



**-CONFIDENTIAL-**  
**OPERATING BUSINESS - DO NOT ENTER  
 THE PREMISES AND ALERT EMPLOYEES**



PROJECT  
DETAILS

AVAILABLE SPACE

1,489 AC | 4,687 SF

TRAFFIC COUNTS

41,000 ADT on Garners Ferry Rd

PROPERTY HIGHLIGHTS

- Sit down restaurant at signalized intersection available for lease
- Ground lease or building lease preferred
- Ideally located in SE Columbia's super regional trade area

LEASE RATE

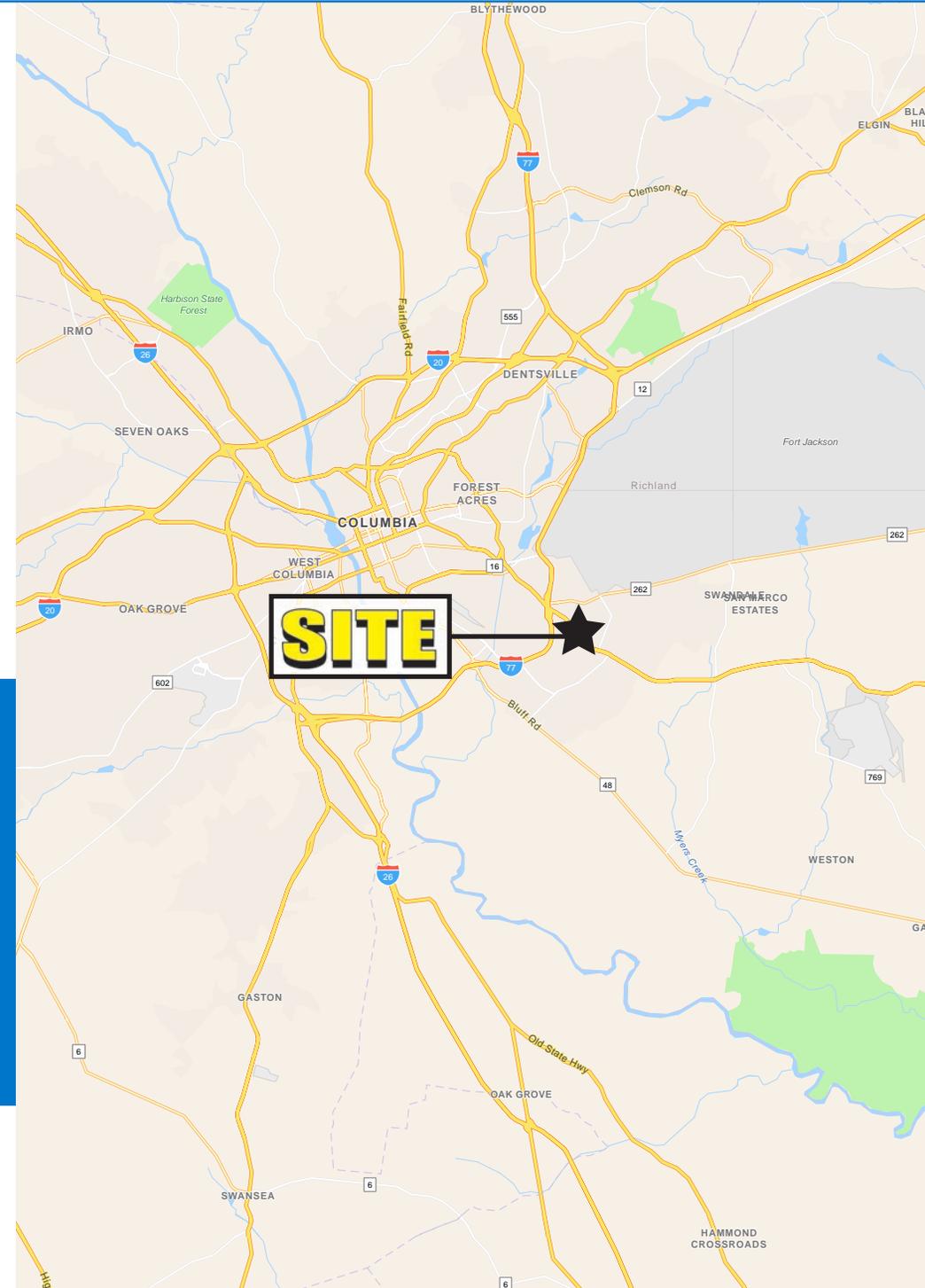
Call to discuss

COUNTY

Richland

MARKET

Columbia



DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

TOTAL HOUSEHOLDS

4,210

17,622

38,460

TOTAL POPULATION

9,295

42,140

91,457

MEDIAN HH INCOME

\$59,692

\$60,854

\$65,425

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AERIAL



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AERIAL



Walmart

ABC

PLATOS

OneMain Financial

Simply Smile

**SITE**

WAFFLE HOUSE

COOK-OUT

La Petite ACADEMY

Atlas Rd

Garners Ferry Rd

AspenDental

TACO BELL

MURPHY USA

41,000 ADT

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Firestone

Arby's







SOUTH CAROLINA

# COLUMBIA

Columbia, South Carolina, is the vibrant capital city of the state, blending Southern charm with the energy of a college town. Home to the University of South Carolina, Columbia boasts a youthful, dynamic atmosphere with a strong focus on education, research, and innovation. Its revitalized downtown area features a mix of government buildings, local shops, diverse dining options, and cultural attractions like the Columbia Museum of Art and the historic South Carolina State House.

Beyond its urban core, Columbia offers abundant outdoor recreation, thanks to the Congaree River, Lake Murray, and nearby Congaree National Park. The city's neighborhoods range from trendy districts like The Vista to quiet suburban communities, making it attractive to a wide range of residents. With a growing economy driven by education, healthcare, and military sectors—particularly Fort Jackson—Columbia continues to evolve as a key center for business, culture, and Southern living in the Midlands region.



COLUMBIA, SC

## 7490 GARNERS FERRY RD

**AVAILABLE FOR LEASE**

### ROBEY SPRATT

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### MICAH GROEBER

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