

AVAILABLE FOR LEASE
±18,280 SF | ±44,984 SF

WOODBERRY PLAZA

WEST COLUMBIA
SOUTH CAROLINA 29170



Taylor Martin

Senior Advisor

taylor@freedomcommercialre.com

864.504.0074



Cayden Slobotski

Associate Advisor

cayden@freedomcommercialre.com

864.230.0105

SPACE DESCRIPTION | 3230 Augusta RD West Columbia, SC 29170



--Space Details--

- **±44,984 SF of Retail Anchor space.**
- **Available: Feb 1, 2026**
- **Currently occupied by tenant**
- **Recently acquired shopping center with improving tenant mix.**
- **Parking lot exclusivity/outparcel available for Anchor user.**
- **±40k VPD Traffic count on Augusta Hwy.**
- **Exclusive delivery dock access and easy ingress/egress.**

Lease Rate	Call for Rate
Square Footage	±18,280 SF
Use	Retail
Delivery Date	Feb 1, 2026

SPACE DESCRIPTION | 3236 Augusta RD West Columbia, SC 29170



--Space Details--

- ±18,280 SF of Retail Anchor space.
- Available: With 90 Days Notice
- Currently occupied by tenant
- Recently acquired shopping center with improving tenant mix.
- Parking lot exclusivity/outparcel available for Anchor user.
- ±40k VPD Traffic count on Augusta Hwy.
- Exclusive delivery dock access and easy ingress/egress.

Lease Rate	\$10/SF NNN
Square Footage	±18,280 SF
Use	Retail
Delivery Date	Available With 90 Days Notice

ADDITIONAL PHOTOS | 3230-3260 Augusta RD West Columbia, SC 29170



ADDITIONAL PHOTOS | 3230-3260 Augusta RD West Columbia, SC 29170



LISTING TEAM

Exclusively Marketed by: Freedom Commercial, LLC



Taylor Martin
Senior Advisor
864.504.0074
taylor@freedomcommercialre.com



Cayden Slobotski
Associate Advisor
864.230.0105
cayden@freedomcommercialre.com

3230-3260 AUGUSTA RD
West Columbia, SC 29170

DISCLAIMER

The information contained herein is not a substitute for a thorough due diligence investigation. Freedom Commercial has not made any investigation and makes no warranty or representation with respect to the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering material has been obtained from sources we believe reliable; however, Freedom Commercial has not verified, and will not verify, any of the information contained herein, nor has Freedom Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify all the information set forth herein. Interested parties shall be responsible for their costs and expenses of investigating the subject property.