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JOANN



GROUND LEASE OR BUILT-TO-SUIT

1220 Charleston Hwy

WEST COLUMBIA, SC 29169



PROPERTY SUMMARY



Property Description

Ground Lease or Build-to-Suit

±1.1 to 3.7 Acres Available

~24,200 VPD

Property Located just 2 Miles outside of Columbia's CBD and the University of South Carolina.

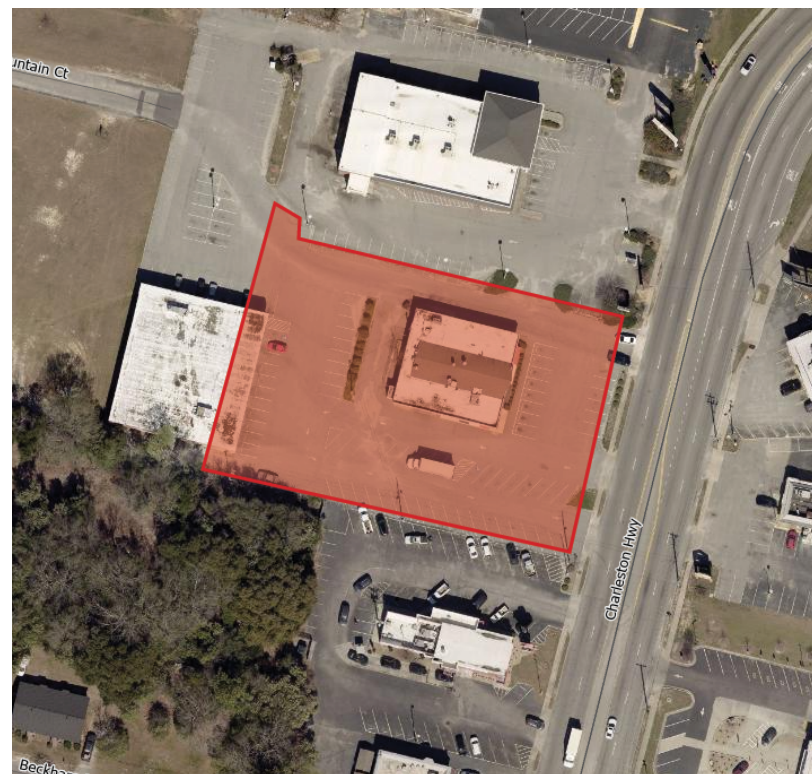
Surrounded by many National Retailers

Offering Summary

Lease Rate: Contact Broker for Pricing

Available Lot: 1.1 -3.7 Acres

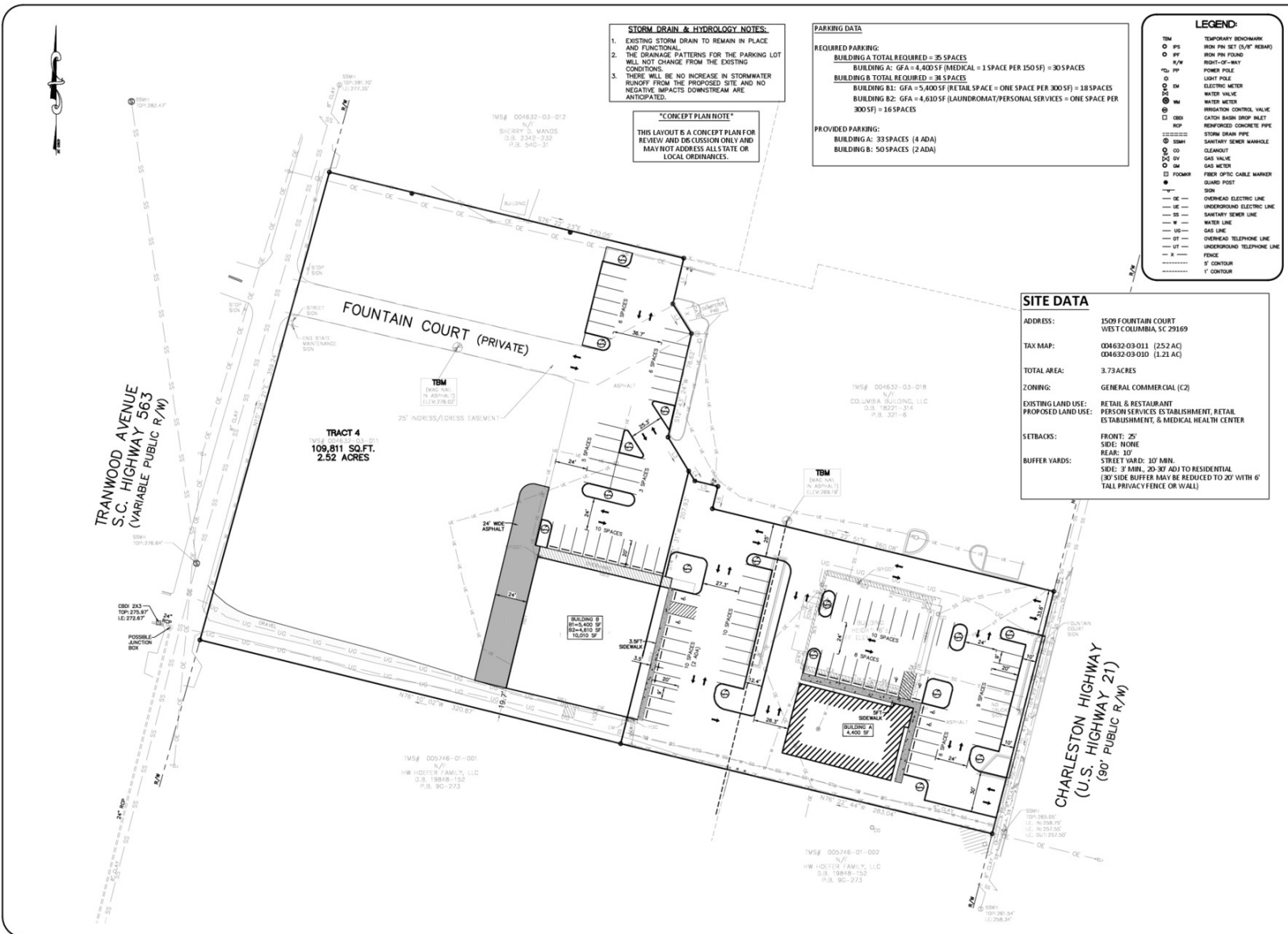
Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,471	22,633	58,497
Total Population	7,391	47,093	119,347
Average HH Income	\$52,188	\$52,091	\$53,770



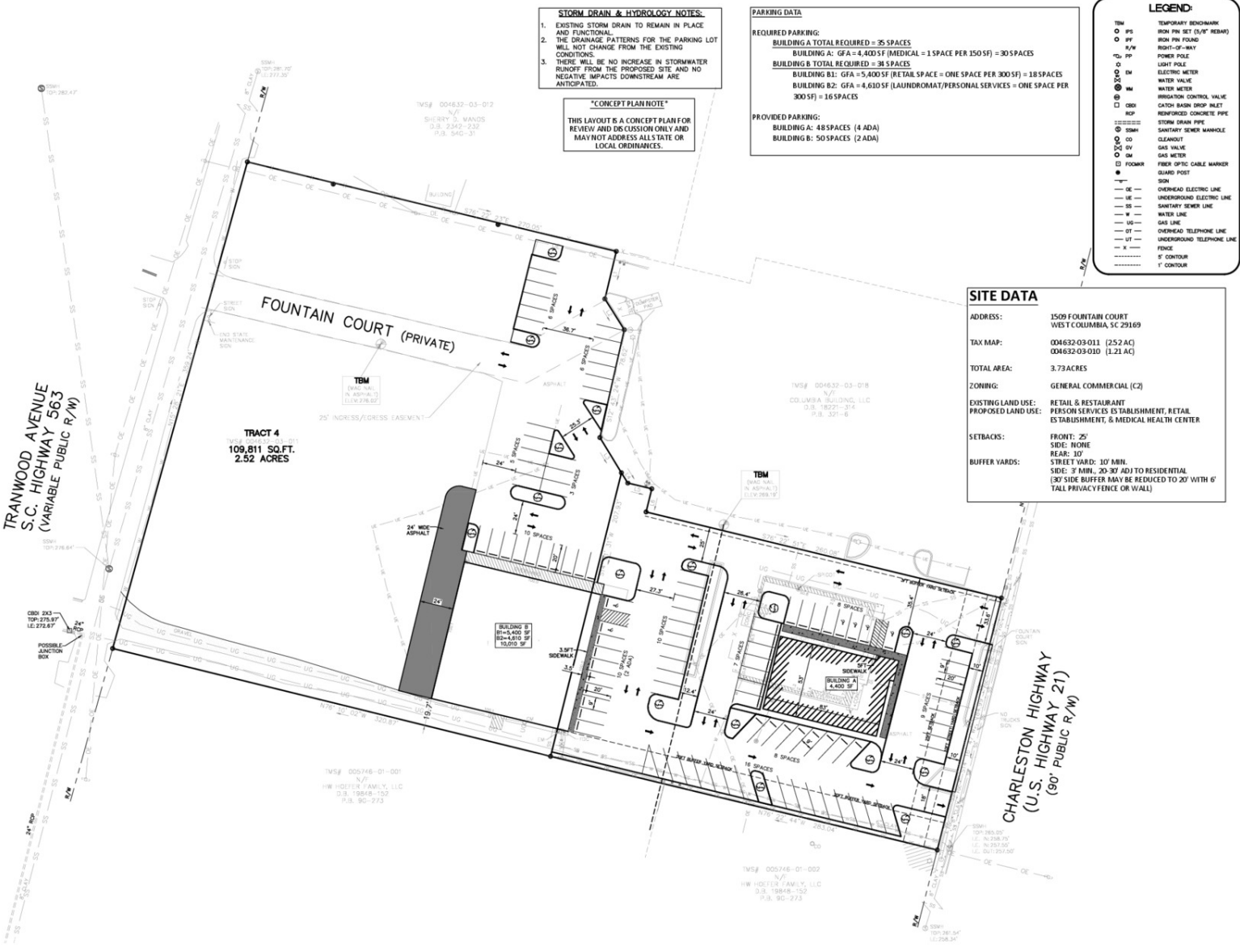
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SITE PLAN-MEDICAL BUILDING

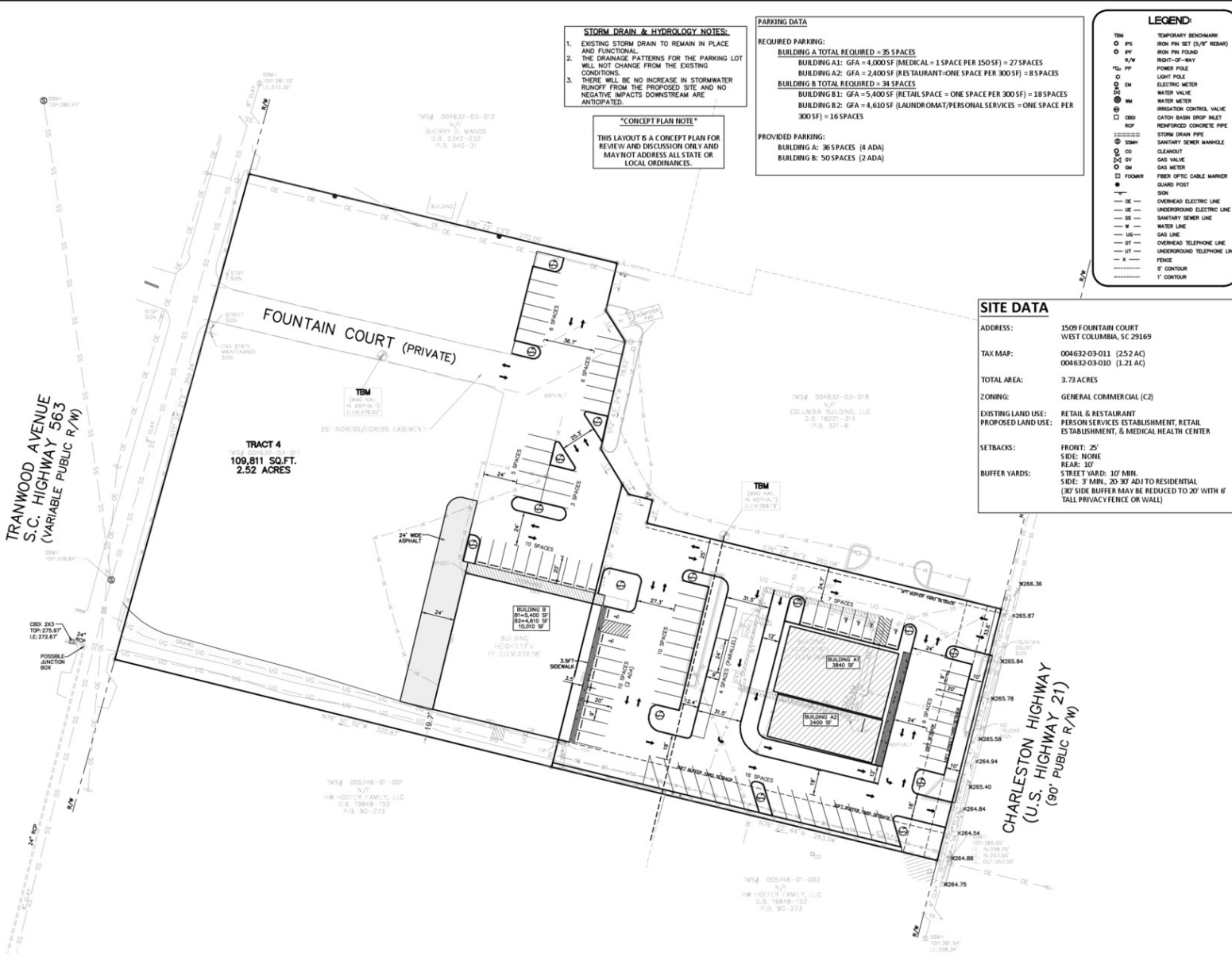


SITE PLAN-1 TENANT CONCEPT



The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

SITE PLAN-2 TENANT CONCEPT



STORM DRAIN & HYDROLOGY NOTES:

- EXISTING STORM DRAIN TO REMAIN IN PLACE AND FUNCTIONAL.
- THE DRAINAGE PATTERNS FOR THE PARKING LOT WILL NOT CHANGE FROM THE EXISTING CONDITIONS.
- THERE WILL BE NO INCREASE IN STORMWATER RUNOFF FROM THE PROPOSED SITE AND NO NEGATIVE IMPACTS DOWNSTREAM ARE ANTICIPATED.

"CONCEPT PLAN NOTE"

THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY AND MAY NOT ADDRESS ALL STATE OR LOCAL ORDINANCES.

PARKING DATA

REQUIRED PARKING:

- BUILDING A TOTAL REQUIRED = 35 SPACES
- BUILDING A1: GFA = 4,000 SF (MEDICAL = 1 SPACE PER 150 SF) = 27 SPACES
- BUILDING A2: GFA = 2,400 SF (RESTAURANT = ONE SPACE PER 300 SF) = 8 SPACES
- BUILDING B TOTAL REQUIRED = 34 SPACES
- BUILDING B1: GFA = 5,400 SF (RETAIL SPACE = ONE SPACE PER 300 SF) = 18 SPACES
- BUILDING B2: GFA = 4,610 SF (LAUNDRY/MAT/PERSONAL SERVICES = ONE SPACE PER 300 SF) = 16 SPACES

PROVIDED PARKING:

- BUILDING A: 36 SPACES (4 ADA)
- BUILDING B: 50 SPACES (2 ADA)

LEGEND:

TBM	TEMPORARY BENCHMARK
IP	IRON PIN SET (1/2" x 8")
FP	IRON PIN FOUND
R/W	RIGHT-OF-WAY
PP	POWER POLE
LP	LIGHT POLE
EM	ELECTRIC METER
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
CBM	CATCH BASIN (BIO) BUILT
RCF	REINFORCED CONCRETE PIPE
SDP	STORM DRAIN PIPE
SSM	SANITARY SINKER MANHOLE
CO	CLEANOUT
GV	GAS VALVE
GM	GAS METER
FCM	FIBER OPTIC CABLE MARKER
GP	GUARD POST
SO	SOIL
OE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
OS	SANITARY SINKER LINE
WL	WATER LINE
GL	GAS LINE
OT	OVERHEAD TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
F	FENCE
C	1' CONTOUR

SITE DATA

ADDRESS: 1509 FOUNTAIN COURT WEST COLUMBIA, SC 29169

TAX MAP: 004632-03-011 (252 AC)
004632-03-010 (1.21 AC)

TOTAL AREA: 3.73 ACRES

ZONING: GENERAL COMMERCIAL (C2)

EXISTING LAND USE: RETAIL & RESTAURANT

PROPOSED LAND USE: PERSON SERVICES ESTABLISHMENT, RETAIL ESTABLISHMENT, & MEDICAL HEALTH CENTER

SETBACKS: FRONT: 25'
SIDE: NONE
REAR: 10'

BUFFER YARDS: STREET WARD: 10' MIN.
SIDE: 3' MIN., 20' 37' ADJ TO RESIDENTIAL
(30' SIDE BUFFER MAY BE REDUCED TO 20' WITH 6' TALL PRIVACY FENCE OR WALL)

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