

Available for Ground Lease

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



Rosewood Dr

± 24,000 VPD



S Beltline Blvd

± 8,300 VPD



SUBJECT



## 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.

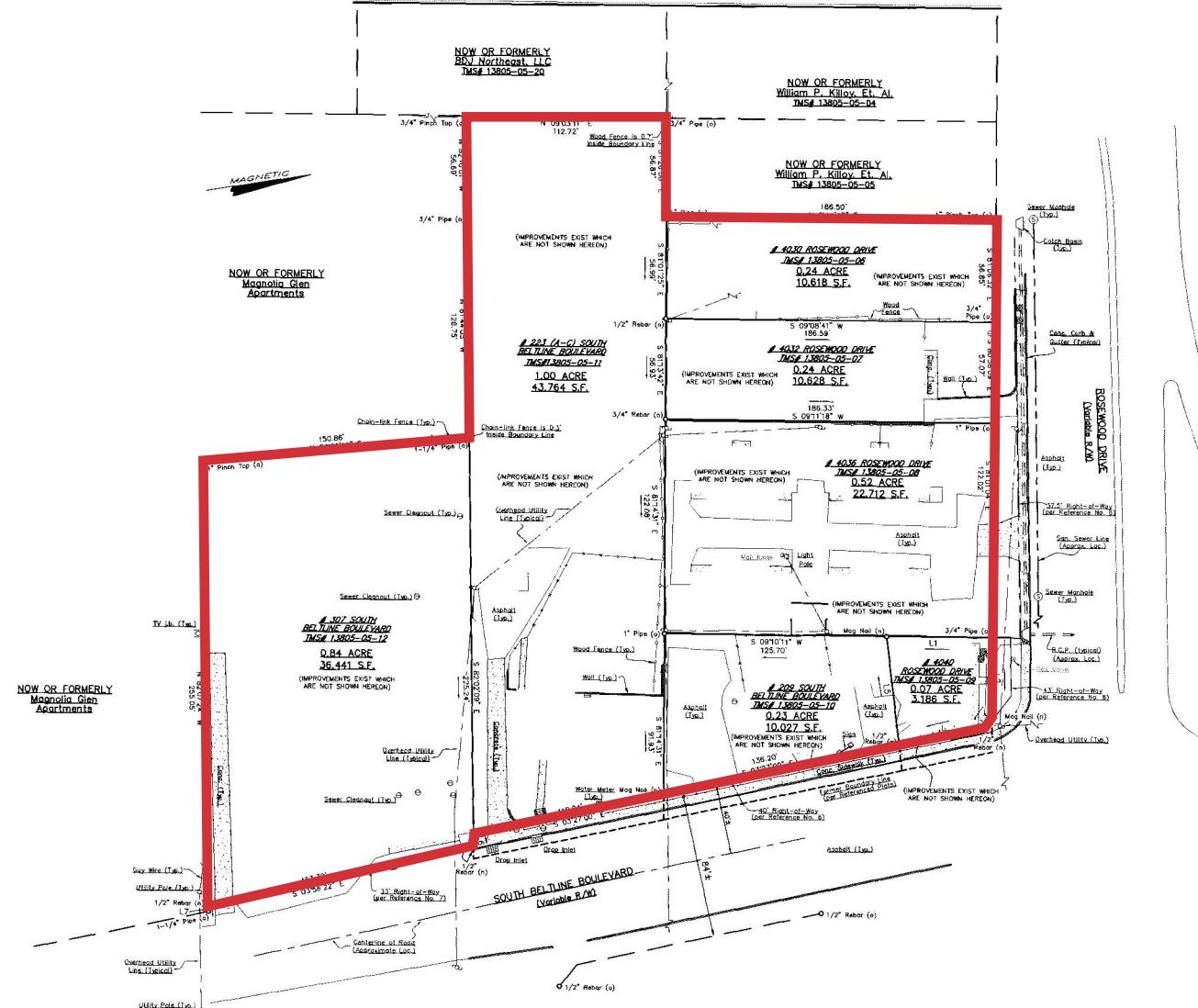
Ground Lease Rate: **\$225,000 a year**



# PROPERTY Survey

**NALColumbia**

## • 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

Nationwide

187 / 1,109



South Carolina

37 / 164



15mi

4 / 20



## Ranking Overview



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

Nationwide

179 / 787



South Carolina

16 / 143



15mi

4 / 19



## Ranking Overview



McDonald's  
Garners Ferry Rd, Columbia, SC

Nationwide

5,527 / 12,868



South Carolina

77 / 218



15mi

9 / 23



## Ranking Overview



Michaels  
Fort Jackson Blvd, Columbia, SC

Nationwide

212 / 1,169



South Carolina

2 / 16



15mi

1 / 3



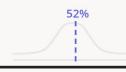
## Ranking Overview



QuikTrip  
Fort Jackson Blvd, Columbia, SC

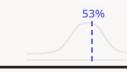
Nationwide

508 / 1,073



South Carolina

35 / 73



15mi

3 / 8



## Ranking Overview



Take 5 Oil Change  
Devine St, Columbia, SC

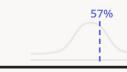
Nationwide

240 / 1,065



South Carolina

17 / 38



15mi

2 / 6



# PROPERTY Zoning Aerial

Rosewood Dr & S Beltline Blvd

City Zoning

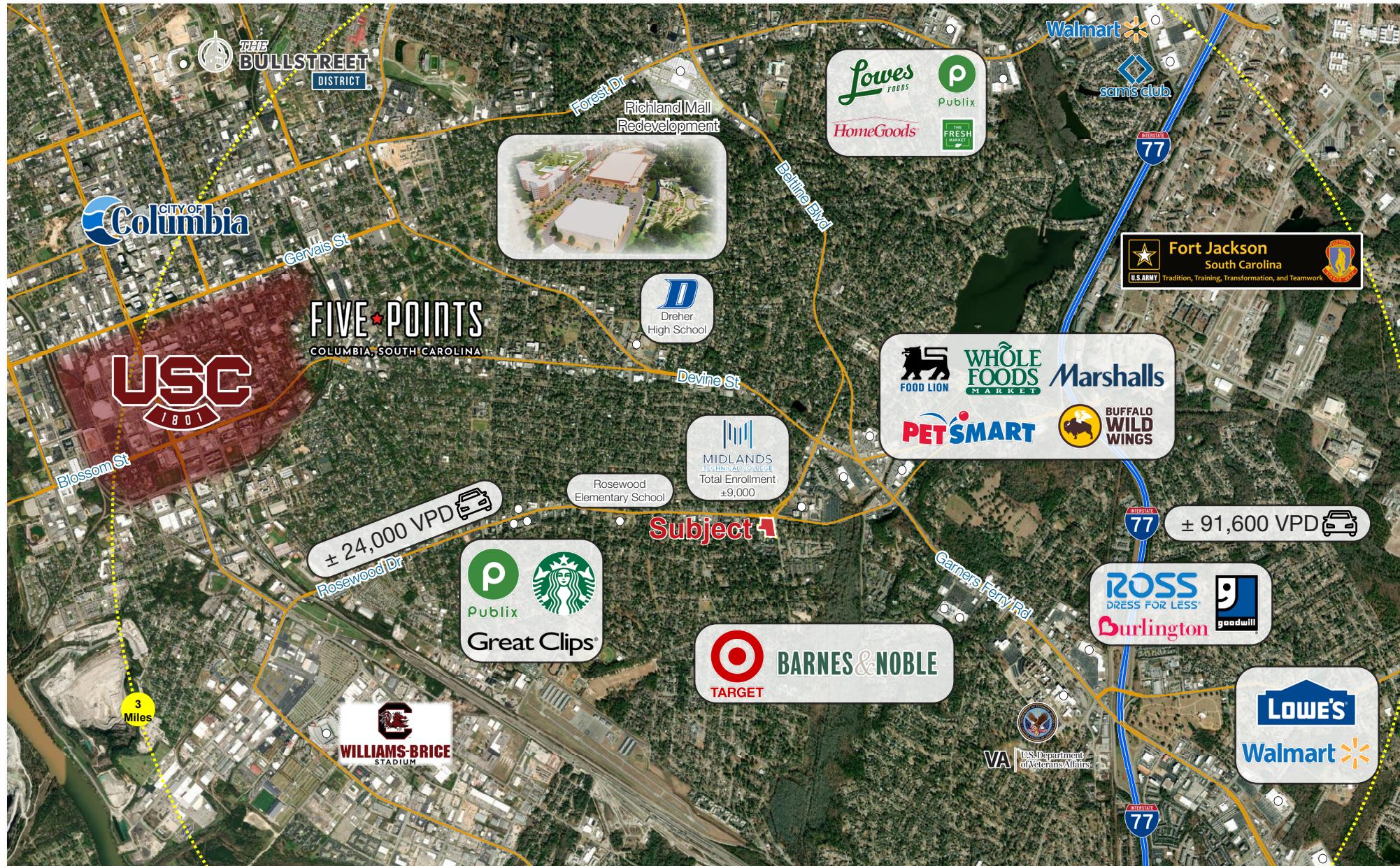
County Zoning



\*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

3  
MILE  
RADIUS

5  
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

## 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

## 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

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