

— 3,951 SF | POPE-DAVIS TIRE CO. | FOR LEASE —



1531 TAYLOR STREET

TRINITY
PARTNERS

1531 TAYLOR STREET



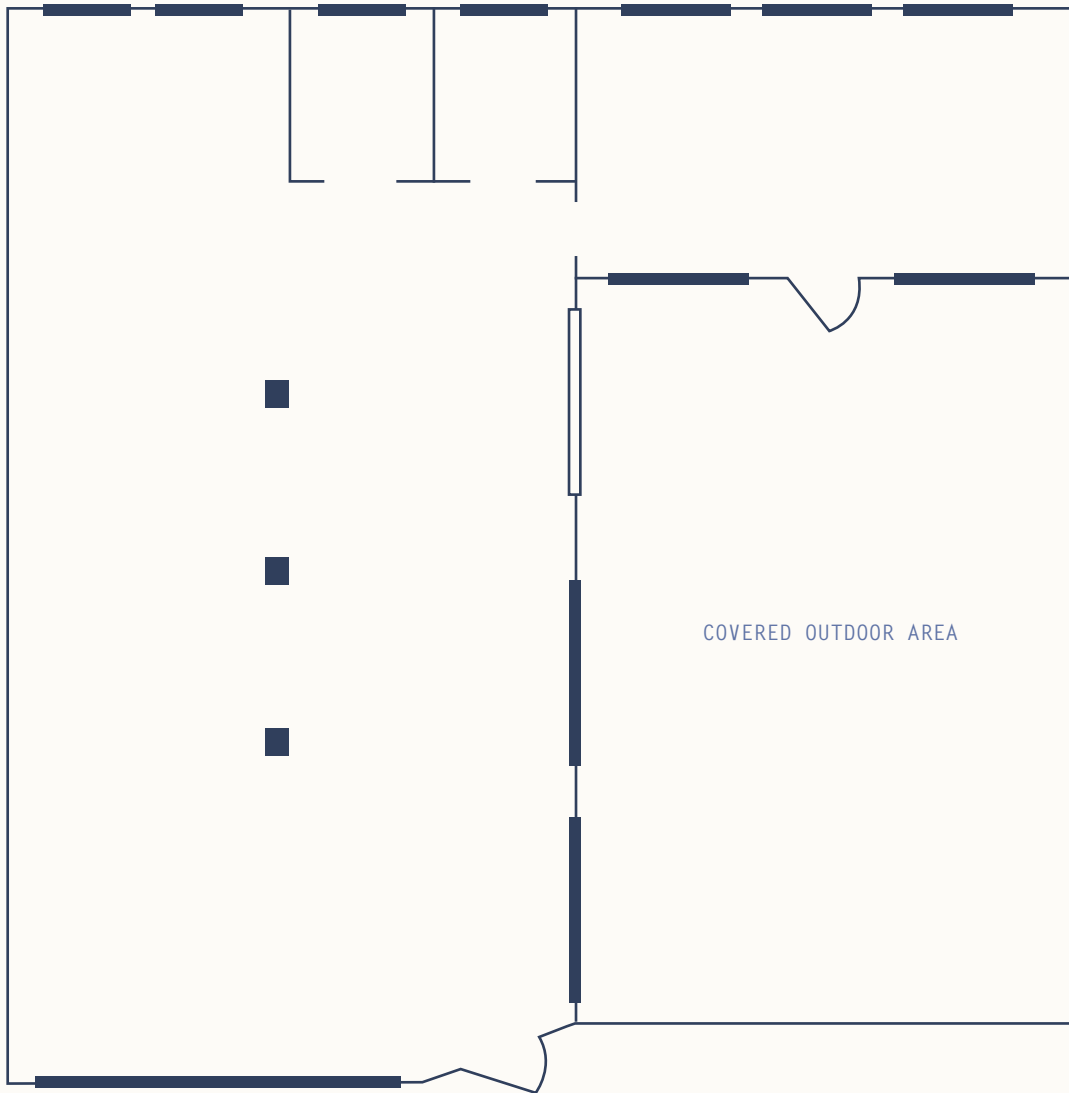
- 3,591 SF RETAIL SPACE
- 22,000 VEHICLES PER DAY
High traffic Taylor Street corridor
- OPEN CHARACTER-RICH INTERIOR
Featuring exposed brick walls and wood-beam gable ceilings
- WELL SUITED FOR A FULL-SERVICE RESTAURANT CONCEPT
With an efficient, functional layout
- GENEROUS TENANT IMPROVEMENT ALLOWANCE
Contingent upon strength of tenant and terms of lease
- DEDICATED CONTIGUOUS PARKING
At 1607 Pickens St included with the lease, in addition to ample on-street parking

1531 TAYLOR STREET

FOR LEASE: \$25 PSF NNN



Located at the corner of Pickens and Taylor St. just blocks from Downtown Columbia and other major areas of business and entertainment. The space is ideally located and laid out for a full service restaurant concept. Offering unique character, excellent visibility, and a generous tenant improvement allowance.



- 3,591 SF RETAIL SPACE
- NUMEROUS LARGE WINDOWS ALLOWING ABUNDANT NATURAL LIGHT
- TWO (2) ROLL UP DOORS
- LARGE COVERED OUTDOOR AREA
- EXPOSED BRICK THROUGHOUT
- HIGH WOOD BEAM GABLE CEILING
- TWO ARCHITECTURAL PLANS AVAILABLE UPON REQUEST

**DRAWING NOT TO SCALE*

1531 TAYLOR STREET

TRINITY
PARTNERS

STEPS FROM THE CITY'S TOP DESTINATIONS

One block from Township Auditorium, which hosts approximately 180 events annually.

In close proximity to Prisma Health, Main Street, and the BullStreet District.



SURROUNDED BY THE CITY'S FAVORITE SPOTS



○ FOR LEASE:
\$25 PSF NNN

Cooper
TIRES

POPE-DAVIS TIRE CO. INC.



RYAN CAUSEY | SENIOR BROKERAGE ASSOCIATE
803.567.1089 | RCAUSEY@TRINITY-PARTNERS.COM



MEREDITH RHODES | BROKERAGE ASSOCIATE
803.567.1897 | MRHODES@TRINITY-PARTNERS.COM

1531
TAYLOR STREET

TRINITY
PARTNERS

803.567.5454
www.trinity-partners.com

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.