



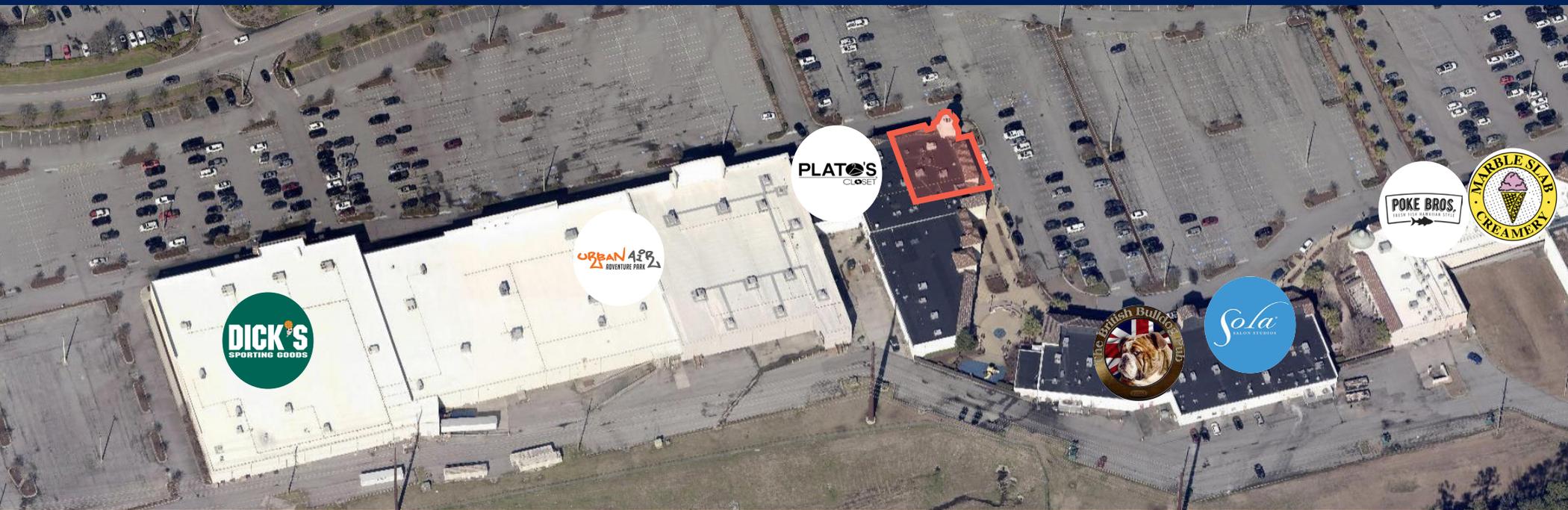
**1150 BOWER PARKWAY, COLUMBIA, SOUTH CAROLINA 29212**

**±9,947 SF SECOND GENERATION RESTAURANT SPACE FOR LEASE**

**TRINITY  
PARTNERS**

# PROPERTY DETAILS

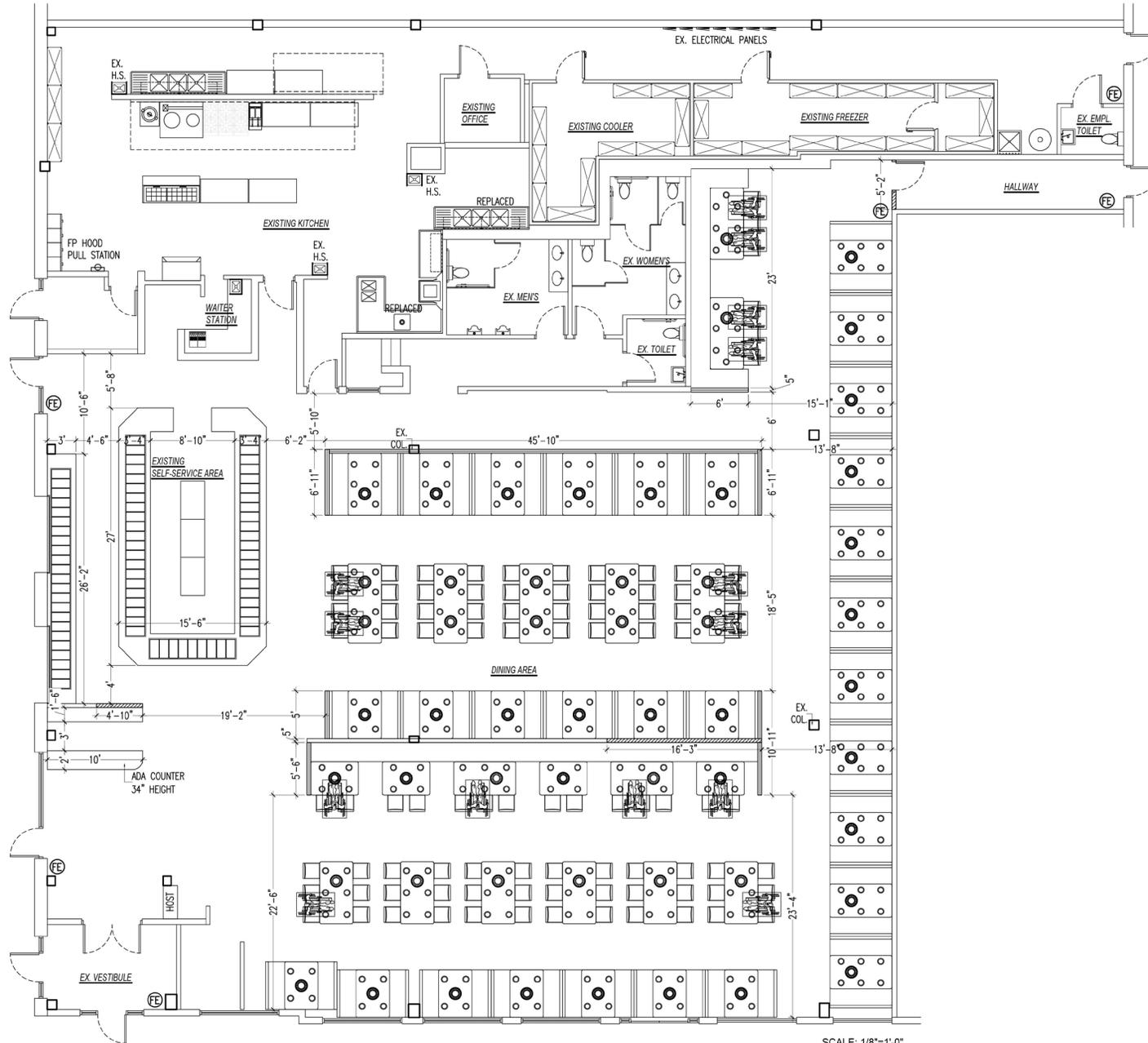
CONTACT BROKERS FOR LEASE RATE



## PRIME RESTAURANT OPPORTUNITY

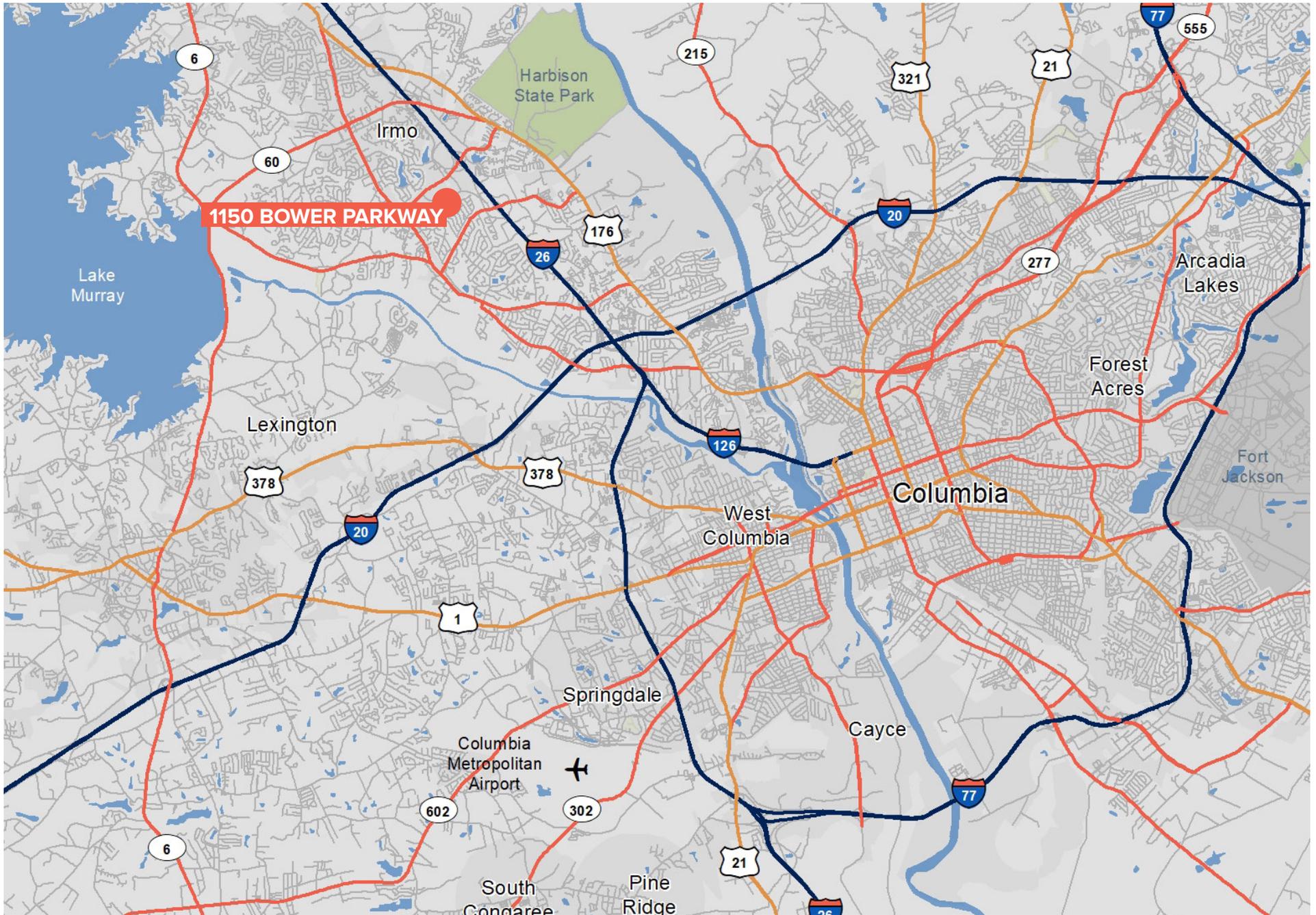
- Units F6A & F6B
- Recently renovated second-generation restaurant space
- High-visibility corner unit with closed-in patio (patio can be opened up)
- Generous on-site parking for customers and staff
- Potential to retain existing FF&E
- Situated in a high-traffic center anchored by Dick's Sporting Goods, Urban Air, and Regal Cinemas
- Prominent street signage available on Bower Parkway, with consistent daily traffic
- Center is undergoing major capital improvements, including parking lot enhancements and a refreshed modern façade
- Ideally positioned in the heart of the Harbison Boulevard retail corridor – one of South Carolina's top-performing retail destinations, attracting both national and regional brands

# FLOOR PLAN



SCALE: 1/8"=1'-0"

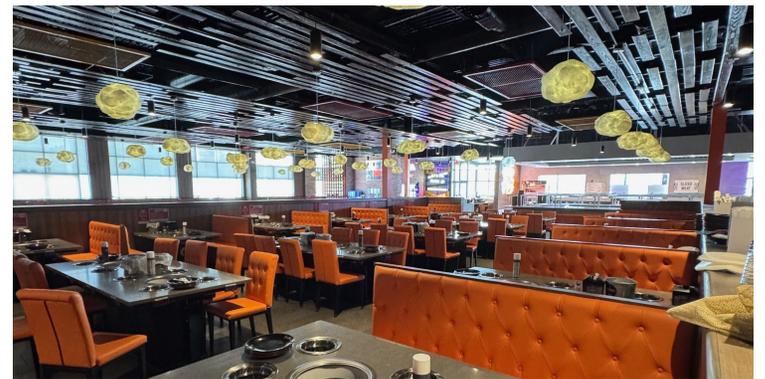
# LOCATION MAP



# AERIAL



# PHOTOS



# DEMOGRAPHICS

2024

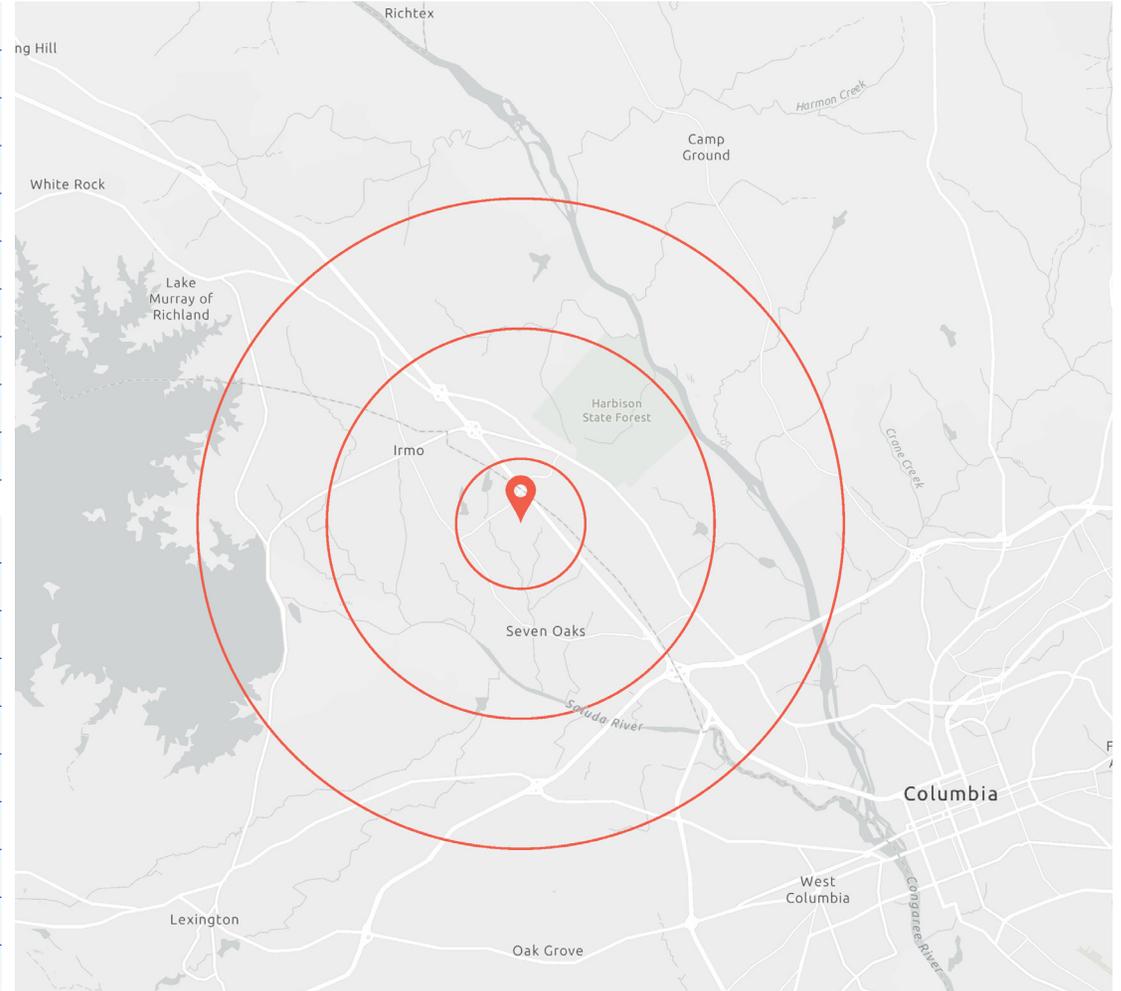
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,223	49,464	104,953
HOUSEHOLDS	2,895	20,860	43,397
FAMILIES	1,561	12,074	126,153
AVERAGE HOUSEHOLD SIZE	2.13	2.26	2.30
OWNER OCCUPIED HOUSING UNITS	1,831	13,009	28,082
RENTER OCCUPIED HOUSING UNITS	1,064	7,851	15,315
MEDIAN AGE	40.9	39.5	39.3
AVERAGE HOUSEHOLD INCOME	\$77,607	\$88,036	\$95,776
PER CAPITA IINCOME	\$36,115	\$37,412	\$39,783

2029

## PREDICTED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,299	50,520	107,897
HOUSEHOLDS	2,982	21,625	45,325
FAMILIES	1,597	12,458	27,180
AVERAGE HOUSEHOLD SIZE	2.10	2.23	2.27
OWNER OCCUPIED HOUSING UNITS	1,965	13,951	30,083
RENTER OCCUPIED HOUSING UNITS	1,017	7,675	15,242
MEDIAN AGE	42.4	40.8	40.5
AVERAGE HOUSEHOLD INCOME	\$89,923	\$102,852	\$112,605
PER CAPITA IINCOME	\$42,562	\$44,313	\$47,464



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 in 2020 geographies.

# CONTACT



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