

RETAIL OFFERING FOR LEASE

HARRISON
CAPITAL ADVISORS

FOOD LION OUTPARCEL FORMER BANK

1025 Broad River Road | Columbia, South Carolina

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COMPANY OVERVIEW

About Harrison Capital Advisors

Harrison Capital Advisors is an independent commercial real estate investment advisory firm specializing in assisting buyers and sellers in the acquisition and disposition of income producing properties throughout the Carolinas and Southeastern United States. Founded by two experienced partners with a combined track record exceeding \$800 million in closed transactions, the firm delivers institutional level expertise with direct partner access on every engagement.

Our team combines deep market expertise with detailed property analysis to guide clients through sophisticated investment property decisions across all asset classes including single-tenant net leased and multi-tenant properties. We specialize in advising on 1031 exchanges, all cash acquisitions, debt placement and investment property analysis.

Our Approach

We built this firm on a straightforward belief: that every client deserves direct access to experienced partners who know the market, understand their goals and are committed to helping our clients achieve maximum returns on their commercial real estate investments.

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42+ YEARS

COMBINED COMMERCIAL
REAL ESTATE EXPERIENCE

\$850M+

IN CLOSED TRANSACTIONS

75+

NATIONAL TENANT BRANDS
REPRESENTED



INVESTMENT OVERVIEW

LOCATION	1025 BROAD RIVER ROAD
COUNTY	RICHLAND
ZONING	RAC (REGIONAL ACTIVITY CORRIDOR)
UTILITIES	AVAILABLE ON SITE

HIGHLIGHTS

- Former Synovus Bank with drive-thru
- Build-To-Suit available for Credit Tenants
- Ideal for Bank, Urgent Care, service retail
- High Traffic Counts on Broad River Road-23,400 VPD
- Outparcel to Food Lion anchored Shopping Center
- Full access on both Broad River Road and Brevard Street
- Nearby Tenants include Food Lion, Chic-Fil-A, Zaxby's, Wendy's, Bank of America, Truist Bank, Cookout, Murphy Oil, etc.

FOR PRICING:
CONTACT BROKER

PROPERTY HIGHLIGHTS

3,269 +-
SQUARE FEET

1.00 +-
Total Acreage

37 +-
TPARKING SPACES



INFORMATION

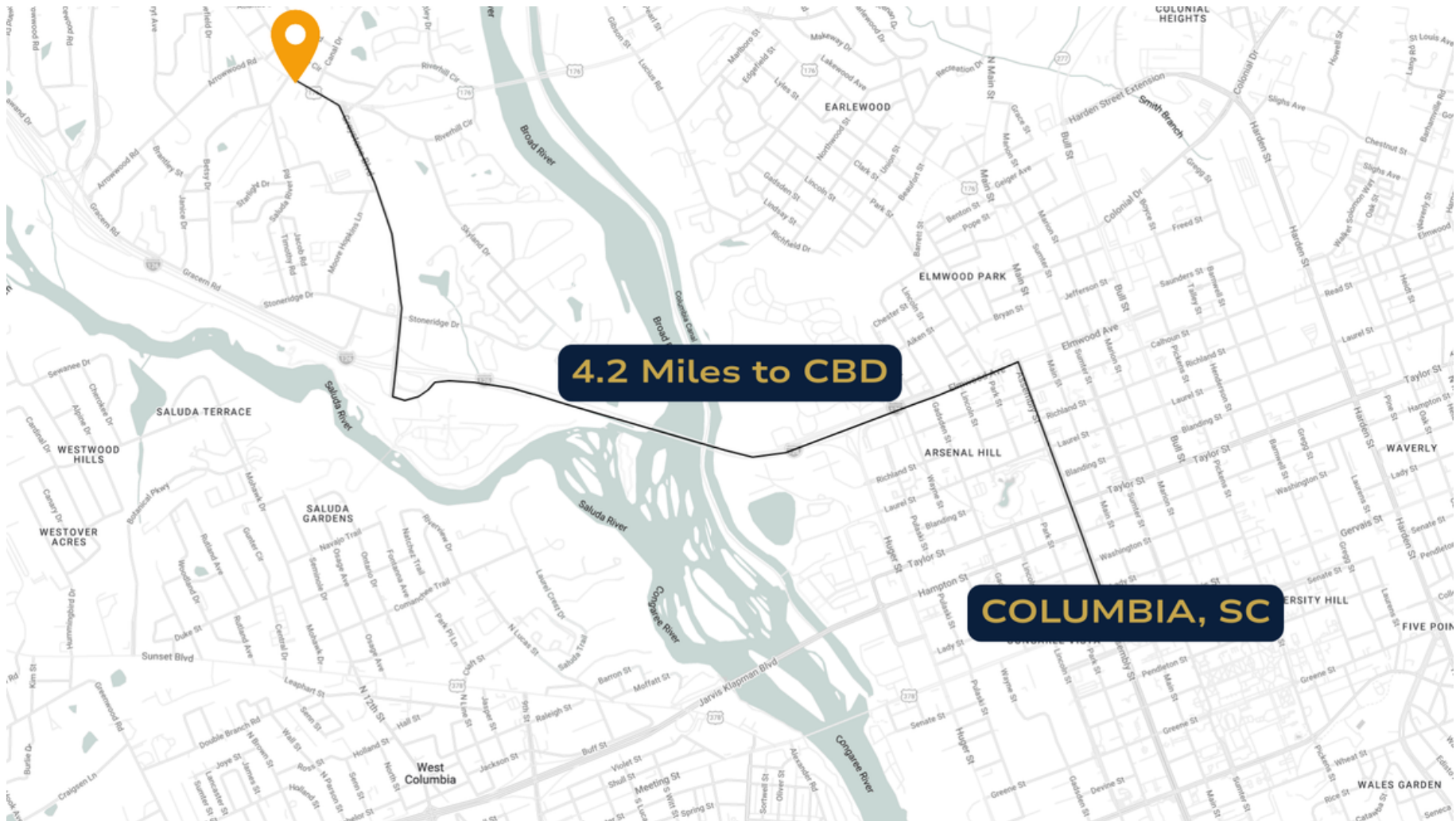
Located at 1025 Broad River Road, this 3,269 ± SF former bank branch is in close proximity to Columbia's Dutch Square Mall – a ±600,000 SF regional retail destination anchored by Burlington, AMC Theaters, and Planet Fitness, with additional national credit tenants nearby including Food Lion, Zaxby's, Dollar General, Chick-fil-A, and McDonald's. The site benefits from immediate access to Interstate 26 and is well suited for a bank, medical/dental office, or service retail user seeking drive-thru capability in an established, high-traffic commercial corridor.

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REGIONAL MAP

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REGIONAL AERIAL

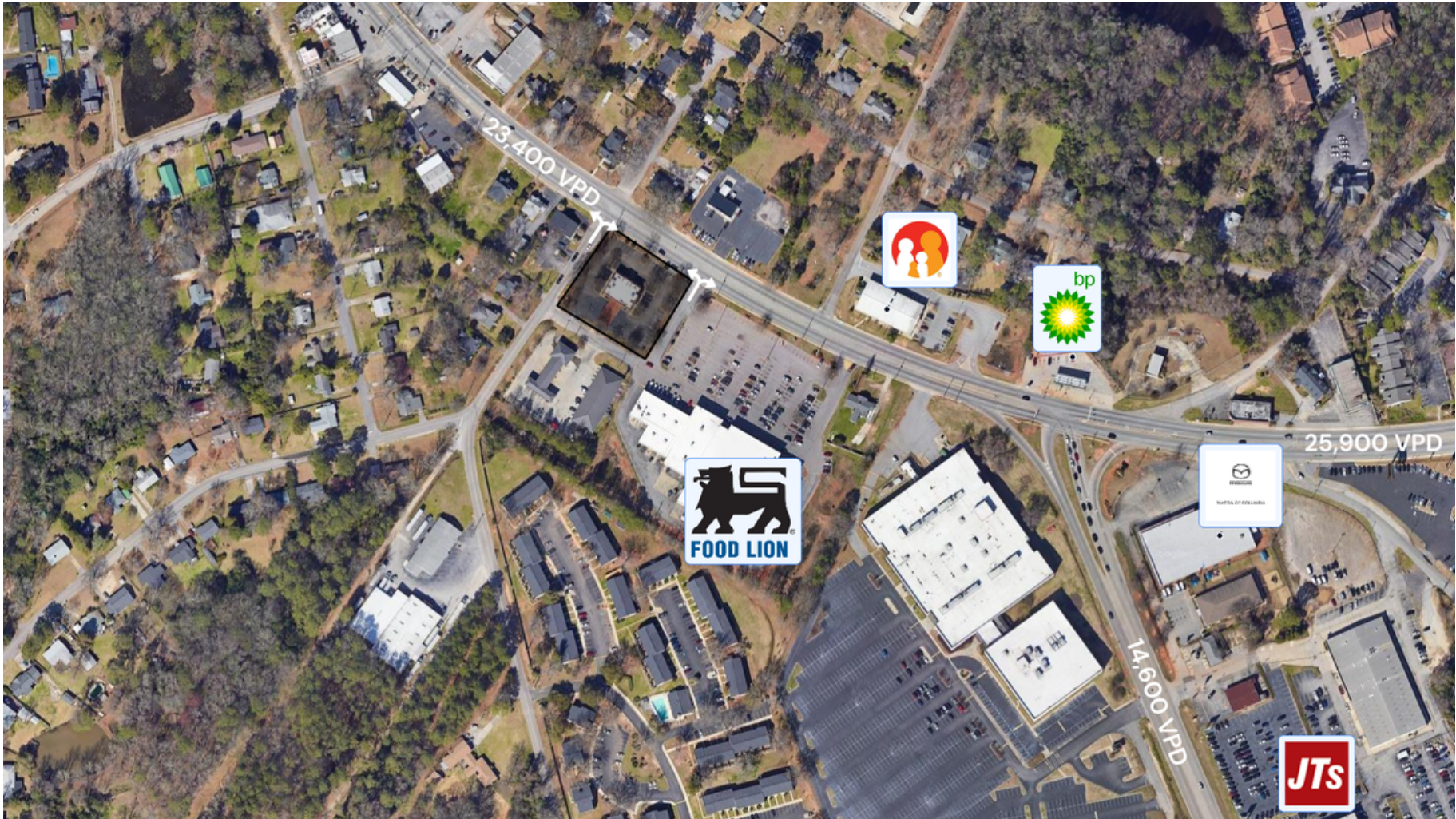
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LOCAL AERIAL

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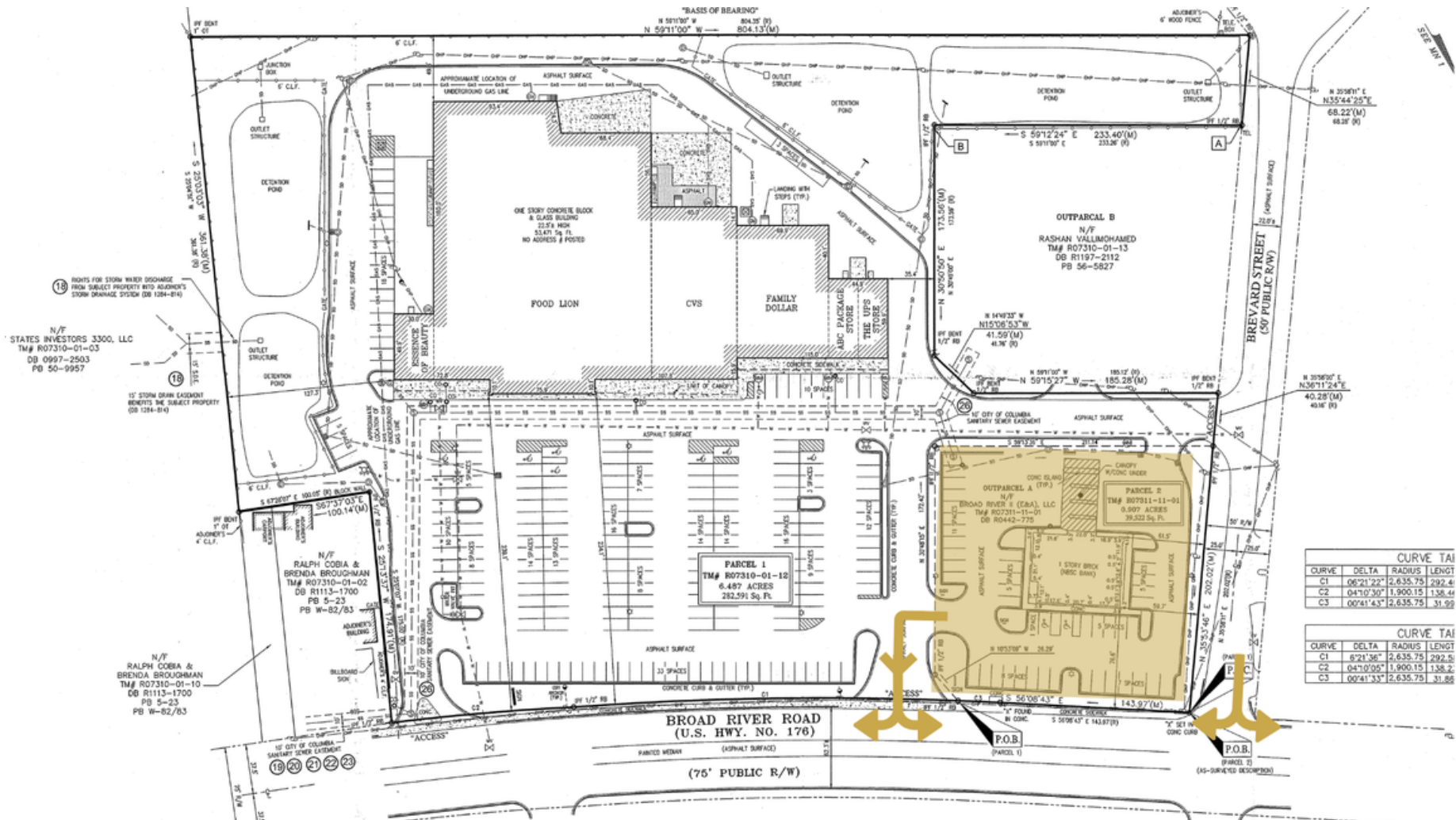
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SITE PLAN

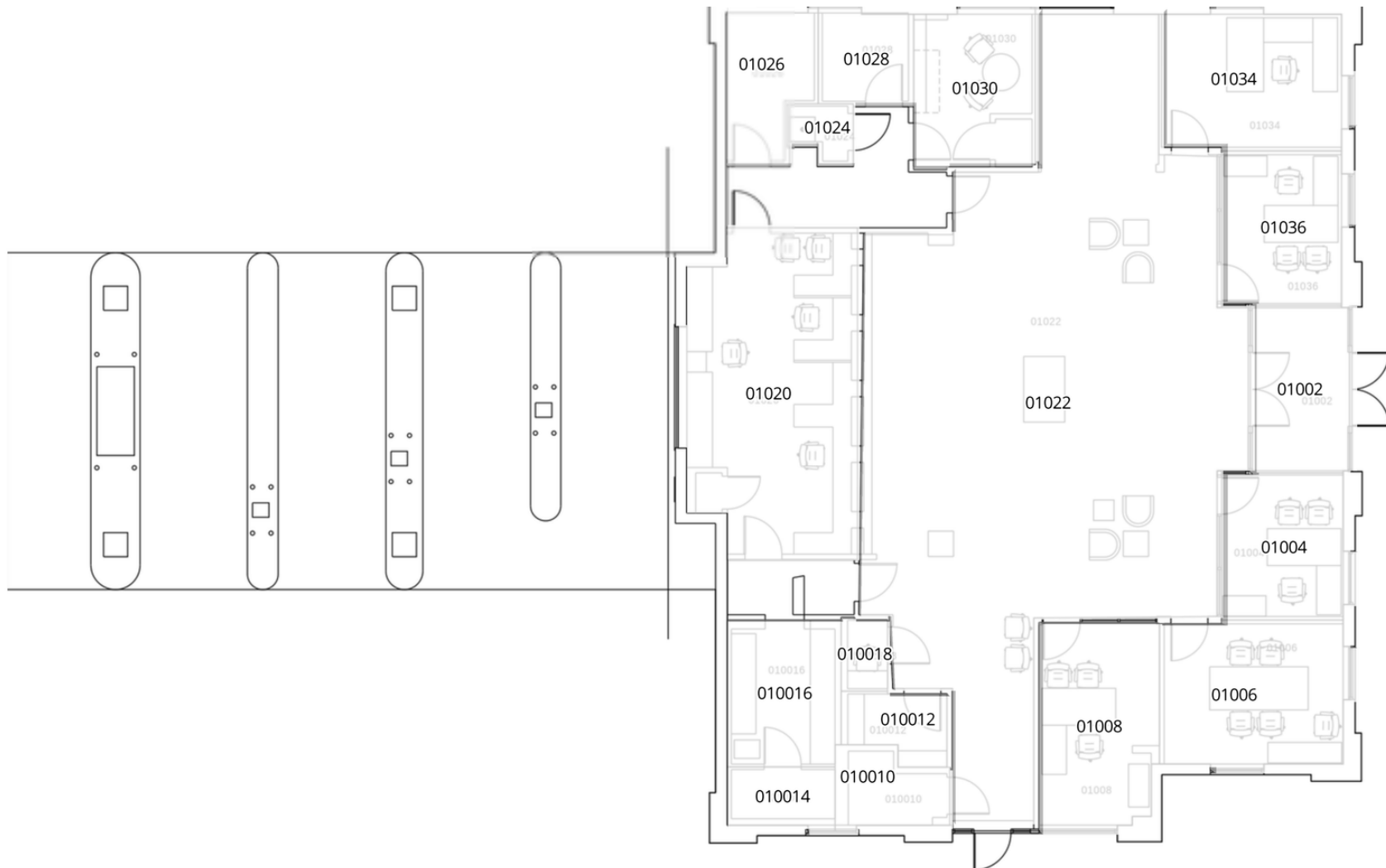
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FLOOR PLAN

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COLUMBIA, SOUTH CAROLINA

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Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

Transportation and Connectivity

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has



CONVENIENT LOCATION



FAMILY FRIENDLY

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DEMOGRAPHICS

POPULATION

POPULATION	1 MILES	3 MILES	5 MILES
2031 PROJECTION	5,805	62,399	162,040
2026 POPULATION	5,673	60,907	158,540
2020 POPULATION	5,450	57,869	152,496
MEDIAN AGE (2026)	32.5	36.1	34.0
DAYTIME POPULATION (2026)	9,472	96.2K	240K
DIVERSITY INDEX (2026)	58.6	67.2	66.4
GROWTH RATE 2026-2031	0.50%	0.50%	0.40%

AVERAGE INCOME

2026 MEDIAN HOUSEHOLD INCOME	\$51,974	\$57,859	\$56,399
2026 AVERAGE HOUSEHOLD INCOME	\$70,277	\$80,764	\$78,848

HOUSEHOLDS

2026 TOTAL HOUSEHOLDS	3,076	30,962	70,570
2031 PROJECTED TOTAL HOUSEHOLDS	3,208	32,364	73,691
AVERAGE HOUSEHOLD SIZE (2026)	1.84	1.94	2.01
HOUSING AFFORDABILITY INDEX (2026)	104	101	98
2026-2031 ANNUAL RATE	0.80%	0.90%	0.90%

DISCLAIMER

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The information contained in this Offering Memorandum has been obtained from sources deemed reliable but has not been independently verified for accuracy or completeness. Harrison Capital Advisors makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein. All projections, opinions, and estimates are subject to change without notice.

Prospective purchasers are advised to conduct their own independent due diligence and to consult with their legal, financial, and tax advisors prior to making any investment decision. The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the subject property at any time with or without notice. Harrison Capital Advisors shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner.

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