

NAI Columbia

±0.74 Acre Redevelopment Opportunity
FOR SALE \$1,400,000



Publix

No. 1 Publix store by visits/SF in SC in 2024

Rosewood Dr

± 24,200 VPD



Subject

Walgreens

Rosewood Drive Columbia, South Carolina

410 Howard Street, 408 Howard Street, 406 Howard Street, 2754 Rosewood Drive, 2758 Rosewood Drive, 2764 Rosewood Drive, & 2772 Rosewood Drive

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Property Overview

±0.74 acre infill-redevelopment opportunity: 410 Howard Street, 408 Howard Street, 406 Howard Street, 2754 Rosewood Drive, 2758 Rosewood Drive, 2764 Rosewood Drive, & 2772 Rosewood Drive. Potential for additional assemblage.

THE OFFERING

Sale includes seven parcels, Richland County Tax Map Number(s): R11313-20-19, R11313-20-20, R11313-20-21, R11313-20-02, R11313-20-03, R11313-20-04 & R11313-20-05.

- 2758 - 2764 Rosewood Drive: ±2,835 SF Commercial Retail Office
- 2772 Rosewood Drive: ±1,240 SF Commercial Retail/Office
- 406 Howard Street: ±885 SF (operating bar and grill)

LOCATION

Site is centrally located in the heart of the Rosewood & Shandon districts just minutes away from the University of South Carolina campus (enrollment 36,000+), Williams Brice Stadium, and the State Capital.

Site is adjacent to the most visited Publix store per square foot in the state of South Carolina, per Placeri.ai intelligence between January 1 -December 31, 2024. By the same metrics, this Publix ranked in the 99th percentile nationally within the chain.

FEATURES

Site benefits from great frontage and excellent visibility and is located at the signalized intersection of Rosewood Dr. (24,200 VPD) and S. Maple St. and also has access to Howard St.

ZONING (CITY OF COLUMBIA)

2772, 2764, 2758, & 2754 Rosewood Drive and 406 Howard Street: NAC (Neighborhood Activity Center/Corridor District)

408 & 410 Howard Street: RM-2 (Residential Mixed District)

Property Aerial

Potential assemblage with adjacent landowners, not currently offered - contract brokers for details.

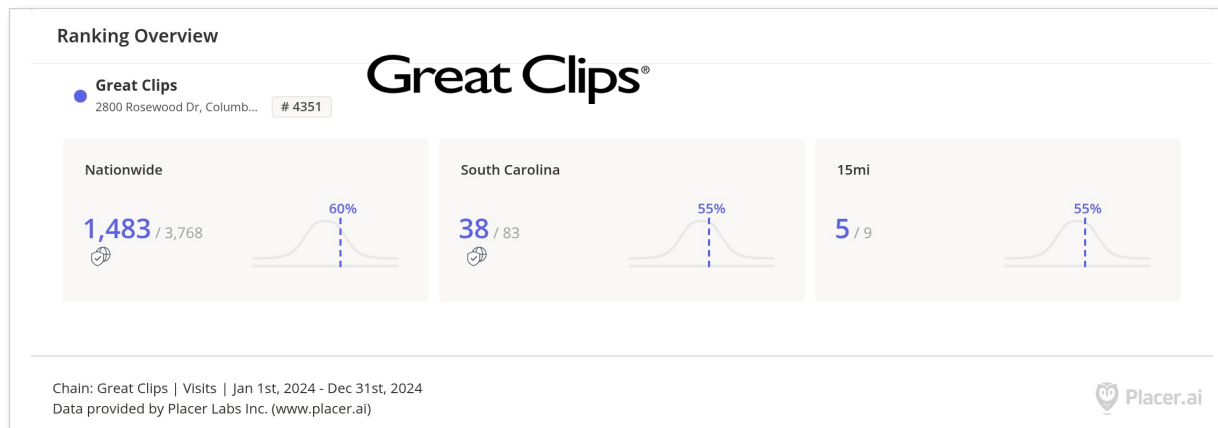
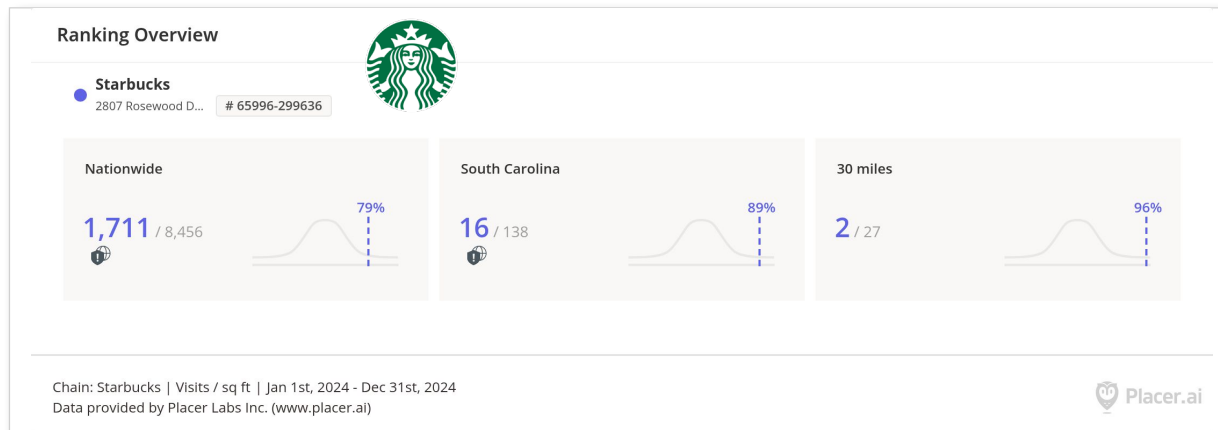
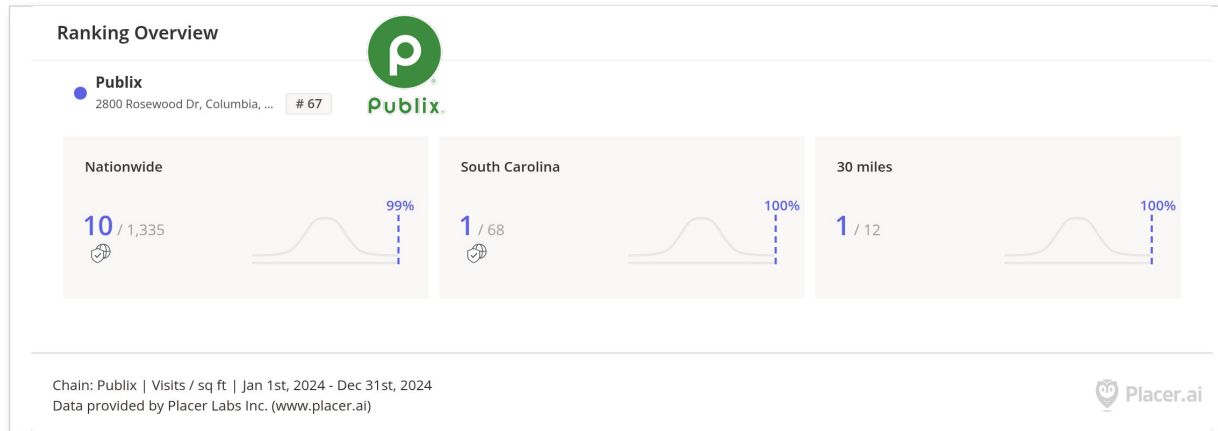


Property outlined in red included in listing
Property outlined in blue not currently listed

Property Photos



Data by store visits per square foot - Calendar year 2024
- Placer.ai



Points of Interest



Demographic Profile

1
MILE
RADIUS

Summary	2025	2030
Population	11,334	11,523
Households	6,023	6,262
Families	2,341	2,400
Average Household Size	1.87	1.83
Owner Occupied Housing Units	3,565	3,827
Renter Occupied Housing Units	2,458	2,435
Median Age	36.1	37.7
Average Household Income	\$128,901	\$146,286

3
MILE
RADIUS

Summary	2025	2030
Population	77,570	79,541
Households	34,929	36,752
Families	12,980	13,421
Average Household Size	1.91	1.87
Owner Occupied Housing Units	15,581	16,751
Renter Occupied Housing Units	19,348	20,001
Median Age	28.2	28.6
Average Household Income	\$100,644	111,955

5
MILE
RADIUS

Summary	2025	2030
Population	161,146	165,507
Households	72,004	75,770
Families	32,350	33,519
Average Household Size	2.01	1.97
Owner Occupied Housing Units	35,733	38,698
Renter Occupied Housing Units	36,271	37,072
Median Age	32.4	33.4
Average Household Income	\$93,354	\$104,624

The information contained herein is deemed reliable but is not guaranteed. NAI Columbia makes no warranties or representations regarding the accuracy, completeness, or reliability of the information. All parties are encouraged to independently verify all details, including but not limited to property condition, terms, and financial projections. Prices, terms, and availability are subject to change without notice.



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