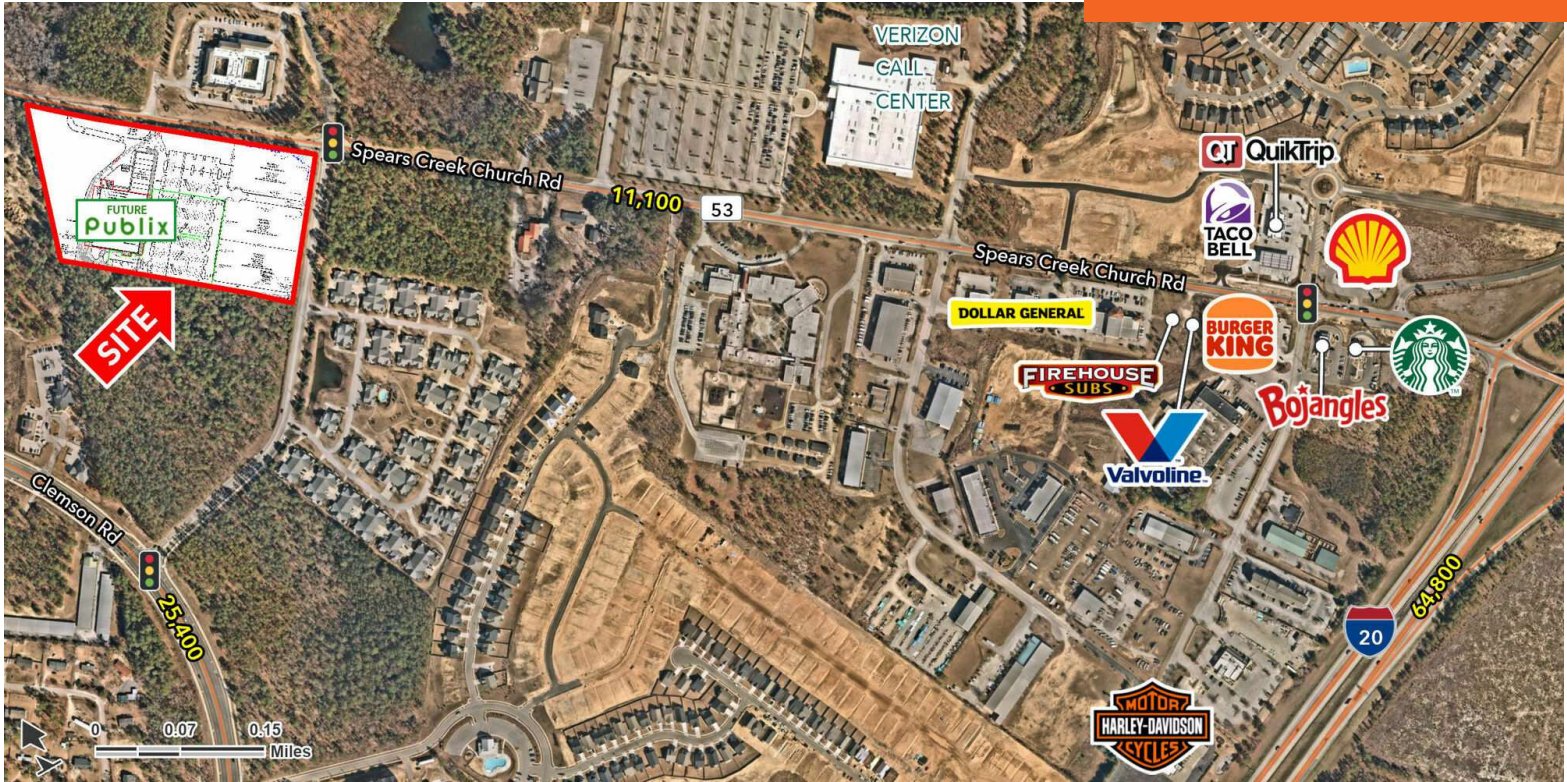


MARKET AT SPEARS CREEK

SPEARS CREEK CHURCH RD & EARTH RD, COLUMBIA, SC 29045

FOR LEASE



LOCATION DESCRIPTION

New Publix Development at the intersection of Spears Creek Church Rd and Earth Rd in the heart of a tremendous residential growth corridor

PROPERTY HIGHLIGHTS

- The center features 12,000 SF of inline retail space and three 1+ acre outparcel opportunities
- Property is less than 1 mile from I-20 (64,800 AADT) and 1.5 miles from Two Notch Rd (20,800 AADT)
- The site is adjacent to 240 multifamily units at the Preserve at Spears Creek and a 100-rooftop neighborhood, Peach Grove Homes
- Ashcroft Community, a 200-acre Mungo Homes development featuring multifamily, senior living, and single-family development is 0.25 miles from the Property
- To accommodate the increasing population, Spears Creek Church Rd is in the process of being widened from 2 to 5 lanes
- Traffic Counts: 11,100 AADT Spears Creek Church Rd | 25,400 AADT Clemson Rd



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Total Population	4,387	27,521	74,264
2024 Daytime Population	3,553	27,481	58,196
2024 Average Household Income	\$128,175	\$125,132	\$110,118



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MARKET AT SPEARS CREEK

SPEARS CREEK CHURCH RD & EARTH RD, COLUMBIA, SC 29045

FOR LEASE



SUITE	TENANT NAME	SPACE SIZE
1A	Publix	47,240 SF
201	Leased	1,440 SF
202	Leased	1,440 SF
203	Available	1,262 SF
204	Pending	1,618 SF
205	Pending	1,440 SF

SUITE	TENANT NAME	SPACE SIZE
206	Pending	1,440 SF
207	Available	1,440 SF
208	Available	1,920 SF
Outparcel 1	Available	1.99 Acres
Outparcel 2	Available	1.24 Acres
Outparcel 3	Under Contract	1.01 Acres



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Residential Overview

Market at Spears Creek | Columbia, South Carolina

January 2024

TSCG

ID	Name	Units
1	Spears Creek Towns	300 Townhomes In Development
2	Victorywoods Village	238 SF Homes In Development
3	Ashcroft	600 SF Homes U/C
4	Liberty Ridge	416 SF Homes & Townhomes U/C
5	Wildwood	3,500 SF Homes
6	Colonial Creek	300 Apartment Units
7	Woodcreek Farms	176 Apartment Units
8	Woodcreek Farms	4,000 Homes
9	The One at Columbia	360 Proposed Apartment Units
10	The Preserve at Spears Creek	240 Apartment Units

