

RETAIL SPACE AVAILABLE FOR LEASE



**125 Outlet Pointe Blvd
Columbia SC 29102**

PROPERTY SUMMARY

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210



Property Summary

Address:	125 Outlet Pointe Blvd
City:	Columbia, SC
Zip Code:	29210
Available SF:	4,315 SF
Lease Rate:	\$15 PSF
Lease Term:	Negotiable
Service Type:	NNN
Zoning:	C2
Delivery Condition:	Turnkey

Property Overview

125 Outlet Pointe Blvd offers a highly visible, move-in ready second-generation retail/showroom space located in the heart of Columbia's Harbison/Irmo retail corridor. Positioned within an established center with strong neighboring traffic drivers, this flexible end-user space is ideal for retail, fitness, training, education, or specialty service operators seeking immediate functionality and minimal build-out time.

The space features expansive open floor area with hardwood flooring, full ceiling grid with extensive lighting, large storefront glass, and a welcoming reception/counter area already in place. Existing interior improvements provide a cost-effective head start for tenants while still allowing ample room for customization based on operational needs.

With excellent access, generous parking, strong daytime population, and proximity to the Harbison shopping district, this location offers retailers and service users a strategic foothold in one of Columbia's busiest submarkets.

PROPERTY PHOTOS

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210



DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

PROPERTY PHOTOS

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210



DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

INTERIOR PHOTOS

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210



DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

CONCEPTUAL RENDERINGS

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210

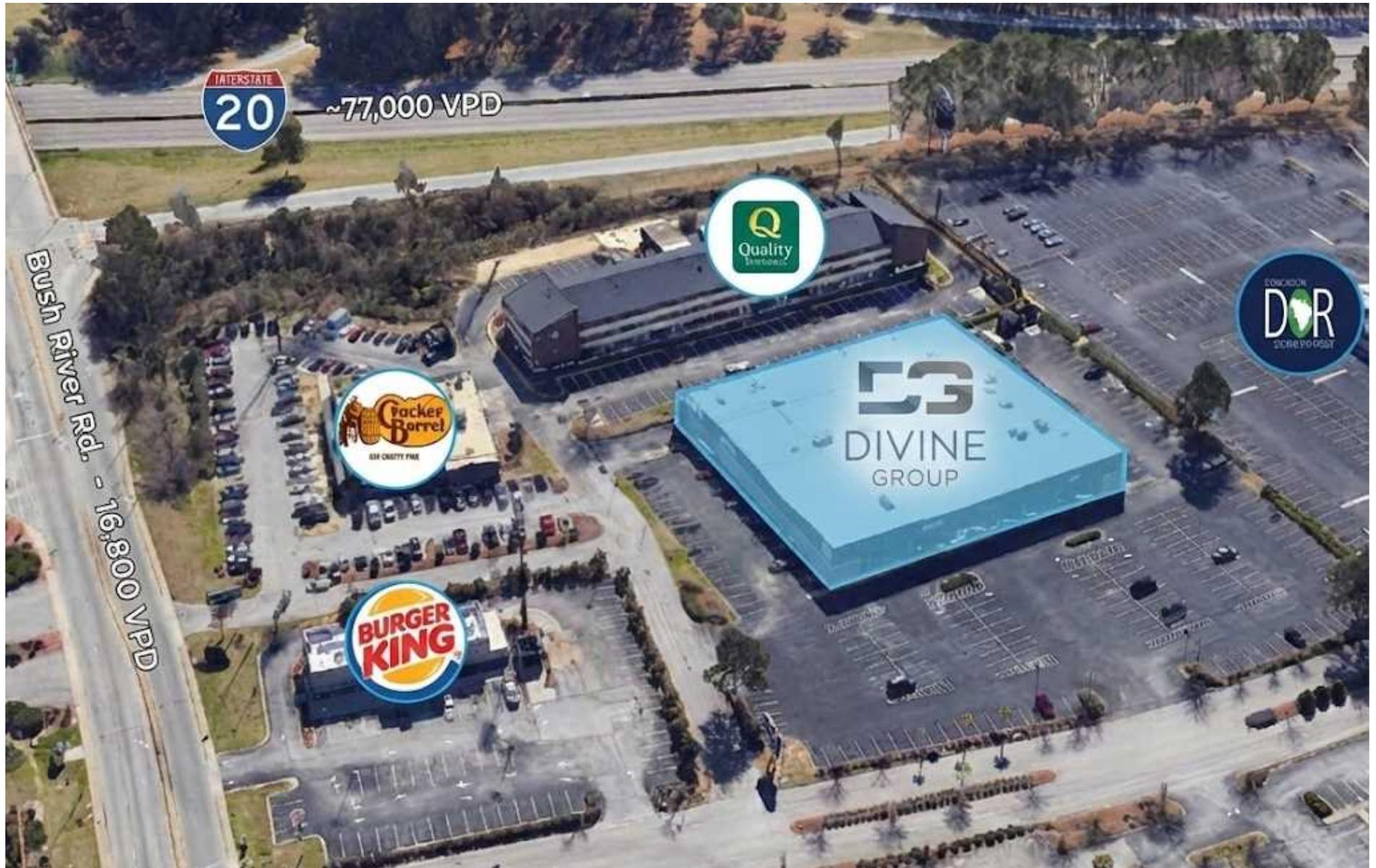


DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

AERIAL PROPERTY PHOTOS

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210

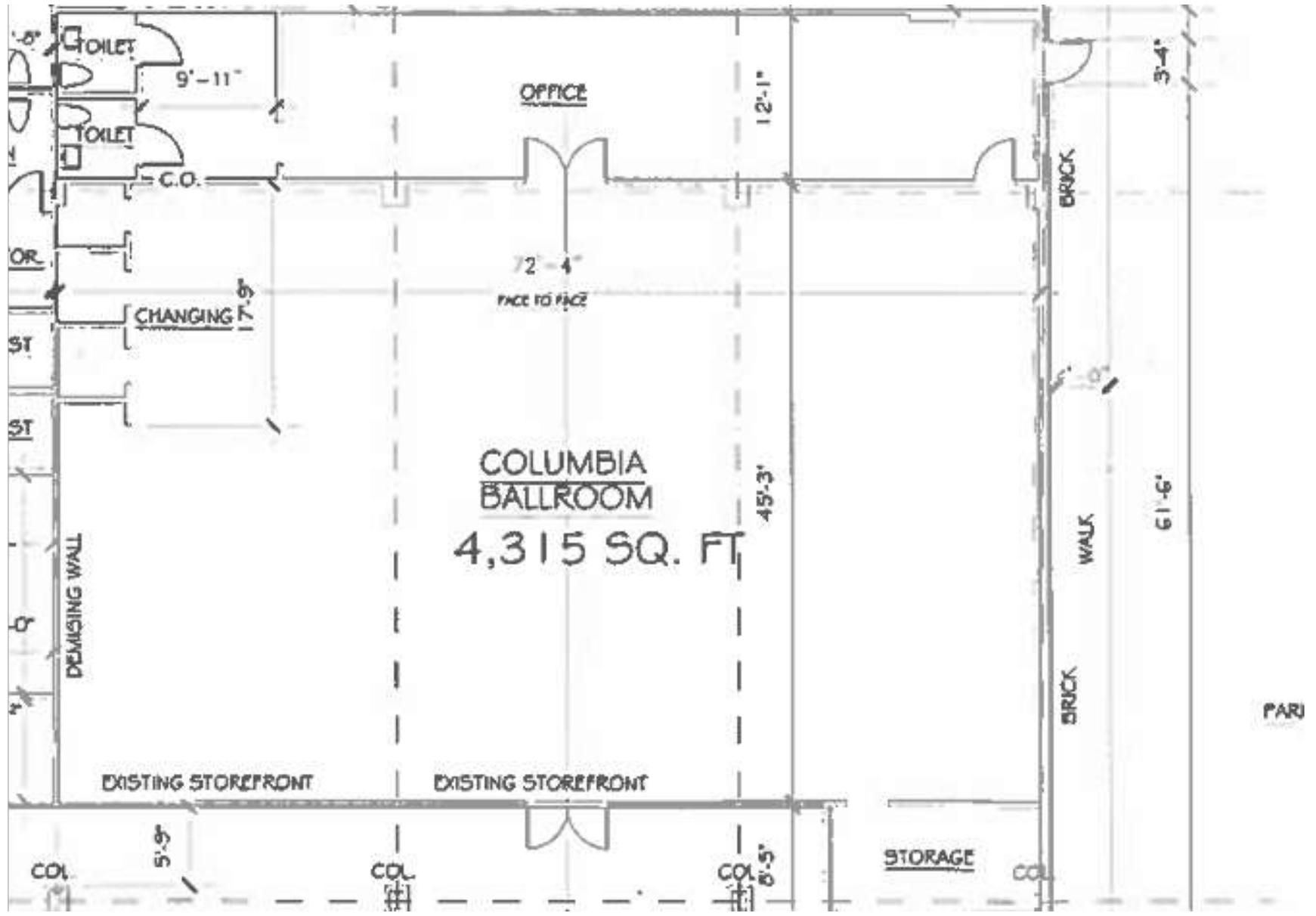


DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

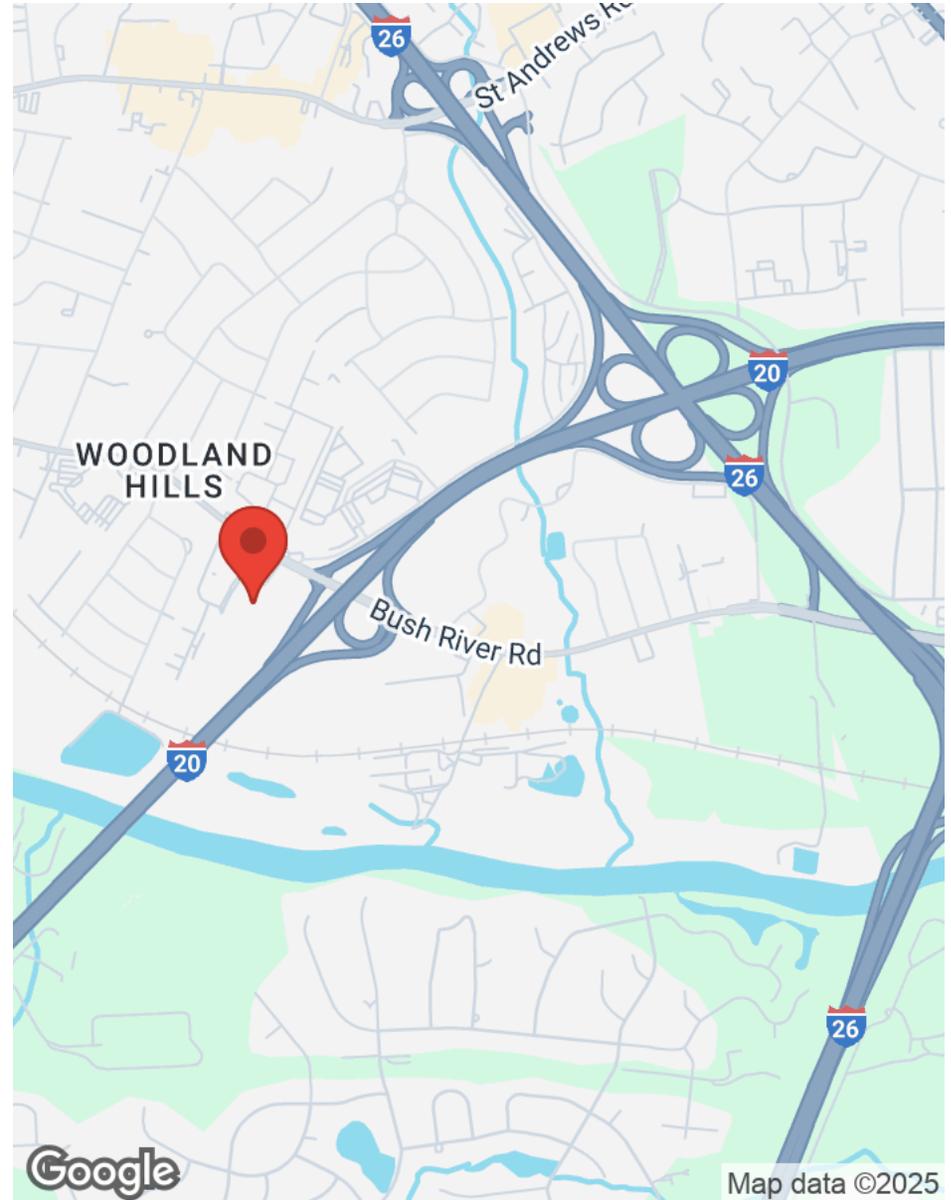
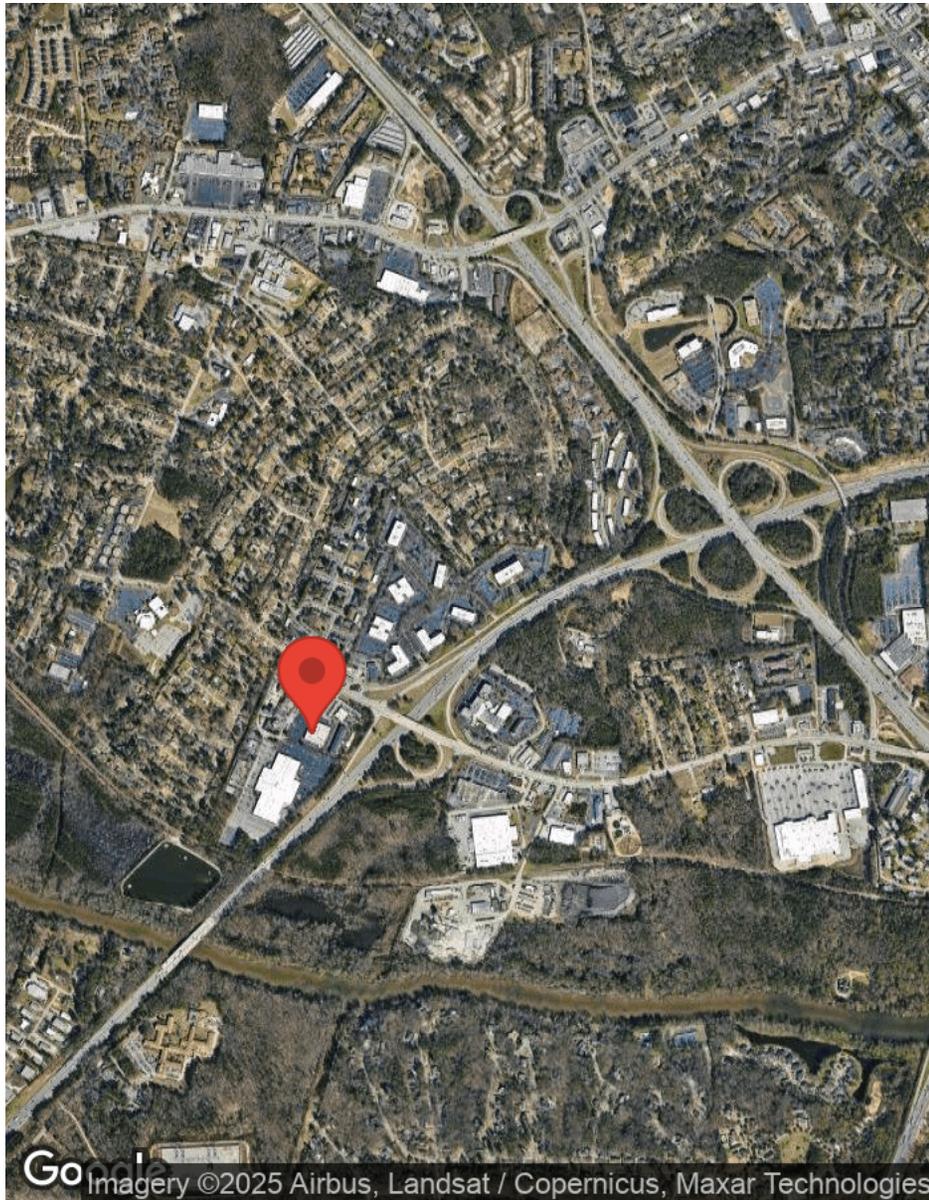
PROPERTY PHOTOS

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210



LOCATION MAPS

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210



DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

AERIAL MAP

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210

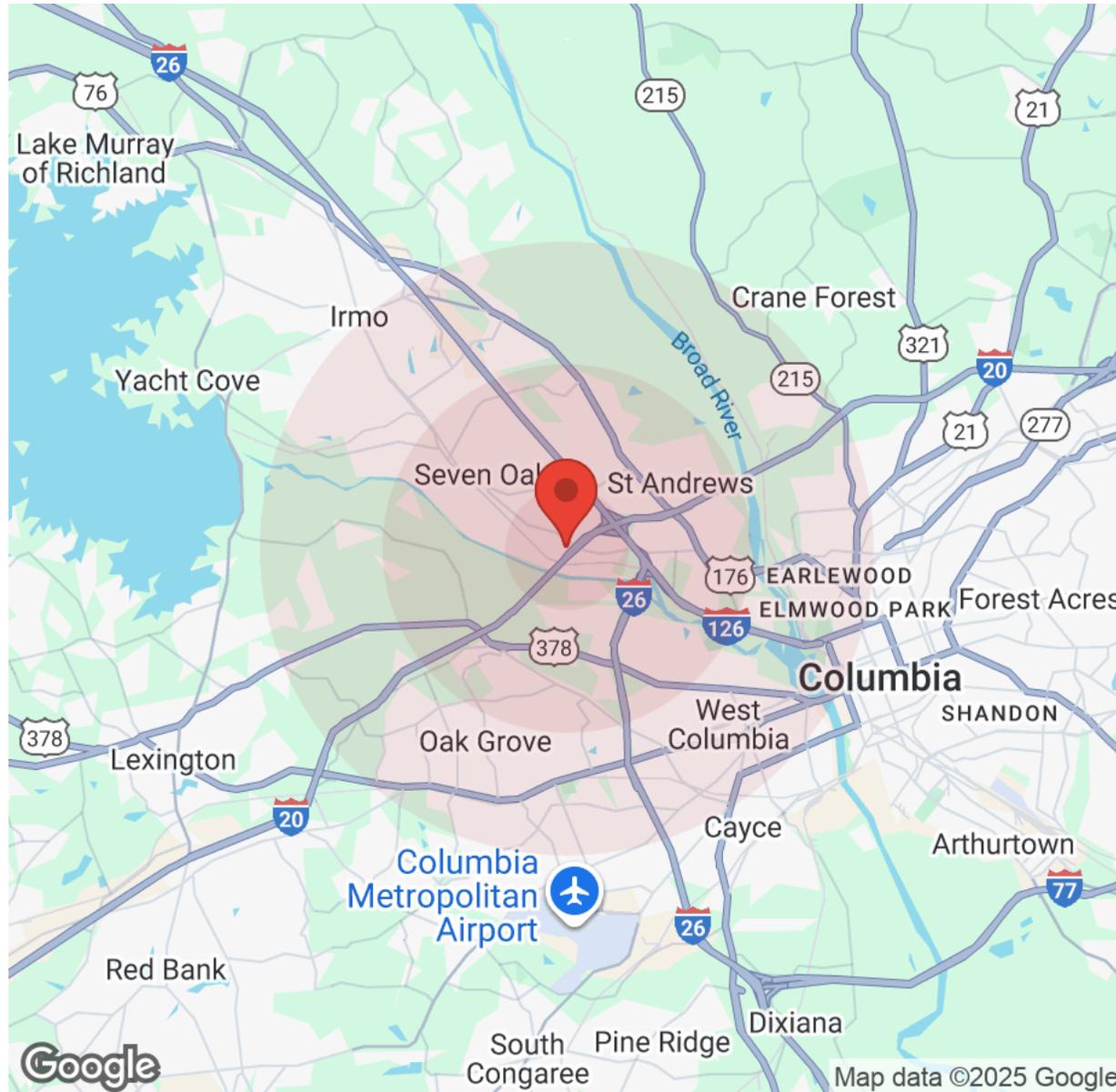


DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

TIM MCDUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

DEMOGRAPHICS

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210



Population	1 Mile	3 Miles	5 Miles
Male	2,158	26,308	61,493
Female	2,423	27,435	62,444
Total Population	4,581	53,743	123,937

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	809	9,577	21,241
Ages 15-24	569	6,994	16,289
Ages 25-54	1,779	22,625	52,245
Ages 55-64	540	5,849	13,847
Ages 65+	882	8,698	20,318

Race	1 Mile	3 Miles	5 Miles
White	2,434	25,023	63,778
Black	1,556	21,841	43,886
Am In/AK Nat	2	70	186
Hawaiian	7	32	50
Hispanic	295	3,601	8,614
Asian	191	1,919	4,511
Multi-Racial	94	1,198	2,801
Other	1	54	124

Income	1 Mile	3 Miles	5 Miles
Median	\$61,244	\$59,301	\$62,888
< \$15,000	137	2,127	4,745
\$15,000-\$24,999	75	1,724	3,937
\$25,000-\$34,999	294	2,355	5,257
\$35,000-\$49,999	302	3,504	6,997
\$50,000-\$74,999	426	5,291	11,086
\$75,000-\$99,999	336	3,264	7,443
\$100,000-\$149,999	212	3,182	8,021
\$150,000-\$199,999	142	1,191	3,258
> \$200,000	136	1,249	3,667

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,234	26,633	60,649
Occupied	2,058	23,885	54,410
Owner Occupied	1,124	11,162	28,107
Renter Occupied	934	12,723	26,303
Vacant	177	2,747	6,238

125 OUTLET POINTE BOULEVARD | COLUMBIA, SC 29210



Tim McDougall
 VP of Commercial Leasing & Development
 tim@divinegroup.us
 (440) 476-4744

Meet Tim, an accomplished commercial real estate professional with a proven track record of success and a true passion for real estate. As a key member of the Divine Group team, Tim is responsible for pre-leasing available spaces, assisting with property development and acquisitions, and managing properties and assets.

Tim's specialized focus is on retail, office, and mixed-use properties throughout the upstate region of South Carolina. With extensive experience in buying, selling, and leasing commercial real estate, he has honed his skills to provide unparalleled service to clients. Prior to joining Divine Group, Tim represented big-box retailers such as Dick's Sporting Goods, Golf Galaxy, Designer Shoe Warehouse, and Filene's Basement, among others.

In addition to his professional achievements, Tim is deeply committed to the Greenville community and actively coaches youth hockey at the local ice rink. When he's not working or coaching, he loves to hit the links and play golf. With his drive, dedication, and expertise, Tim is poised to excel and make a significant impact in the commercial real estate industry.

DISCLAIMER

125 OUTLET POINTE BOULEVARD

All materials and information received or derived from Divine Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Divine Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Divine Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Divine Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Divine Group does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Divine Group in compliance with all applicable fair housing and equal opportunity laws.

DIVINE GROUP
22 Garlington Road
Greenville, SC 29615

PRESENTED BY:

TIM MCDOUGALL
VP of Leasing & Development
O: 440-476-4744
tim@divinegroup.us
125603

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.