



RETAIL FOR LEASE

THE TREADWELL in Five Points

924-950 Harden Street | Columbia, SC

Phase I

One suite (±1,258 SF) currently available for immediate occupancy

Phase II

Up to ±6,500 SF of retail space or ±0.44 acres for build-to-suit/ground lease



\$36.00
PSF

CONTACT US

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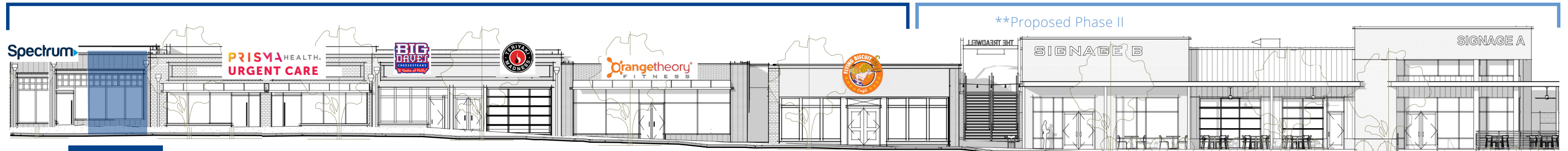
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PHASE I (completed)



AVAILABLE
±1,258 SF
Former leasing office

AVAILABLE
±6,500 SF or ±0.44 acre Build-to-Suit/Ground Lease

FOR LEASE

THE TREADWELL

924-950 Harden Street | Columbia, SC

This ±26,400-SF retail redevelopment is located in the heart of Five Points in Downtown Columbia. The Treadwell features a newly constructed parking deck and is the sole Class A retail center in Five Points that authentically embraces the original character of the historic neighborhood. The building seamlessly blends with the neighborhood's rich history while providing modern convenience to retailers and customers.

HIGHLIGHTS

- Over 234 feet of frontage on Harden Street
- On-site parking available and street/public parking
- Signalized access at Harden and Pendleton Streets
- Strong National/Regional tenant mix



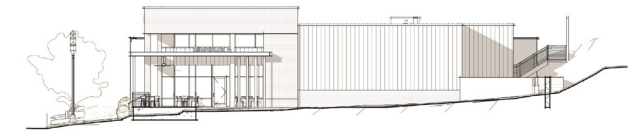
THE TREADWELL

PHASE I

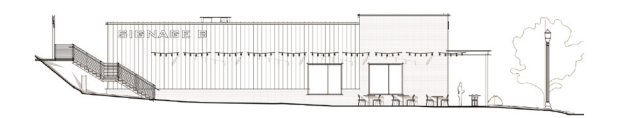


PHASE II

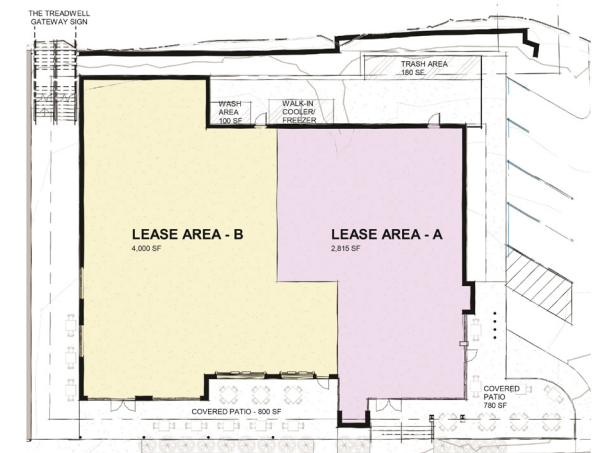
**Proposed Phase II



2 PLAN EAST ELEVATION SCHEME D
1" = 20'-0"



4 ALLEY ELEVATION SCHEME D
1" = 20'-0"



PHASE I

Availabilities

- ±1,258 SF | 948 Harden Street

HIGHLIGHTS



On-site and street parking available



±24,000 vehicles pass site per day



Newly renovated storefront



1.1 M average monthly visits (Five Points)

PHASE II

Availabilities

- Up to 6,500 SF available
- Or Build-to-suit/Ground Lease (±0.44 acres)

THE TREADWELL



Location Overview

Five Points

Columbia's Original Village Neighborhood

This historic commercial area attracts the University of South Carolina community and the nearby residential neighborhoods of Shandon, Wales Garden, University Hill and Old Shandon. It is the hub for college bars and nightlife in Columbia with long-established watering holes. The neighborhood is distinguished by its unique character, featuring one-of-a-kind artworks and landmarks.



- Walking distance to USC
- 38,500 students enrolled (2024)



RETAIL SALES



Apparel & Services
 2024 - \$145,421,989
 2029 - \$176,682,285
 5 miles



Food
 2024 - \$661,904,296
 2029 - \$804,067,600
 5 miles



Entertainment & Recreation
 2024 - \$227,574,608
 2029 - \$276,402,640
 5 miles

DEMOGRAPHICS 2024 est.



Population
 1 mile: 19,143
 3 miles: 86,499
 5 miles: 168,624



Daytime Pop.
 1 mile: 45,059
 3 miles: 154,193
 5 miles: 248,607



Households
 1 mile: 6,052
 3 miles: 38,814
 5 miles: 74,248



Avg. HH Income
 1 mile: \$83,796
 3 miles: \$86,650
 5 miles: \$85,394



Pop. Growth 2029
 1 mile: 19,212
 3 miles: 88,108
 5 miles: 171,577



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