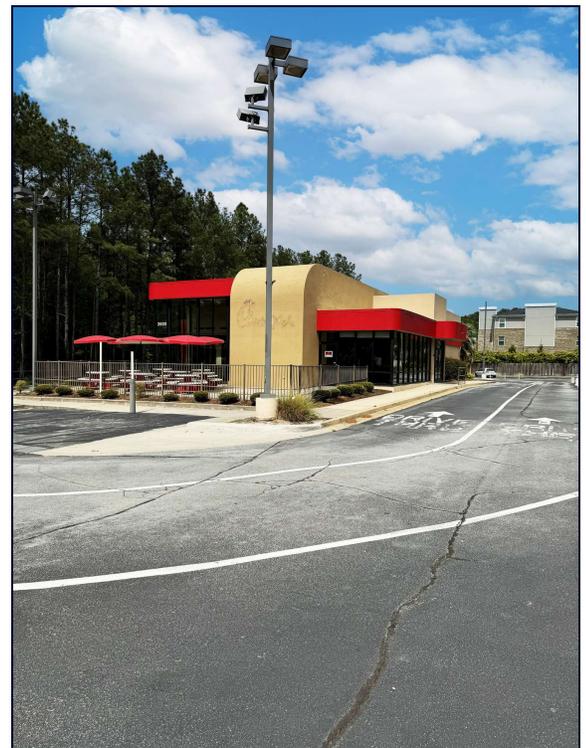


FOR **LEASE** \$22.50 SF/YR (NNN)

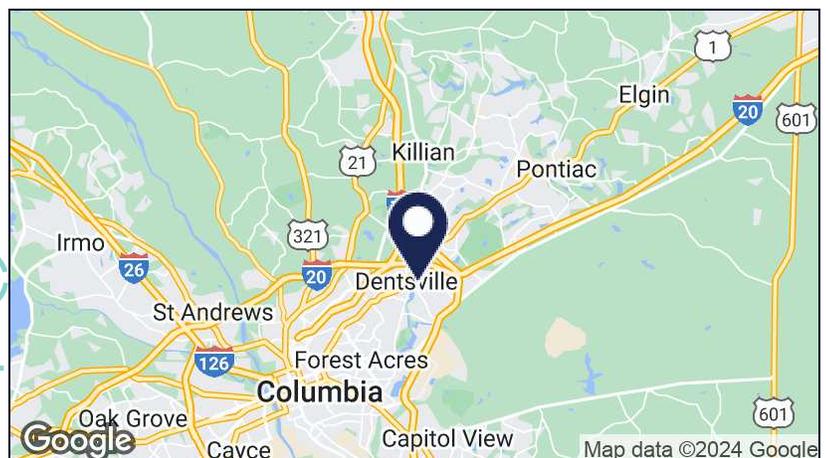
**2600 DECKER
BOULEVARD**
COLUMBIA, SC 29206

±4,320 SF former restaurant on 1.13 AC

- Functional Y-Lane Drive Thru
- Great visibility with high traffic counts on Decker Blvd. (26,342 VPD) and O'Neil Ct. (4,300 VPD)
- Large street signage on Decker Blvd. and O'Neil Ct.
- Ingress and egress from Decker Blvd. and O'Neil Ct. located at a major signalized intersection
- ± 1,000 square foot fenced in outdoor eating area
- Zoning – GC (General Commercial)
- Owner would consider a sale, build-to-suit, or ground lease



Located on Decker
Boulevard near Two
Notch Road in
Northeast Columbia.



CONTACT

ROB LAPIN
803.567.1536

RLAPIN@TRINITY-PARTNERS.COM

WILLIAM MILLS
803.567.1794

WMILLS@TRINITY-PARTNERS.COM



RETAILER MAP



CONTACT

ROB LAPIN
803.567.1536
RLAPIN@TRINITY-PARTNERS.COM

WILLIAM MILLS
803.567.1794
WMILLS@TRINITY-PARTNERS.COM

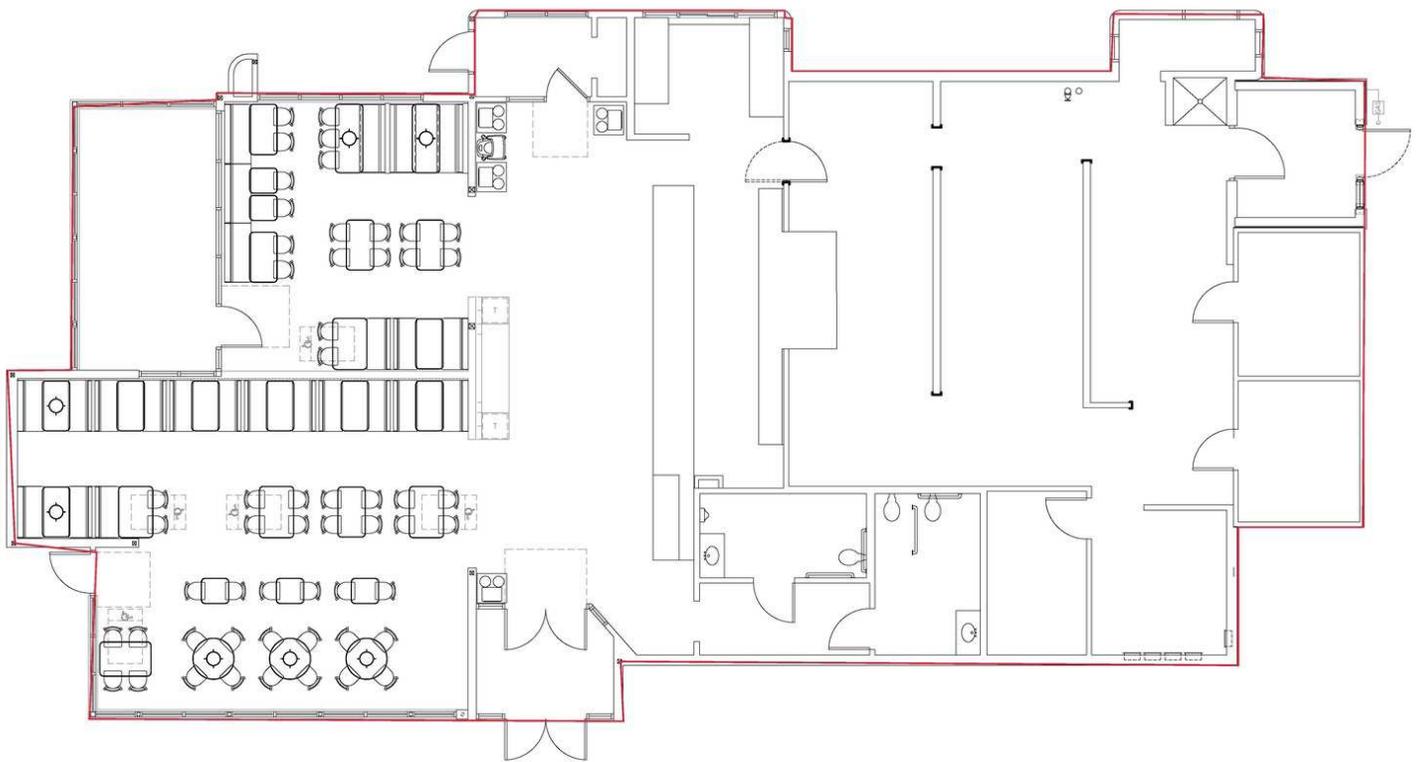


FLOOR PLANS

ELEVATION TAG	DECOR TAG	WALL KEY	DIVIDER WALL by CME	LOW WALL by G.C.	FILL HT. WALL KNEEWALL / MIC. by G.C.	DEMO WALLS TO REMAIN / MISC. by G.C.	EXISTING WALL TO REMAIN / MISC. by G.C.

STEEL KEY	GENERIC PLATE	GENERIC PLATE (OFFSET)	CANTILEVER PLATE	FOOT PLATE	GENERIC PLATE (ROUNDS)	FOOT PLATE (ROUNDS)	FRONT ENDING	X-BASE	BASE	TRASH URN	CONDIMENT CENTER

NOTE: THIS KEY REPRESENTS GENERAL STEEL SYMBOLS. REFERENCE PROJECT SPECIFICATIONS FOR PRODUCT DESCRIPTIONS DETAILED IN PLAN.



EXISTING CONDITIONS FLOOR PLAN

1/4" = 1'-0"

KEY	MANEUVERING CLEARANCES AT ROOM ENTRIES

SEATING & TABLE SCHEDULE	TABLE TOP QUANTITY	SEAT QUANTITY	TABLE TOP STYLES										TOTALS		
			SINGLES	2 TOPS	3 TOPS	4 TOPS	5 TOPS	6 TOPS	7 TOPS	8 TOPS	10 TOPS				
	-	10	-	5	-	21	-	2	-	-	-	-	-	-	38
	-	10	-	84	-	12	-	-	-	-	-	-	-	-	106

ACCESSIBLE TABLE COUNT: 4 SEATING TO TABLE RATIO: 3.8

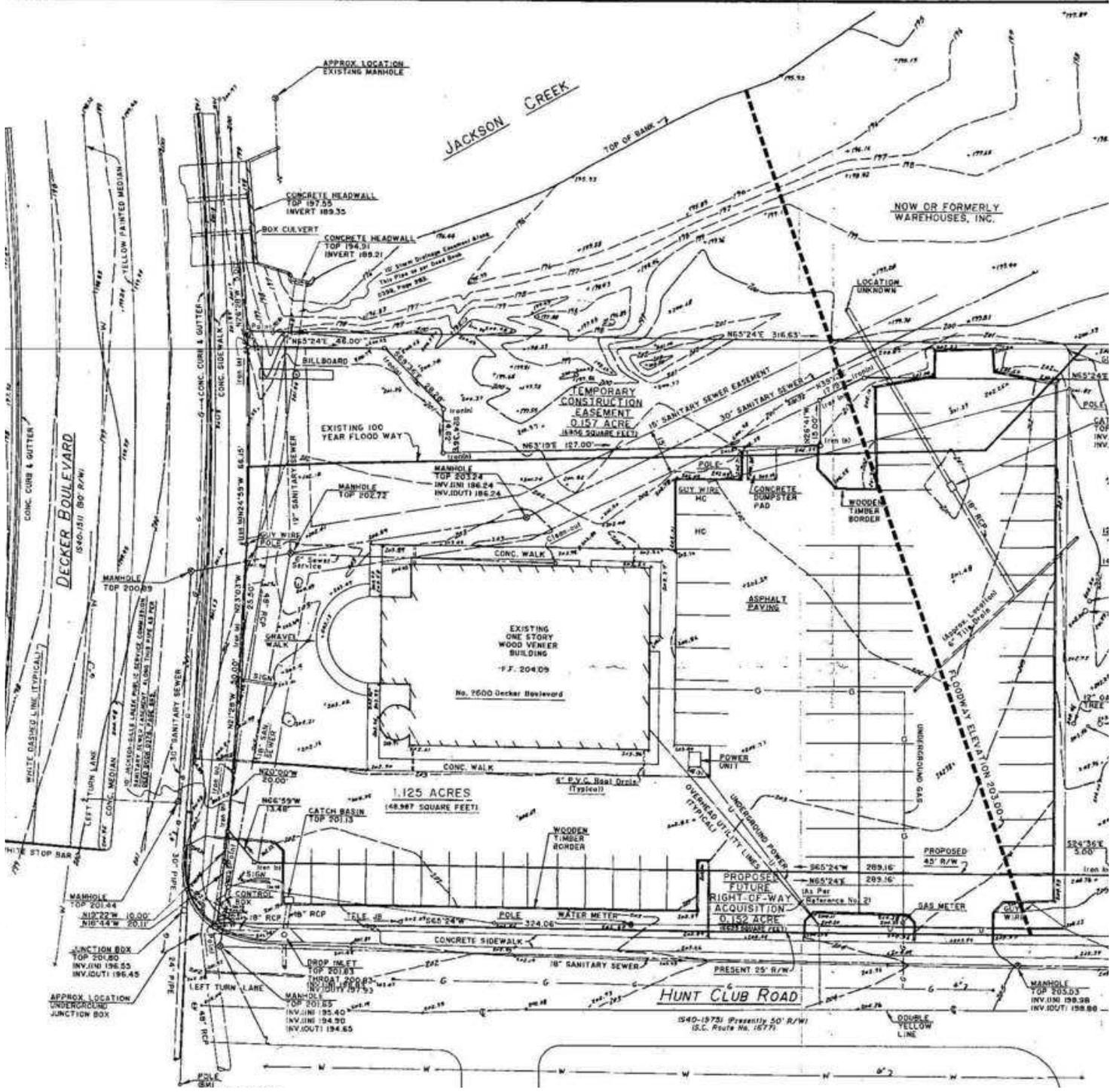
CONTACT

ROB LAPIN
803.567.1536
RLAPIN@TRINITY-PARTNERS.COM

WILLIAM MILLS
803.567.1794
WMILLS@TRINITY-PARTNERS.COM



SITE PLANS



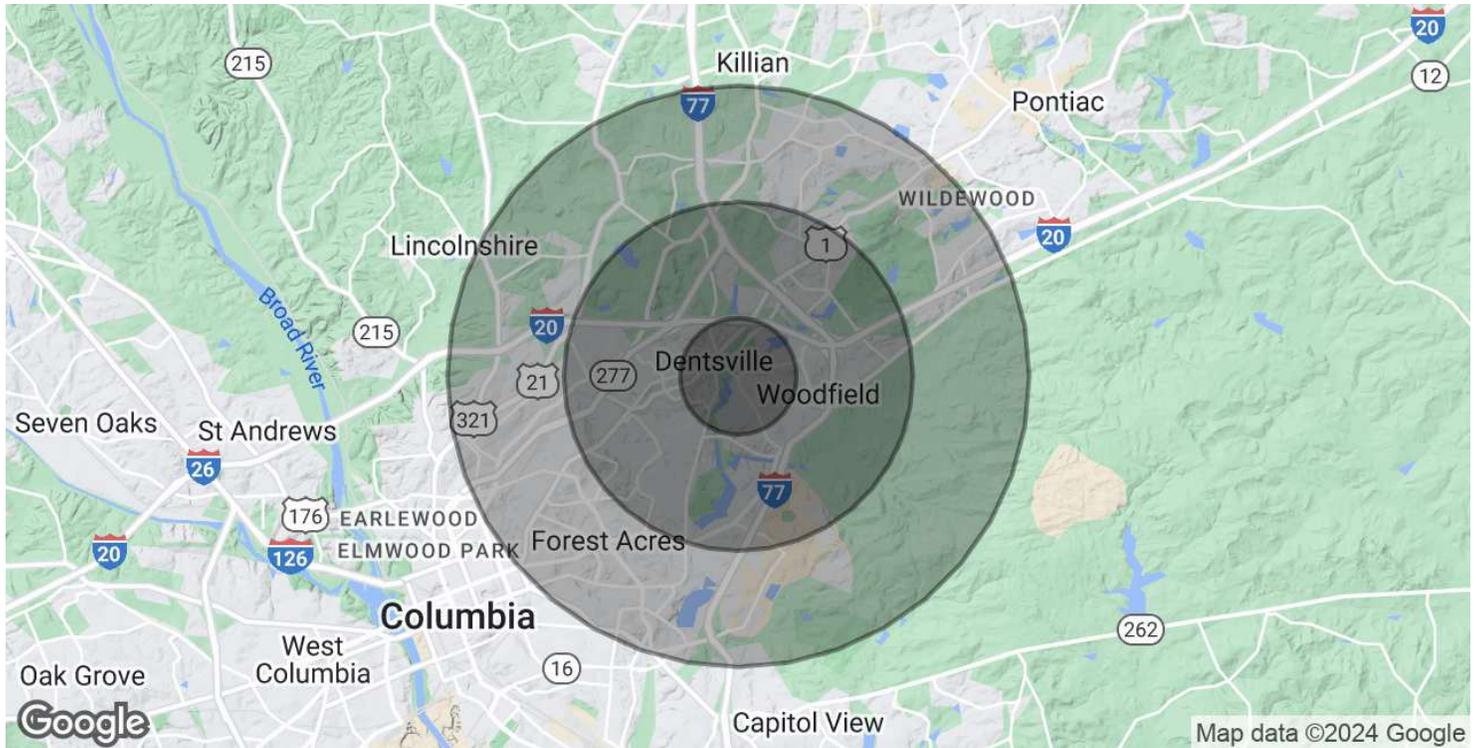
CONTACT

ROB LAPIN
803.567.1536
RLAPIN@TRINITY-PARTNERS.COM

WILLIAM MILLS
803.567.1794
WMILLS@TRINITY-PARTNERS.COM



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,111	51,596	118,358
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,169	20,904	47,549
# of Persons per HH	2.2	2.5	2.5
Average HH Income	\$65,423	\$76,450	\$82,906
Average House Value	\$240,059	\$252,487	\$290,390

Demographics data derived from AlphaMap

CONTACT

ROB LAPIN
803.567.1536
RLAPIN@TRINITY-PARTNERS.COM

WILLIAM MILLS
803.567.1794
WMILLS@TRINITY-PARTNERS.COM