VALUE ADD OPPORTUNITY
WITH POTENTIAL OUTPARCELS

VIEW FULL OM

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COLUMBIA NORTHEAST SHOPPING CENTER

9221 Two Notch Road | Columbia, South Carolina 29223

NAI Columbia

Patrick Palmer, CCIM
(C) 803.556.3340
ppalmer@naicolumbia.com

Bobby Balboni,CCIM
(C) 508.748.0088
bbalboni@naicolumbia.com

Sam Edens
(C) 803.727.3221
sedens@naicolumbia.com

INVESTMENT OVERVIEW

NOI Growth

With a weighted average lease term (WALT) of ~1.3 years, **and with only the anchor in Big Lots holding a fixed tenant renewal option**, investors have a near-term path to enhancing the center's NOI.

Below Market Rents

The current rental rates, **which average $7.60 per square foot**, are below market levels. This pricing disparity presents a compelling value-add opportunity for investors seeking to capture meaningful upside through strategic lease-up, market-rate adjustments, and long-term repositioning.

Location Advantages

Located in one of Columbia's fastest-growing submarkets, Columbia Northeast Center benefits from a strong surrounding business environment. The property sits near Spring Valley High School, expanding residential communities, and **shares a submarket with the upcoming Scout Motors production center—an economic catalyst projected to bring 4,000 new jobs to the region.**

Value-Add Outparcel Development Opportunity

An existing vacant ±2,400 SF outparcel—formerly a credit union—sits in a prime position for redevelopment or leasing in its present configuration. Additionally, an excess parking field with prominent frontage along Two Notch Rd (37,000 VPD) provides an outparcel development opportunity ideal for a retailer or service-oriented user. Contact Broker for additional information on anchor tenant restrictions.

Strong Retail Submarket

The Two Notch Road/Northeast Columbia retail submarket is recognized as one of the city's top-performing commercial retail corridors. Boasting a low vacancy rate of just 3.7%, the submarket continues to demonstrate strong tenant demand. It encompasses one of the largest concentrations of retail space in the region, yet limited new construction and high barriers to entry create a **highly competitive environment.**

58,964 SF
Total GLA

10.0 AC
Total Land Size

96%
Occupancy

8.02%
Cap Rate

11.25% Cap Rate
Year 3 Pro Forma

$358,565
Pro Forma Year 1 NOI

Asking Price **$4,470,000**

Contact the Team E-Mail

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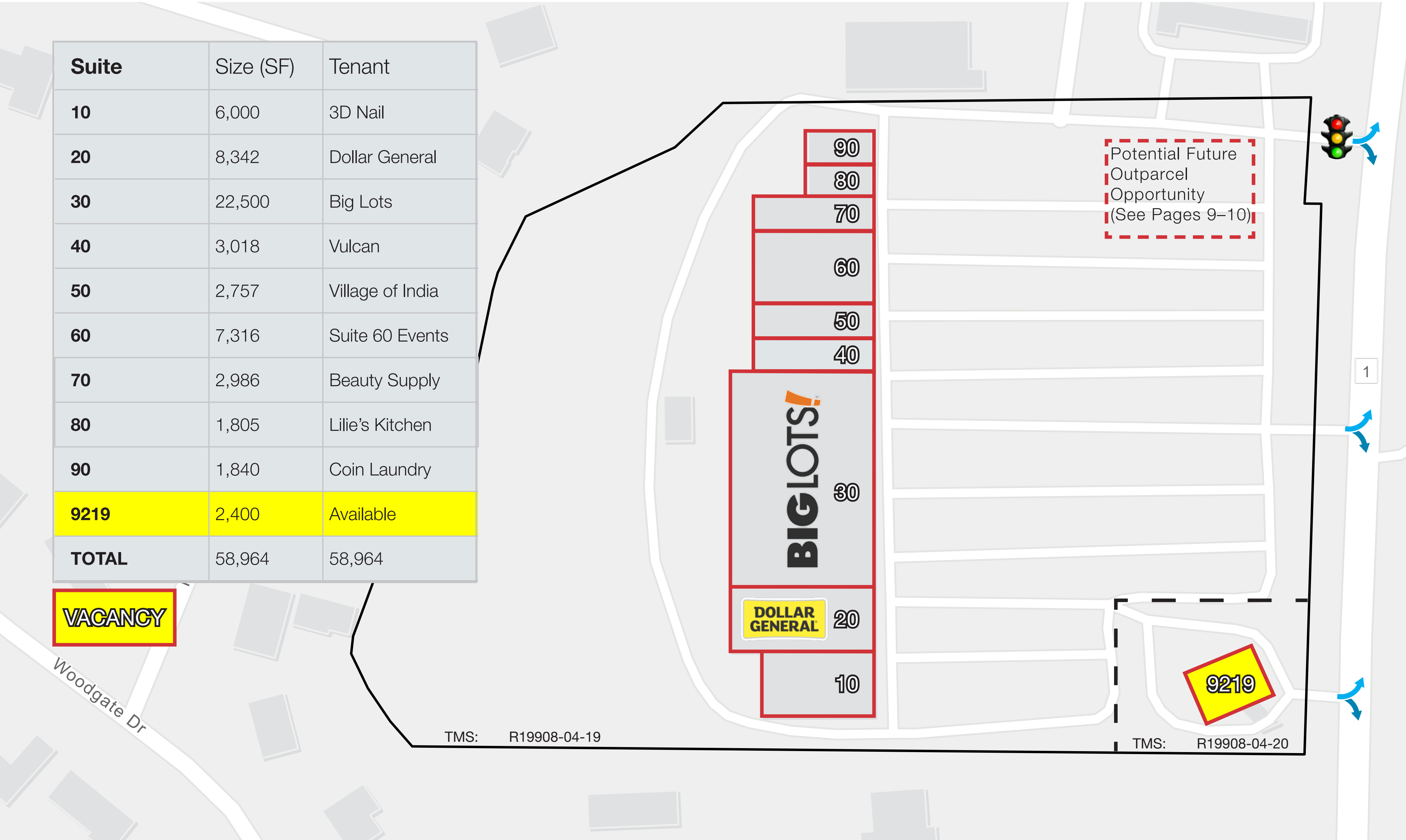
Sam Edens
(C) 803.727.3221
sedens@naicolumbia.com

SITE PLAN

Suite	Size (SF)	Tenant
10	6,000	3D Nail
20	8,342	Dollar General
30	22,500	Big Lots
40	3,018	Vulcan
50	2,757	Village of India
60	7,316	Suite 60 Events
70	2,986	Beauty Supply
80	1,805	Lilie's Kitchen
90	1,840	Coin Laundry
9219	2,400	Available
TOTAL	58,964	58,964

VACANCY



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sedens@naicolumbia.com

01 Big Lots

ENTITY	Variety Stores, LLC
GLA	±22,500
BRAND LOCATIONS	219 as of November 2025
GUARANTEE	Corporate
COMPANY INFORMATION	Variety Wholesalers, based out of North Carolina, owns and operates roughly 400 retail stores in the Southeast and Mid-Atlantic regions primarily under the Roses, Roses Express, the Super 10 banners, and added over 200 additional Big Lots stores with their recent acquisition. Per Placer Ai, this store ranked as the No. 1 Big Lots location in the Columbia SC MSA each year from 2021 to 2024. The store was reopened in June 2025 after the acquisition. Variety Wholesaler's reopening strategy includes a focus on the original closeout model, offering overstock, liquidation deals, and deeply discounted brand-name merchandise, in addition to remodeled layouts, a new apparel department for families, and new merchandise categories like electronics.
CAM REIMBURSEMENT	Pro-Rata Tax & Insurance; CAM capped at $0.76 PSF with such cap to increase annually by 3%. Administrative, Capital Expenditures, and Management excluded from CAM.
ESTOPPEL	Upon Written request by landlord
HVAC RESPONSIBILITY	Tenant responsible for HVAC maintenance, service, repairs and replacement.
LEASE START	5/1/1997 (Lease assignment to variety wholesalers on 3/7/2025)
LEASE EXPIRATION	Available in full OM
NEXT RENTAL INCREASE	Available in full OM
RENEWAL OPTIONS	Available in full OM
RENEWAL OPTION NOTICE	Available in full OM
EXCLUSIVE	Except for tenants open and operating for business in the Shopping Center as of the date of this Lease/ No other general merchandise discount, liquidator, closeout store or dollar store operation ("Competing Business") may be permitted in the Shopping Center during the Original Term of this Lease or any option terms exercised by Tenant without written consent by Tenant.

02 Dollar General

ENTITY	Dolgencorp, Inc.
GLA	±8,342 SF
BRAND LOCATIONS	20,600 as of November 2025
GUARANTEE	Corporate
COMPANY INFORMATION	Dollar General Corporation is an American chain of discount stores headquartered in Goodlettsville, Tennessee. As of November 2025, Dollar General has operated 20,600 stores in the United States and Mexico, making them North America's largest small-box discount retailer. The company's credit rating is BBB, which has been raised five times since 2009. Dollar General's net sales eclipsed $40.6 billion in fiscal year 2024, a 5% increase over 2023. They offer a blend of low-price staples: snacks, canned goods, cleaning supplies, basic home items, paper goods, OTC meds, seasonal items, and low-cost apparel.
CAM REIMBURSEMENT	Pro-Rata Tax & Insurance; CAM capped at $1.15 PSF through expiration. Administrative, Capital Expenditures, and Management excluded from CAM..
ESTOPPEL	Upon written request by Landlord.
HVAC RESPONSIBILITY	HVAC Responsibility: Landlord responsible for major repairs in excess of $1,000 per occurrence. Tenant responsible for routine maintenance and repairs less than $1,000. New RTUs were installed in 2025, contact Broker for more information.
LEASE START	3/1/1994
LEASE EXPIRATION	Available in full OM
NEXT RENTAL INCREASE	Available in full OM
RENEWAL OPTIONS	Available in full OM
RENEWAL OPTION NOTICE	Available in full OM
EXCLUSIVE	Lessor covenants and agrees not to lease, rent, occupy, or allow to be occupied, any part of the Shopping Center premises for the purpose of conducting business as or for use as a Family Dollar Store, Bill's Dollar Store, Fred's, or Super Ten. Should Lessee, or a subtenant or assignee of Lessee, intentionally cease to conduct business in the demised premises, then this covenant shall terminate upon expiration of 180 days from the date of cessation of the business. This covenant shall run with the land.

TENANT OVERVIEWS

03 Suite Sixty Events

ENTITY	Suite Sixty Events and Catering, LLC
GLA	±7,316 SF
BRAND LOCATIONS	One
GUARANTEE	Personal
COMPANY INFORMATION	In addition to their event venture, the guarantors also own Kiki's Chicken and Waffles, which is an award-winning fried chicken chain with three locations between Columbia and Charleston. Suite 60 is an event -venue that offers a variety of events such as wedding ceremonies, rehearsal dinners, birthday parties, and corporate events, which are frequently catered by the owner's restaurant
CAM REIMBURSEMENT	Pro-Rata CAM, Tax, Ins (Allows for Management/Admin = 5% of annual base rent at the center, charged pro-rata).
ESTOPPEL	5 days' written notice
HVAC RESPONSIBILITY	Tenant responsible for HVAC maintenance, service, and repairs. Landlord and Tenant shall equally share the cost of replacement of any HVAC unit for the Premises, provided Tenant is not in default of the Lease. Tenant fully liable after replacement.
LEASE START	8/1/2021
LEASE EXPIRATION	Available in full OM
NEXT RENTAL INCREASE	Available in full OM
RENEWAL OPTIONS	Available in full OM
RENEWAL OPTION NOTICE	Available in full OM
EXCLUSIVE	Landlord agrees that it shall not, at any time during the Term of the Lease, including any renewal or extension thereof, enter into any new lease for any space in the Center with a tenant whose principal business is that of an event center. Notwithstanding the foregoing to the contrary, Tenant specifically acknowledges and agrees that this provision is and shall remain subject to the rights of existing tenants (including such existing tenants' successors, assigns, sublessees, and licensees) and to the rights of any future tenant at the Center whose leased premises consist of 10,000 square feet or more

04 Village of India

ENTITY	Daljit Singh
GLA	±2,757
BRAND LOCATIONS	One
GUARANTEE	Personal
COMPANY INFORMATION	A popular, family-oriented Indian restaurant offering a mix of Northern Indian cuisine, including both vegetarian and meat-based dishes, and specifically known for its tikka masala. With both buffet and à la carte options, reasonable pricing, and an inviting atmosphere.
CAM REIMBURSEMENT	Pro-Rata CAM, Tax, Ins (Allows for Management/Admin = 5% of annual base rent at the center, charged pro-rata).
ESTOPPEL	5 days' written notice
HVAC RESPONSIBILITY	Pro-Rata CAM, Tax, Ins (Allows for Management/Admin = 5% of annual base rent at the center, charged pro-rata). 5-ton HVAC replaced in 2022.
LEASE START	1/1/2013 (Restated lease signed on 2/28/2022 with original operator)
LEASE EXPIRATION	Available in full OM
NEXT RENTAL INCREASE	Available in full OM
RENEWAL OPTIONS	Available in full OM

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05
3D Nail Academy

ENTITY	3D Nail Academy, LLC
GLA	±6,000 SF
BRAND LOCATIONS	One
GUARANTEE	Personal
COMPANY INFORMATION	3D Nail Academy operates as a specialized vocational training center focused on professional nail care, advanced nail art, and beauty-service certifications. Instead of functioning like a standard nail salon, it blends classroom instruction, hands-on training, and practical service applications and drives revenue from a combination of directly paid tuition and reimbursed scholarships and grants.
CAM REIMBURSEMENT	Pro-Rata CAM, Tax, Ins (Allows for Management/Admin = 5% of annual base rent at the center, charged pro-rata).
ESTOPPEL	5 days' written notice
HVAC RESPONSIBILITY	Tenant responsible for HVAC maintenance, service, and repairs. Landlord and Tenant shall equally share the cost of replacement of any HVAC unit for the Premises, provided Tenant is not in default of the Lease. Tenant fully liable after replacement.
LEASE START	10/1/2022
LEASE EXPIRATION	Available in full OM
NEXT RENTAL INCREASE	Available in full OM
RENEWAL OPTIONS	Available in full OM
RENEWAL OPTION NOTICE	Available in full OM

06
Express Coin Lanudry

ENTITY	Legacy 2226, LLC
GLA	±1,840 SF
BRAND LOCATIONS	One
GUARANTEE	Personal
COMPANY INFORMATION	Traditional laundromat that offers on-site washers and dryers for self-service at discount rates and does not offer any on-site dry-cleaning processing. This business benefits from a high barrier to entry due to expensive impact fees charged to operators starting a new laundromat facility. Although the business was recently sold, Express Coin laundry has been operating at Columbia NE Shopping Center since 2005.
CAM REIMBURSEMENT	Pro-Rata CAM, Tax, Ins (Allows for Management/Admin = 5% of annual base rent at the center, charged pro-rata).
ESTOPPEL	5 days' written notice
HVAC RESPONSIBILITY	Tenant responsible for HVAC maintenance, service, repairs and replacement
LEASE START	10/1/2005 *New Lease Executed 10/1/2025, now under new management.
LEASE EXPIRATION	Available in full OM
NEXT RENTAL INCREASE	Available in full OM
RENEWAL OPTIONS	Available in full OM
RENEWAL OPTION NOTICE	Available in full OM

TENANT OVERVIEWS

07 Kim's Beauty NE

ENTITY	Ju and Lee, Inc.
GLA	±2,986 SF
BRAND LOCATIONS	One
GUARANTEE	Personal
COMPANY INFORMATION	Primarily offering hair and beauty products, Kim's Beauty NE has been operating at the center for nearly 20 years. Their merchandise includes wigs, weaves, braiding, styling tools, cosmetics, and general hair-care products
CAM REIMBURSEMENT	CAM, Tax, Ins (Allows for Management/Admin = 5% of annual base rent at the center, charged pro-rata).
ESTOPPEL	5 days' written notice
HVAC RESPONSIBILITY	Tenant responsible for HVAC maintenance, service, repairs and replacement.
LEASE START	1/1/2007 (Restated lease signed on 8/10/2022 with original operator)
LEASE EXPIRATION	Available in full OM
NEXT RENTAL INCREASE	Available in full OM
RENEWAL OPTIONS	Available in full OM
RENEWAL OPTION NOTICE	Available in full OM

08 Lilie's Kitchen

ENTITY	Lilie's Caribbean Kitchen LLC
GLA	±1,805 SF
BRAND LOCATIONS	One
GUARANTEE	Personal
COMPANY INFORMATION	Haitian restaurant offering authentic Caribbean cuisine with dine-in and take-out service . Tenant shall not sell alcoholic beverages. Tenant plans to make significant improvements to the premises, including installation of hood system and grease disposal system.
CAM REIMBURSEMENT	Pro-Rata CAM, Tax, Ins (Allows for Management/Admin = 5% of annual base rent at the center, charged pro-rata).
ESTOPPEL	5 days' written notice
HVAC RESPONSIBILITY	Landlord replaced HVAC Unit in 2026 as part of Landlord Work. Tenant thereafter responsible for HVAC maintenance, service, repairs and replacement.
LEASE START	Premises delivered on 2/17/26. Rent Commencement will be 9/17/26 and Tenant shall pay NNN charges during base rent abatement period.
LEASE EXPIRATION	Available in full OM
NEXT RENTAL INCREASE	Available in full OM
RENEWAL OPTIONS	Available in full OM

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sedens@naicolumbia.com

TENANT OVERVIEWS

09

Vulcan Boot Camp

ENTITY	Saf-Gard Safety Shoe Co., a NC Corporation DBA Vulcan Boot Camp
GLA	±3,018 SF
BRAND LOCATIONS	40
GUARANTEE	Corporate
COMPANY INFORMATION	A family-owned, NC-based retailer specializing in occupational safety footwear. They provide OSHA/ASTM-compliant boots through 40+ retail locations, mobile shoe trucks, and online, serving industries with top brands like KEEN Utility, Timberland PRO, and their own SR Max.
CAM REIMBURSEMENT	Pro-Rata CAM, Tax, Ins (Controllable CAM costs capped at 108% year-over year.
ESTOPPEL	5 days' written notice
HVAC RESPONSIBILITY	Tenant HVAC Repairs and Replacement capped at $1,500 per incident and $5,000 per year until system is replaced.
LEASE START	4/8/2026
LEASE EXPIRATION	Available in full OM
NEXT RENTAL INCREASE	Available in full OM
RENEWAL OPTIONS	Available in full OM
RENEWAL OPTION NOTICE	Available in full OM

NAIColumbia

Patrick Palmer, CCIM
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bbalboni@naicolumbia.com

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sedens@naicolumbia.com

RENT ROLL

58,964 SF
Total GLA

96%
Occupancy

#	Suite	Leased / Spec	Tenant	SF	% of Total	Type	Exp Date	Annual PSF	Annual Amt	Monthly Amt	Renewal	Rental Increase
1	10	Leased	3D Nail	6,000	10%							
2	20	Leased	Dollar General	8,342	14%							
3	30	Leased	Big Lots	22,500	38%							
4	40	Leased	Vulcan	3,018	5%							
5	50	Leased	Village of India	2,757	5%							
6	60	Leased	Suite 60 Events	7,316	12%							
7	70	Leased	Kim's Beauty	2,986	5%							
8	80	Leased	Lilie's Kitchen	1,805	3%							
9	90	Leased	Express Coin	1,840	3%							
10	OP	Spec	[Vacant Space]	2,400	4%							

Available in full OM

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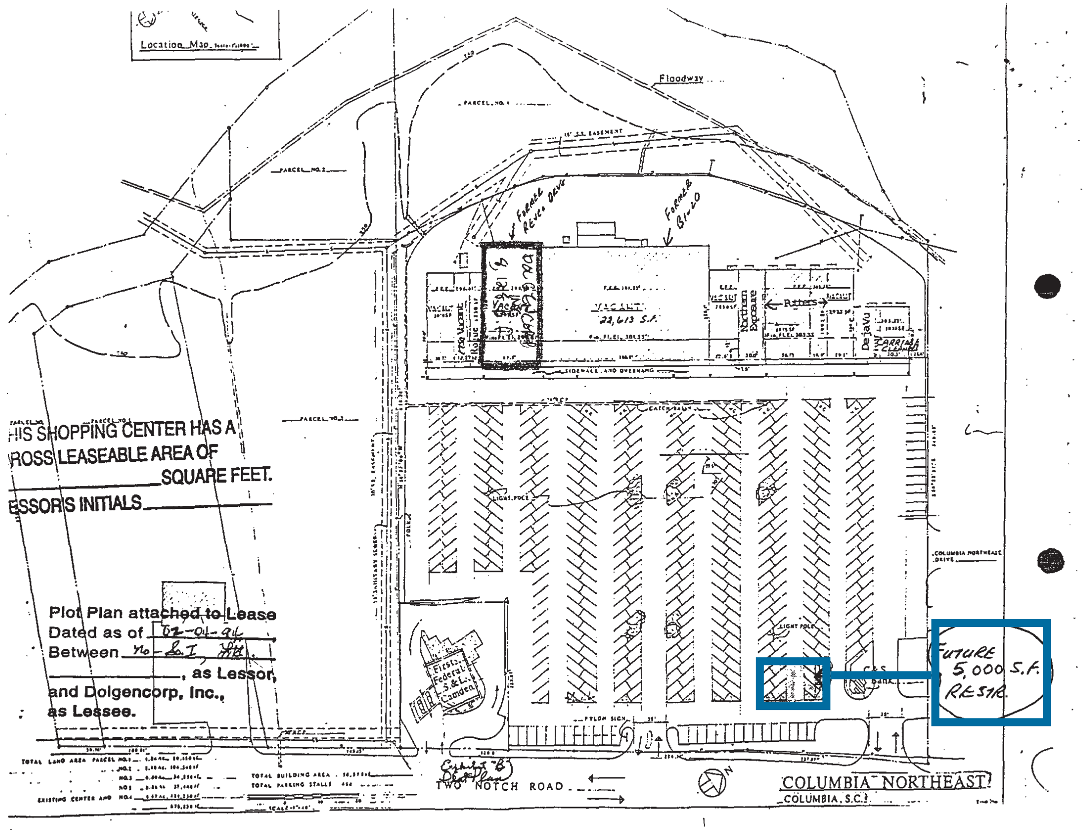
OUTPARCEL OVERVIEW

Columbia Northeast Shopping Center offers the opportunity to develop a peripheral pad site of up to 5,000 SF along the north end of the Two Notch Road frontage. Both in place anchor leases, Dollar General (1994) and Big Lots (1997), expressly contemplate outparcel development, and neither lease grants the tenant approval rights over construction on the proposed pad (see chart below). The center totals 58,964 SF with 459 parking spaces, a ratio of 7.78 per 1,000 SF. Neither lease imposes a parking ratio or minimum stall requirement, and parking for the pad is conceptually served by the existing field, with no new construction of spaces contemplated. Even accounting for spaces displaced by the pad building, the center retains a ratio well above conventional retail standards. The summaries below outline the key provisions governing outparcel rights, parking, exclusive use, and consent mechanics for each tenant.

The information on pages 9 and 10 is derived from lease documents available in the offering data room and is provided for informational purposes only. Prospective purchasers should conduct independent due diligence and consult legal counsel prior to making any assumptions regarding development rights.

Dollar General,	Since 1994
Outparcel Right	Areas marked "Future Building" on Exhibit B are expressly exempt from common area improvement restrictions. Development within that footprint requires no DG consent.
Parking Standard	No numerical ratio. Qualitative standard only — parking must be "sufficient for adequate parking." Changes outside Future Building footprint require DG written consent (reasonableness standard).
Exclusive Use	No Family Dollar, Bill's Dollar Store, Fred's, or Super Ten permitted in the Shopping Center. Use-based, not distance-based — applies to all tenants including outparcel
Access/Quiet Enj.	Unrestricted access to all entrances, passways, and delivery lanes (Sec. VIII). Construction must not impair these rights or breach quiet possession covenant (Sec. XIX).
Consent Mechanism	30-day written notice required; consent may not be unreasonably withheld. No deemed approval provision. Written non-objection recommended before commencing.



1994 Dollar General Lease Extract

NAI Columbia

Patrick Palmer, CCIM
(C) 803.556.3340
ppalmer@naicolumbia.com

Bobby Balboni,CCIM
(C) 508.748.0088
bbalboni@naicolumbia.com

Sam Edens
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sedens@naicolumbia.com

OUTPARCEL OVERVIEW (cont.)

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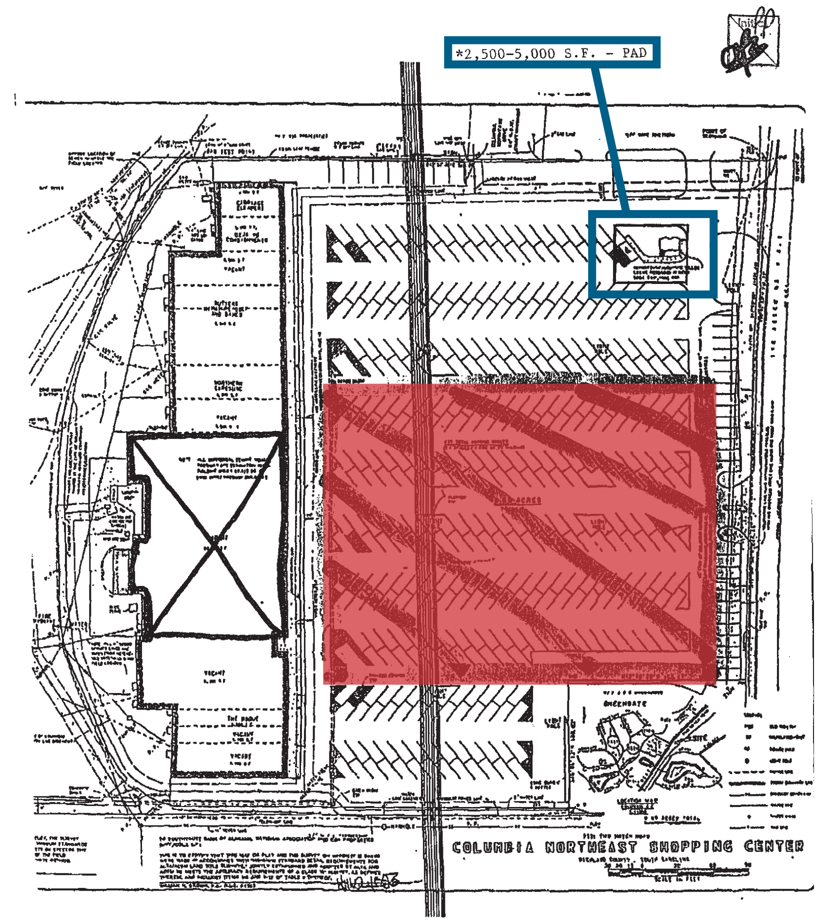
Big Lots,	Since 1997
Outparcel Right	Exhibit A notates “2,500–5,000 S.F. – PAD” on the peripheral property. Insurance pro rata formula (Sec. 12.B) expressly excludes outlots “to be developed on the peripheral property as marked on Exhibit A.”
Parking Standard	No numerical ratio. Absolute prohibition on altering the parking area outlined in green on Exhibit A — no reasonableness standard. Post-development configuration must reconcile with Exhibit A green outline.
Exclusive Use	No general merchandise discount, liquidator, closeout store, or dollar store without written consent. Violation triggers rent conversion to lesser of 2.5% gross sales or 1/12th GMR.
Sign Visibility	Landlord may not install any structure or take any action materially obstructing Big Lots’ sign visibility or legibility (Sec. 8). Outparcel height and siting must be evaluated against road-facing signage
Consent Mechanism	Consent cannot be unreasonably withheld. Failure to respond within 15 days of written request = deemed approval (Sec. 33).

EXHIBIT A

SITE PLAN OF SHOPPING CENTER



1997 Big Lots Lease Extract

Patrick Palmer, CCIM
(C) 803.556.3340
ppalmer@naicolumbia.com

Bobby Balboni,CCIM
(C) 508.748.0088
bbalboni@naicolumbia.com

Sam Edens
(C) 803.727.3221
sedens@naicolumbia.com

PROPERTY PHOTOS

Outparcel Building - Former Credit Union

Patrick Palmer, CCIM
(C) 803.556.3340
ppalmer@naicolumbia.com

Bobby Balboni,CCIM
(C) 508.748.0088
bbalboni@naicolumbia.com

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POINTS OF INTEREST

Population Growth:
Since 2010, the population within 5-miles has increased by more than 13.25%

SCOUT MOTORS

THE BLYTHEWOOD CAMPUS

Location: An 1,100-acre site in the Blythewood Industrial Park, located about 20 miles north of downtown Columbia off I-77.

Investment: A primary $2 billion investment for the main production facility, plus an additional $300 million for a dedicated "Supplier Park" to house battery assembly and parts sequencing.

Scale: At full capacity, the plant is designed to produce 200,000 vehicles annually.

Timeline: Construction is currently well underway. While early targets aimed for 2026, the company now projects initial vehicle production (for the Traveler SUV and Terra truck) to begin in 2027.

ECONOMIC IMPACT

Direct Jobs: The plant itself is expected to create at least 4,000 permanent jobs.

Indirect Jobs: An additional 1,000 jobs are projected for the onsite Supplier Park, with thousands more created in the regional logistics and service sectors.

Infrastructure: The project has triggered a massive overhaul of local infrastructure, including a new $200 million interchange (Exit 26) on I-77 and a dedicated Norfolk Southern railroad spur line to move vehicles and parts efficiently.

Workforce: A new $25 million training center, managed by Midlands Technical College, is being established to train local residents for high-tech manufacturing roles, elevating the region's overall technical skill level.in 2027.

Real Estate & Local Business: The influx of thousands of employees is already driving housing demand in Blythewood, Northeast Columbia, and nearby Fairfield and Kershaw counties. Local leaders expect a "multiplier effect" as high-wage earners spend on local restaurants, retail, and services.

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COLUMBIA OVERVIEW

As home to both the state's capital and its largest university, Columbia stands out as a dynamic economic hub, underpinned by a robust job market and a highly integrated transportation network.

HIGHER EDUCATION

Columbia, South Carolina, is home to a vibrant and diverse higher education ecosystem. The University of South Carolina—one of the best public colleges in America and home to more than 40,000 students (as of August 2025)—offers over 350 bachelor's, master's and doctoral degrees as well as career-enhancing certificates and specialties. Benedict College offers accredited degrees in fields like business, social work, studio art, and more. Explore a variety of career paths—like STEM, manufacturing, business, or education—at Midlands Technical College, a two-year community college with multiple campuses throughout the capital. Experience a thriving student life and individual-focused education at Columbia College, one of the best colleges for veterans and best value schools.

THRIVING JOB MARKET

Columbia's job market in 2025 is characterized by steady growth and diversification across multiple sectors. According to the U.S. Bureau of Labor Statistics (BLS), which contains the most authoritative and up-to-date data available, cites that Columbia's economy benefits from its role as the state capital, the epicenter of a major university, the University of South Carolina, and a regional healthcare and military hub.

As of 2025, the city continues to show resiliency and adaptability in its thriving labor market.

ECONOMIC IMPACT OF TRANSPORTATION

Columbia's interconnectedness and infrastructure are key drivers of its economic development. Its strategic location, robust infrastructure - including interstates, railways (Norfolk Southern, CSX, Amtrak), and the growing Columbia Metropolitan Airport (CAE), along with its proximity to major ports and cities like Atlanta and Charlotte, position Columbia as a premier destination for business, logistics, and quality of life.

COLUMBIA MAJOR EMPLOYERS

amazon, Aflac, AT&T, Colonial Life (The benefits of good hard work.), First Citizens Bank, Food Lion, Lexington Medical Center, Michelin, nephron pharmaceuticals corporation, Prisma Health, Samsung, South Carolina, BlueCross BlueShield South Carolina, Spectrum, Scout, Target, TD Bank, Trane, Truist, University of South Carolina, UPS, Walmart, Wells Fargo

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FAST FACTS

- Capital city of South Carolina and the **second largest city in the state** of South Carolina - 5 Million people live within a 60-minute drive
- Columbia MSA population exceeds 861,000 people in 2025 with roughly 354,000 households and a median age of 39 years
- With enrollment of over 38,000 students on its main campus, the University of South Carolina acts as a vital economic engine for Downtown Columbia
- Columbia is a city on the rise with a booming downtown, growing population, declining unemployment rate, and diversifying economy
- The number of visitors to reached a record high in 2024, reaching 17.3 million in 2024 - more than **one million new visitors**. Of those, 6.2 million were overnight visitors and spending increased 7.1 percent year over year to **exceed $1.9 billion, generating $2.9 million in business sales, 24,012 total jobs, and nearly $148 million in state and local taxes.**
- **Industries pledged $8.19 billion in capital investment** for the 2024 projects that will be realized over the coming years.
- Access to an unparalleled transportation network with access to **five major interstates, The Columbia Metropolitan Airport, the Port of Charleston, and an extensive railroad system**
- Proudly called **"The Most Military Friendly Community in America,"** Columbia and the greater Midlands Region are known for being military-friendly. The **combined economic impact in the Midlands is $6.6 billion, with Fort Jackson alone accounting for $4.2 billion**. The defense community represents **over 57,848 jobs** (18,000 service members, 79,000 veterans, 16,547 veterans, and 3,435 Department of Defense civilians).

#1 BEST PLACES TO LIVE IN SOUTH CAROLINA
Travel + Leisure (2023)

#2 STATE FOR DOING BUSINESS
Area Development (2023)

#3 STATE FOR WORKFORCE DEVELOPMENT
Area Development (2023)

#4 BEST PLACE TO LIVE IN SOUTH CAROLINA
Forbes.com (2023)

#5 BEST CITY TO RAISE A FAMILY IN AMERICA
Niche.com (2024)

#6 BEST SOUTHERN CITY ON THE RISE
Southern Living (2024)

#7 BEST PLACE TO LIVE IN SOUTH CAROLINA
U.S. News (2024-2025)

#8 BEST STATE FOR BUSINESS GROWTH
Forbes.com (2023)

#9 BEST STATE TO START A SMALL BUSINESS
Forbes.com (2024)

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Patrick Palmer, CCIM
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DEMOGRAPHICS

1 MILE RADIUS

Summary	2025	2030
Population	5,894	6,019
Households	2,482	2,584
Families	1,573	1,622
Average Household Size	2.36	2.32
Owner Occupied Housing Units	1,846	1,967
Renter Occupied Housing Units	636	617
Median Age	41.4	42.7
Average Household Income	$105,120	$117,766

3 MILE RADIUS

Summary	2025	2030
Population	48,846	49,889
Households	21,196	22,099
Families	13,416	13,859
Average Household Size	2.30	2.25
Owner Occupied Housing Units	15,926	16,929
Renter Occupied Housing Units	5,270	5,170
Median Age	41.5	42.9
Average Household Income	$107,280	120,424

5 MILE RADIUS

Summary	2025	2030
Population	90,051	92,407
Households	36,559	38,283
Families	23,306	24,219
Average Household Size	2.33	2.29
Owner Occupied Housing Units	26,561	28,418
Renter Occupied Housing Units	9,998	9,865
Median Age	40.7	41.8
Average Household Income	$111,420	$125,484

Patrick Palmer, CCIM
(C) 803.556.3340
ppalmer@naicolumbia.com

Bobby Balboni,CCIM
(C) 508.748.0088
bbalboni@naicolumbia.com

Sam Edens
(C) 803.727.3221
sedens@naicolumbia.com

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 9221 Two Notch Road, Columbia, South Carolina 29223 (“Property”). It has been prepared by NAI Columbia (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:
1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered. If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.

Patrick Palmer, CCIM
(C) 803.556.3340
ppalmer@naicolumbia.com

Bobby Balboni,CCIM
(C) 508.748.0088
bbalboni@naicolumbia.com

Sam Edens
(C) 803.727.3221
sedens@naicolumbia.com

CONTACT US

Patrick Palmer, CCIM
Director of Retail Services | Principal
ppalmer@naicolumbia.com
803 744 9853

Bobby Balboni, CCIM
Broker
bbalboni@naicolumbia.com
803 744 9825

Sam Edens
Brokerage Associate
sedens@naicolumbia.com
803 744 9832