

Retail Space Available for Lease  
2910 - 3000 Rosewood Drive, Columbia, SC



For more Information:

Bobby Balboni, CCIM

Brokerage Associate  
803 744 9846

[bbalboni@naicolumbia.com](mailto:bbalboni@naicolumbia.com)

Sam Edens

Brokerage Associate  
803 727 3221

[sedens@naicolumbia.com](mailto:sedens@naicolumbia.com)

Patrick Palmer, CCIM

Director of Retail Services | Principal  
803 556 3340

[ppalmer@naicolumbia.com](mailto:ppalmer@naicolumbia.com)

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# Property Features

- Serves the desirable neighborhoods of Shandon and Rosewood.
- Adjacent to a high performing Publix - anchored shopping center.
- Property fronts on Rosewood Drive with approximately  $\pm 24,000$  vehicles per day.
- Center has a mix of both retail and office tenants, such as Shine Hair Color & Design, Tremble Pilates, The Hoot restaurant and bar, Stretch Zone, Rogers Construction Engineering, Phase 1 Design, and a liquor store.
- Excellent Proximity to Downtown Columbia and the University of South Carolina ( $\pm 40,000$  students).
- $\pm 1,996$  SF of Restaurant Space Available with notice (Current 5th Avenue Deli).

## Availability:

### 3000 Rosewood Suite 1:

$\pm 1,996$  SF of Limited Restaurant Space Available with notice  
(Current 5th Avenue Deli): \$22.00 PSF, NNN (NNN Estimated \$5.00 PSF)

- Patio Seating Opportunity
- Contains a hood, but no accessible grease interceptor

### 3000 Rosewood Suite 4 and 5:

$\pm 1,682$  SF Available: \$22.00 PSF, NNN (NNN Estimated \$5.00, PSF)

### 2910 Rosewood Suite 4 (Second Floor Space)

$\pm 1,135$  SF Available: \$10.00 PSF, NNN (Estimated \$5.00, PSF)



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**NAI**Columbia

3710 Landmark Drive, Suite 400  
Columbia, South Carolina 29204  
+1 803.254.0100  
[www.naicolumbia.com](http://www.naicolumbia.com)

# Placer.ai Reports

Data by store visits per square foot - Calendar year 2024 - Placer.ai

## Ranking Overview

### Publix

2930 Rosewood Dr, Columbia, ... # 67



Publix

#### Nationwide

10 / 1,335



#### South Carolina

1 / 68



#### 30 miles

1 / 12



Chain: Publix | Visits / sq ft | Jan 1st, 2024 - Dec 31st, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



## Ranking Overview

### Starbucks

2937 Rosewood D... # 65996-299636



#### Nationwide

1,711 / 8,456



#### South Carolina

16 / 138



#### 30 miles

2 / 27



Chain: Starbucks | Visits / sq ft | Jan 1st, 2024 - Dec 31st, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



## Ranking Overview

### Great Clips

2930 Rosewood Dr, Columb... # 4351



#### Nationwide

1,483 / 3,768



#### South Carolina

38 / 83



#### 15mi

5 / 9



Chain: Great Clips | Visits | Jan 1st, 2024 - Dec 31st, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



# Aerial



Rosewood Dr. 24,000 VPD



# Photos



# Demographic Profile

3000 Rosewood Drive | Columbia, SC

## 5 MINUTE RADIUS

Summary	2025	2030
Population	20,981	21,322
Households	10,964	11,392
Families	4,267	4,364
Average Household Size	1.86	1.82
Owner Occupied Housing Units	5,814	6,257
Renter Occupied Housing Units	5,150	5,136
Median Age	34.3	35.9
Average Household Income	\$113,540	\$127,538

## 10 MINUTE RADIUS

Summary	2025	2030
Population	78,448	79,877
Households	33,869	35,337
Families	13,313	13,644
Average Household Size	1.94	1.90
Owner Occupied Housing Units	16,241	17,451
Renter Occupied Housing Units	17,628	17,886
Median Age	27.5	27.9
Average Household Income	\$105,411	117,555

## 15 MINUTE RADIUS

Summary	2025	2030
Population	160,476	164,810
Households	71,048	74,792
Families	32,500	33,688
Average Household Size	2.03	1.99
Owner Occupied Housing Units	36,086	39,060
Renter Occupied Housing Units	34,962	35,732
Median Age	32.5	33.5
Average Household Income	\$93,859	\$105,197