



SOUTHEASTERN

# RICHLAND MALL

3400 FOREST DRIVE, COLUMBIA, SC 29204

RETAIL PROPERTY FOR LEASE



LAR IS CONCEPTUAL AND SUBJECT TO CHANGE



PROJECT TITLE:  
Richland Mall Redevelopment  
Columbia, South Carolina

SHEET TITLE:  
Conceptual Landscape Massing Plan

DATE:  
September 10, 20204



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## PROPERTY DETAILS

### LOCATION OVERVIEW

OUR RICHLAND MALL REDEVELOPMENT IS LOCATED IN FOREST ACRES, JUST NORTH OF DOWNTOWN COLUMBIA AND THE UNIVERSITY OF SOUTH CAROLINA. WITH SOME OF THE STRONGEST DEMOGRAPHICS IN THE MSA, FOREST ACRES SUPPORTS MANY OF THE REGION'S LARGEST RETAILERS AND IS ONE OF THE MOST SOUGHT-AFTER AREAS IN THE MARKET. THE PROJECT WILL FEATURE A NEW 120,000 SF KROGER MARKETPLACE, 380 CLASS A MULTIFAMILY UNITS, AND APPROXIMATELY 40,000 SF OF ADDITIONAL RETAIL SPACE. A FIVE-ACRE CITY PARK WITH AN AMPHITHEATER WILL SERVE AS A CENTRAL GATHERING PLACE FOR COMMUNITY EVENTS.

LEASING OPPORTUNITIES INCLUDE:

**SHOPS A & B:** 9,800 SF AND 11,200 SF OVERLOOKING THE CITY PARK AND AMPHITHEATER

**SHOPS C:** 7,200 SF ALONG FOREST DRIVE (BUILDING CAN BE SUBDIVIDED)

**SHOPS D:** 5,000 SF OF GROUND-FLOOR RETAIL BENEATH MULTIFAMILY

**OUTPARCELS:** TWO SITES FRONTING BELTLINE DRIVE AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

**ADDITIONAL LAND:** 2.25 ACRES AVAILABLE FOR COMPLEMENTARY USES



|                |                                       |
|----------------|---------------------------------------|
| PROPERTY NAME: | RICHLAND MALL REDEVELOPMENT           |
| ADDRESS:       | 3400 FOREST DRIVE, COLUMBIA, SC 29204 |
| PROPERTY TYPE: | GROCERY ANCHORED MIXED-USE            |
| APN:           | R14005-08-02                          |
| CROSS STREETS: | N BELTINE BOULEVARD & FOREST DRIVE    |

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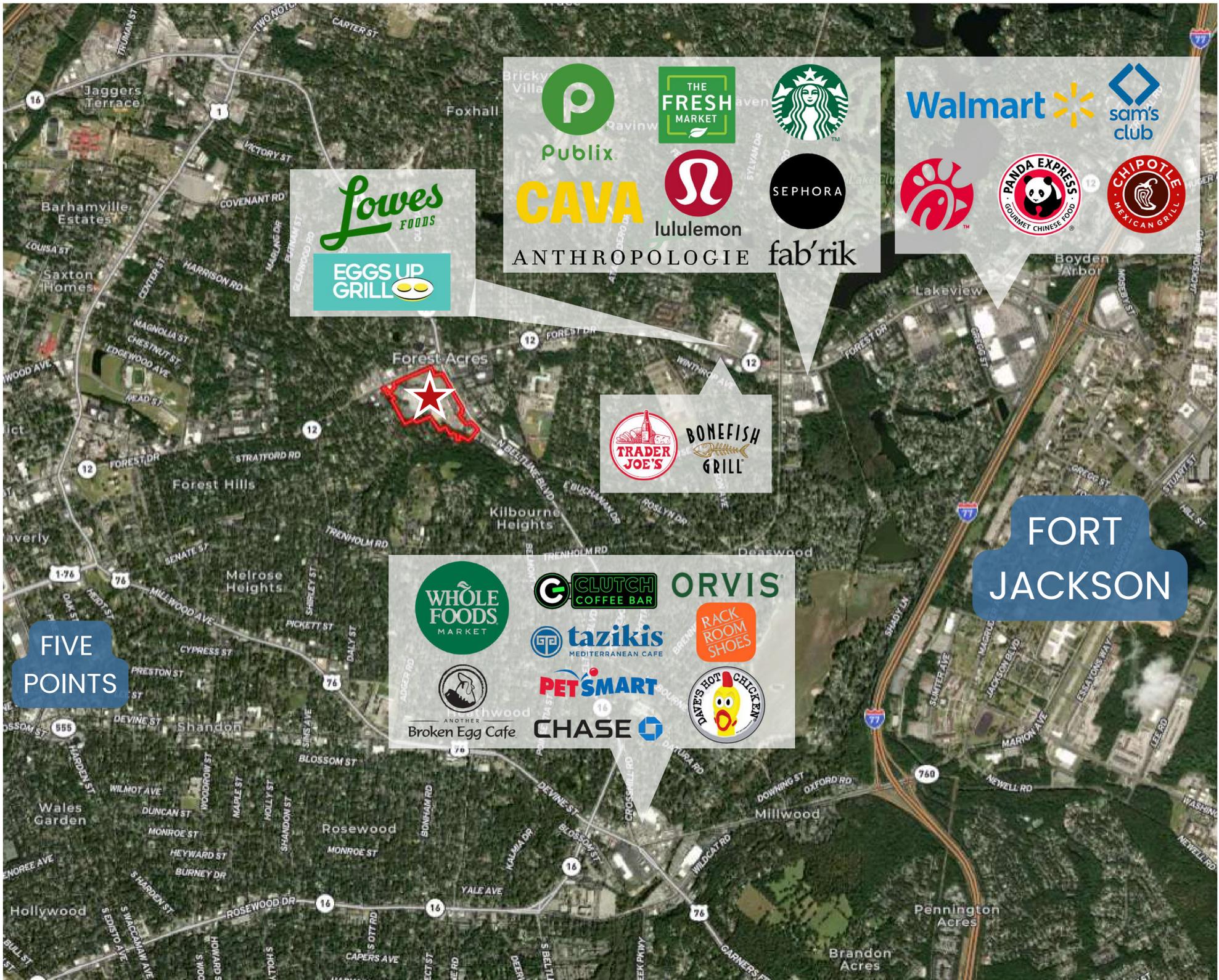


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## RETAILER MAP



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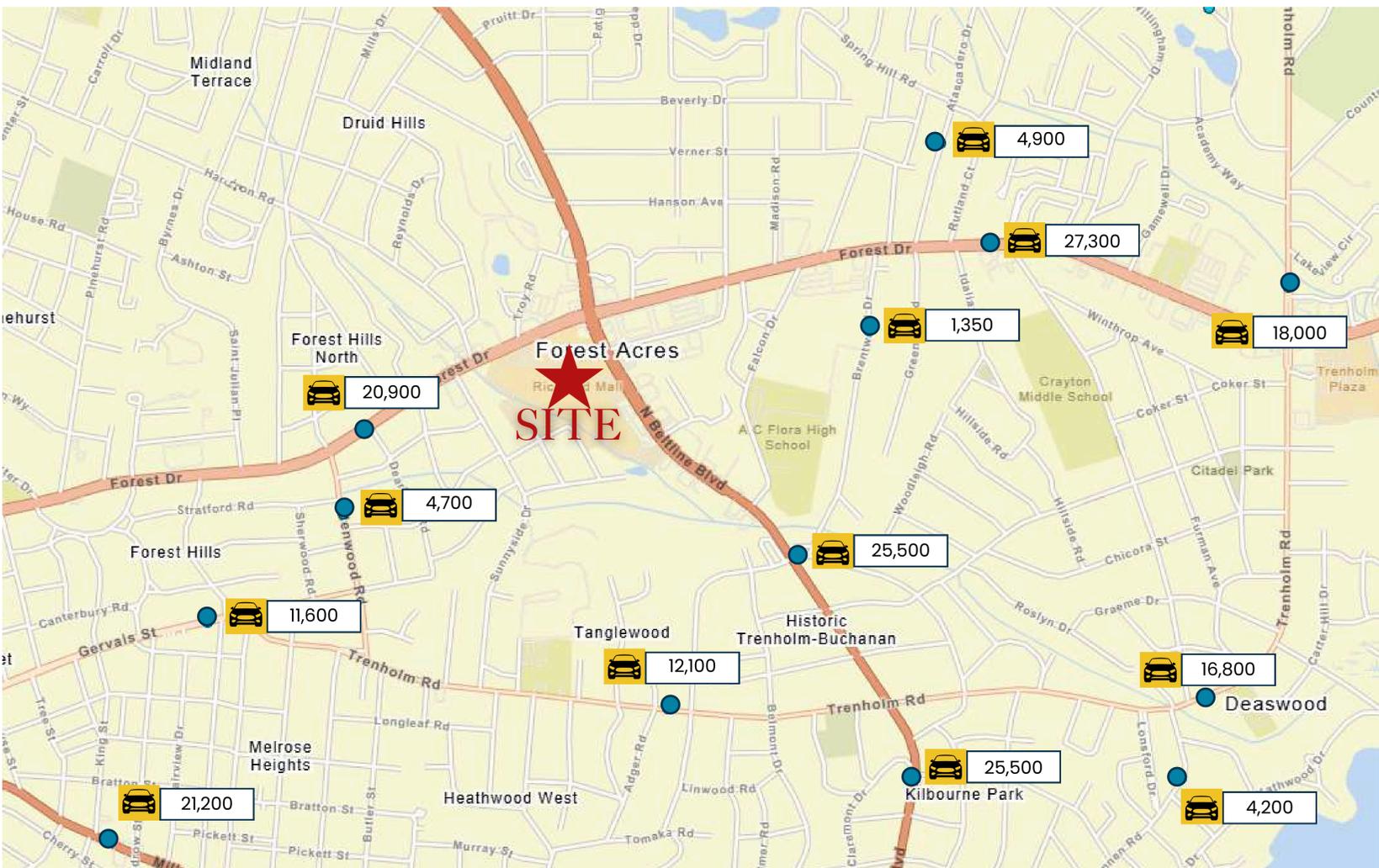
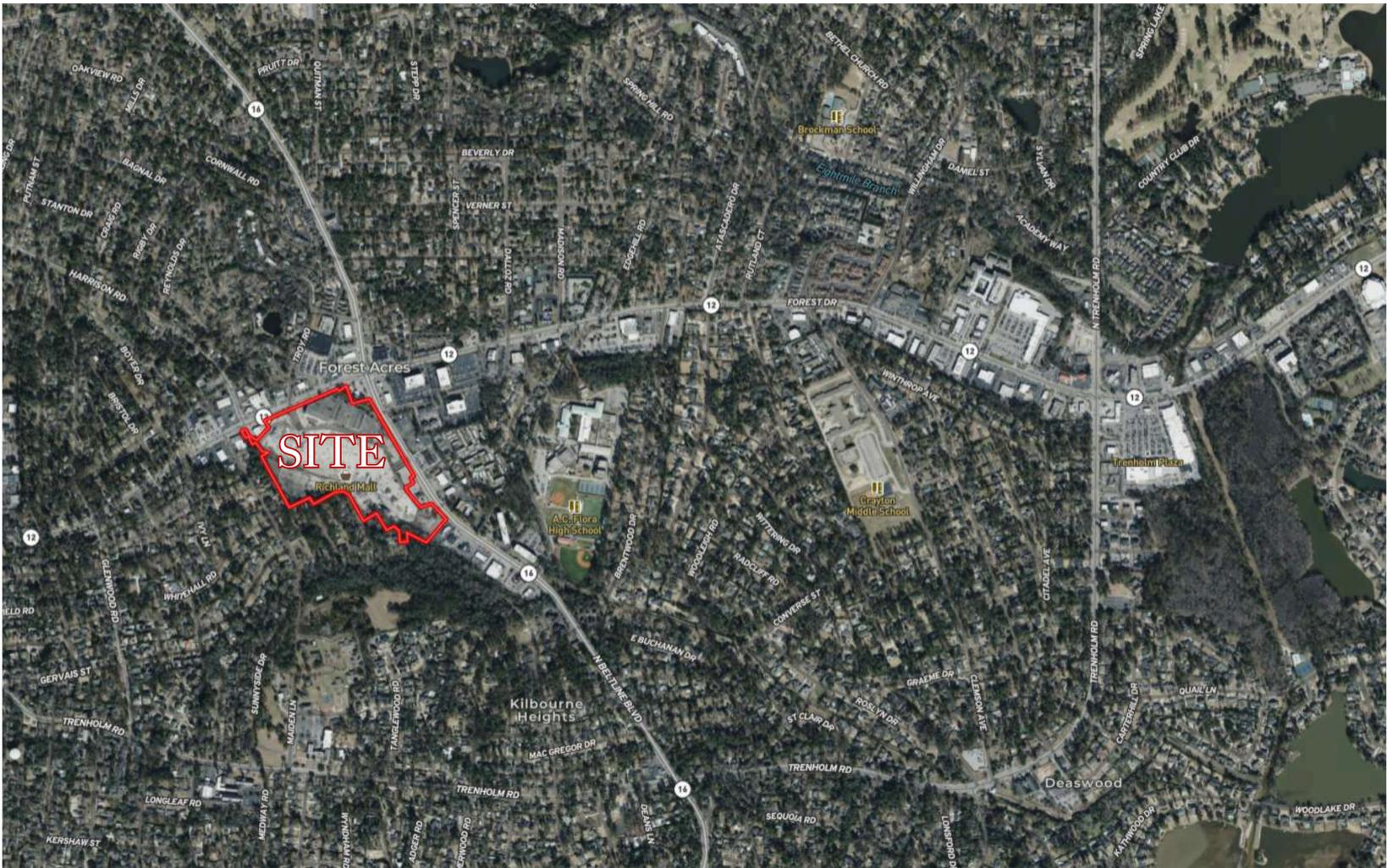


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## ROAD MAP & ANNUAL AVERAGE DAILY TRAFFIC (AADT)



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## DEMOGRAPHICS



| Population       | 1 Miles | 3 Miles | 5 Miles |
|------------------|---------|---------|---------|
| Total Population | 9,293   | 83,180  | 171,522 |
| Median Age       | 43.1    | 33.7    | 32.2    |

| Household & Income  | 1 Miles   | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total households    | 4,833     | 36,188    | 74,801    |
| # of persons per HH | 2         | 2         | 2.1       |
| Average HH income   | \$132,464 | \$105,664 | \$90,854  |
| Average house value | \$272,074 | \$253,515 | \$205,807 |

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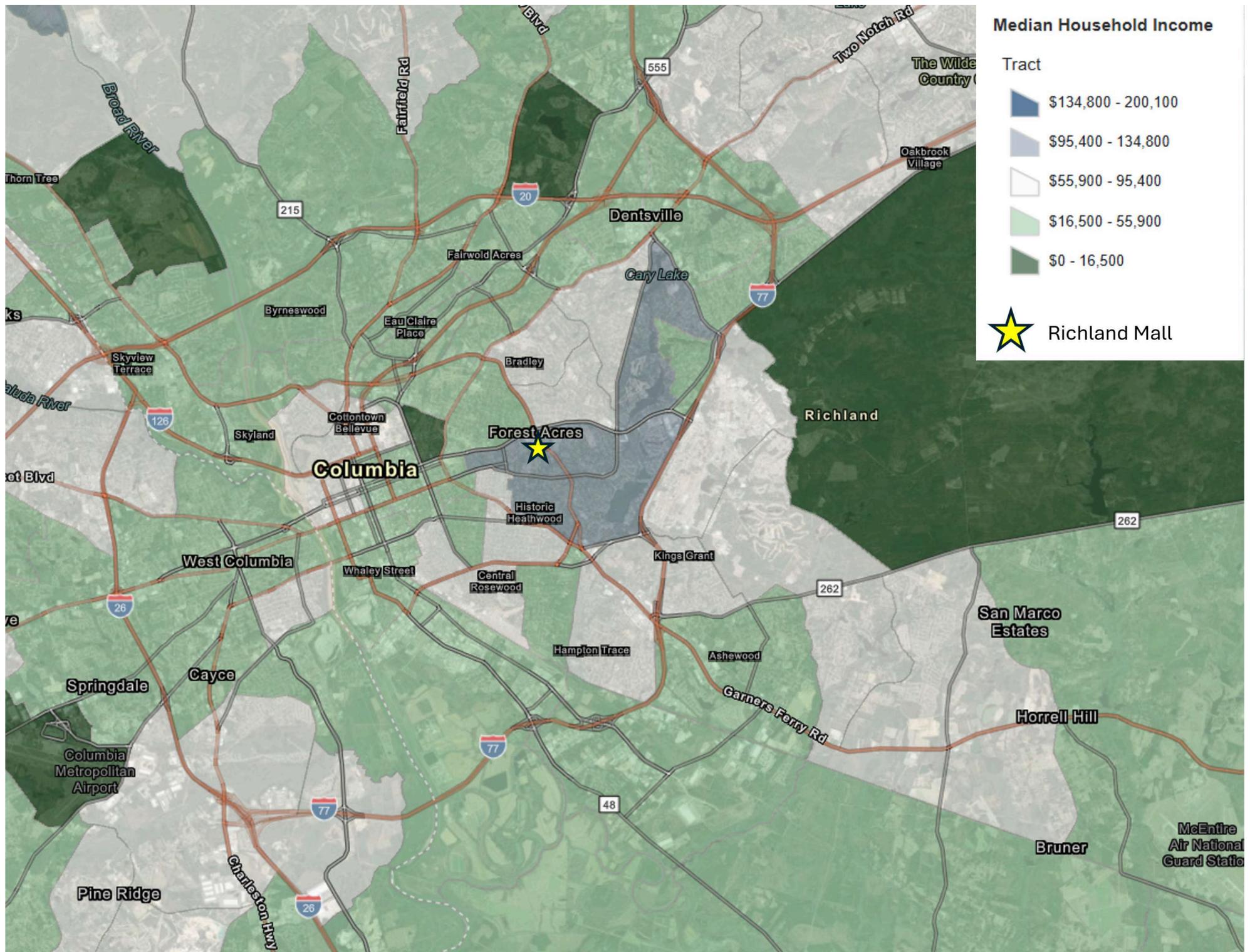


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## INCOME MAP



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## EMPLOYMENT DATA

| COMPANY                                   | INDUSTRY                     | EMPLOYEES |
|-------------------------------------------|------------------------------|-----------|
| State of South Carolina                   | Government                   | 32,000    |
| Prisma Health                             | Healthcare                   | 15,000    |
| Blue Cross Blue Shield of SC              | Insurance                    | 10,000    |
| Lexington Medical Center                  | Healthcare                   | 6,700     |
| University of South Carolina              | Education                    | 6,450     |
| Richland County School District One       | Education                    | 4,270     |
| SC Department of Transportation           | Road Maintenance             | 4,180     |
| Richland County School District Two       | Education                    | 3,650     |
| Lexington School District                 | Education                    | 3,550     |
| Dominion Energy                           | Services                     | 3,100     |
| SC Department of Health and Environmental | Healthcare and environmental | 3,000     |
| KraftHeinz                                | Manufacturing                | 2,700     |
| City of Columbia                          | Government                   | 2,500     |
| Amazon                                    | Distribution                 | 2,400     |
| Lexington County School District Five     | Education                    | 2,350     |
| AT&T South Carolina                       | Telecommunications           | 2,100     |
| Husqvarna                                 | Manufacturing                | 2,000     |

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