Jackson Blvd, Columbia, SC



## Ranking Overview

**Michaels**  
Fort Jackson Blvd, Columbia, SC



## Ranking Overview

**Take 5 Oil Change**  
Devine St, Columbia, SC





# PROPERTY Zoning Aerial

Rosewood Dr & S Beltline Blvd

City Zoning

County Zoning

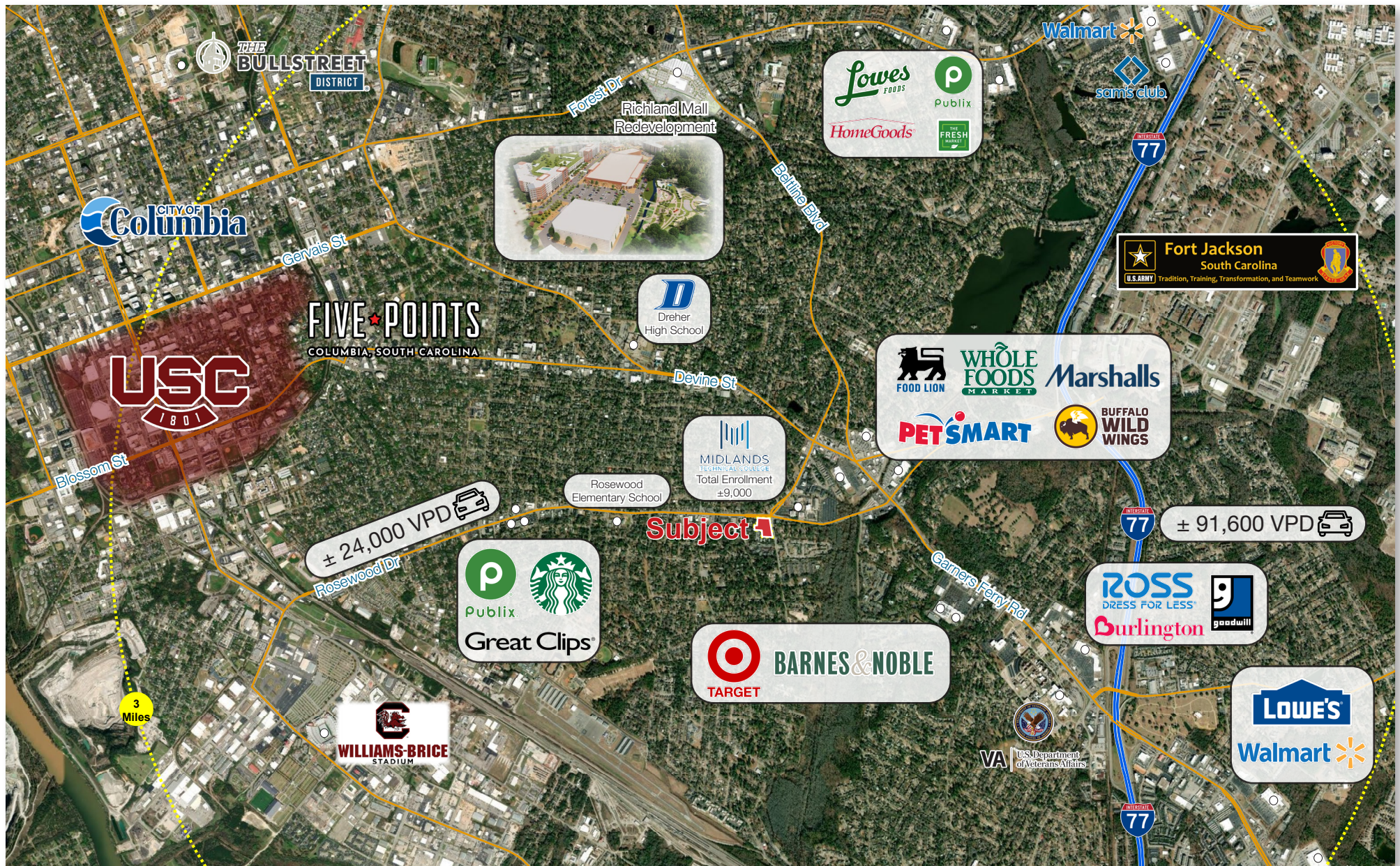


\*Dimensions are based on Richland County GIS, image not to scale



# POINTS of Interest

Rosewood Dr & S Beltline Blvd





# DEMOGRAPHIC Profile

Rosewood Dr & S Beltline Blvd

## 1 MILE RADIUS

### Summary

	2025	2030
Population	10,345	10,457
Households	5,572	5,752
Families	2,300	2,340
Average Household Size	1.85	1.82
Owner Occupied Housing Units	3,053	3,281
Renter Occupied Housing Units	2,519	2,470
Median Age	37.3	39.3
Average Household Income	\$104,566	\$118,790

## 3 MILE RADIUS

### Summary

	2025	2030
Population	74,585	75,699
Households	32,172	33,455
Families	14,004	14,355
Average Household Size	1.99	1.95
Owner Occupied Housing Units	17,501	18,797
Renter Occupied Housing Units	14,671	14,657
Median Age	29.9	30.8
Average Household Income	\$114,349	128,595

## 5 MILE RADIUS

### Summary


	2025	2030
Population	152,673	156,678
Households	65,451	68,949
Families	29,755	30,865
Average Household Size	2.03	1.99
Owner Occupied Housing Units	33,594	36,341
Renter Occupied Housing Units	31,857	32,608
Median Age	31.5	32.4
Average Household Income	\$96,623	\$108,287



## Contact

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