



FOR LEASE



1520 Main Street - Suite 1A

Columbia, SC 29201

±1,222 SF Retail/Office Suite for Lease

- Located in the Heart of Soda City Market
- Zoning: DAC - Downtown Activity Center
- Two Designated Parking Spots Behind Property

Demos	1-Mile	3-Miles	5-Miles
Population	11,720	86,075	170,015
Households	4,447	37,724	75,438
Avg. HH Income	\$65,108	\$66,170	\$68,435

Base rent- \$2,650.00/month
NNN & HOA- \$1,160/month



CONTACT:

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Wilson Kibler
COMMERCIAL REAL ESTATE



The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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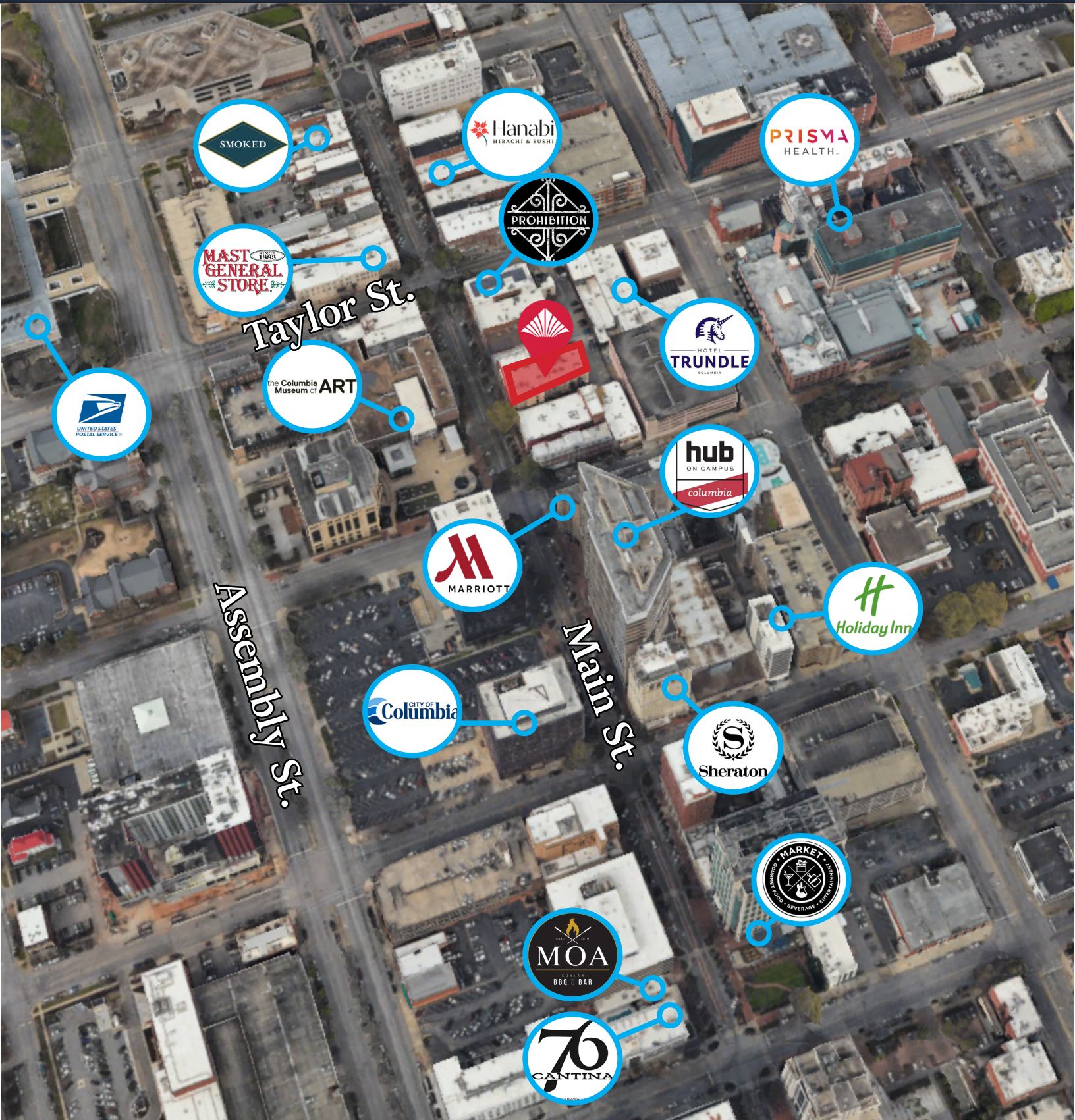
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DAC: Downtown Activity Center District

Purpose

The purpose of the Downtown Activity Center (DAC) District is to provide lands that support Downtown Columbia as a unique regional center of culture and commerce. Principal types of development include high-density residential, civic, government, commercial, employment, and mixed-uses in a pedestrian-oriented context. The district is intended to facilitate the creation of a convenient, attractive and harmonious context of buildings and streets, pedestrian ways, parks, and open spaces. *No minimum parking.

Intensity and Dimensional Standards

Standard		All Uses
Lot Area, min. (sf.)		N/A
Lot Width, min. (ft.)		N/A
Lot Coverage, max. (% of site area)		N/A
Density, max. (du/acre)		N/A
Front Yard Setback, (ft.)	Min.	N/A
	Max.	[1]
Side Yard Setback, min. (ft.)		N/A
Rear Yard Setback, min. (ft.)		N/A
Building Height, max. (ft.)		N/A

Notes: ft. = feet sf. = square feet du. = dwelling unit

[1] The maximum front yard setback is the average front yard setback for buildings on the same block face and on the adjacent block faces fronting the same street. If the average front yard setback cannot be established, the maximum front yard setback is ten feet.

Use Standards

Uses are presented below for convenience. Please refer to 17-4.2 through 17-4.4 for complete regulations for principal, accessory, and temporary uses. ¹ Conditional Use ² Special Exception

PRINCIPAL USES PERMITTED		
Dwelling, live-work ¹	Residential care facility ²	Membership organization facility
Dwelling, mixed-use	Rooming house or boardinghouse ²	Place of worship ¹
Dwelling, multifamily	Broadcasting studio	Public safety facility
Dwelling, townhouse	Newspaper or periodical publishing establishment	Social services facility
Continuing care retirement community (CCRC) ¹	Community recreation center	College or university
Dormitory, private ^{1,2}	Cultural facility	Elementary, middle, or high school
Dormitory, public	Day care facility ¹	School, business or trade
Fraternity or sorority house ²	Government office	Hospital
	Library	Laboratory, medical or dental
		Medical or dental clinic/office

Disclaimer: Zoning district handouts are provided for general informational purposes and may not reflect recent updates made to the City Unified Development Ordinance. Please confirm all zoning information with the City of Columbia Zoning Department prior to making investment decisions.

DAC: DOWNTOWN ACTIVITY CENTER

Nursing care facility	Non-depository personal credit institution ¹
Arboretum or botanical garden	Repair of personal goods
Cemetery	Arena, stadium, or outdoor theater
Park or greenway ¹	Banquet hall
Park and ride	Performing arts center
Parking lot ¹	Recreation facility, indoor, not elsewhere listed
Parking structure ¹	Recreation facility, outdoor, not elsewhere listed
Passenger terminal, surface transportation	Consumer goods store ¹
Railroad facility	Convenience store ²
Utility facility, major ²	Smoke or Vape Shop ¹
Utility facility, minor	Farmers' market ¹
Kennel ¹	Grocery store or food market
Veterinary hospital or clinic ¹	Liquor store ²
Laboratory, testing or research	Pawn shop ²
Self-service storage ¹	Gasoline sales and service station ¹
Eating establishment only ¹	Personal vehicle repair and maintenance ²
Eating and drinking establishment, Type 1 ¹	Personal vehicle sales and rentals ¹
Eating and drinking establishment, Type 2 ²	Vehicle equipment supplies sales and rentals
Funeral home or mortuary	Bed and breakfast ¹
Business/Professional office	Hotel or motel
Contractor's office	Community garden ¹
Bank, retail	Crop production and processing
Beauty salon or barbershop	Manufacturing, assembly, or fabrication, light
Dry cleaning pick-up ¹	
Laundry, coin-operated	
Nail salon	

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