

CLASS A RETAIL AVAILABLE

SHOPPING CENTER PROPERTY FOR LEASE | 2012/2016 Harden Street, Columbia, SC 29201



Exclusively Presented By

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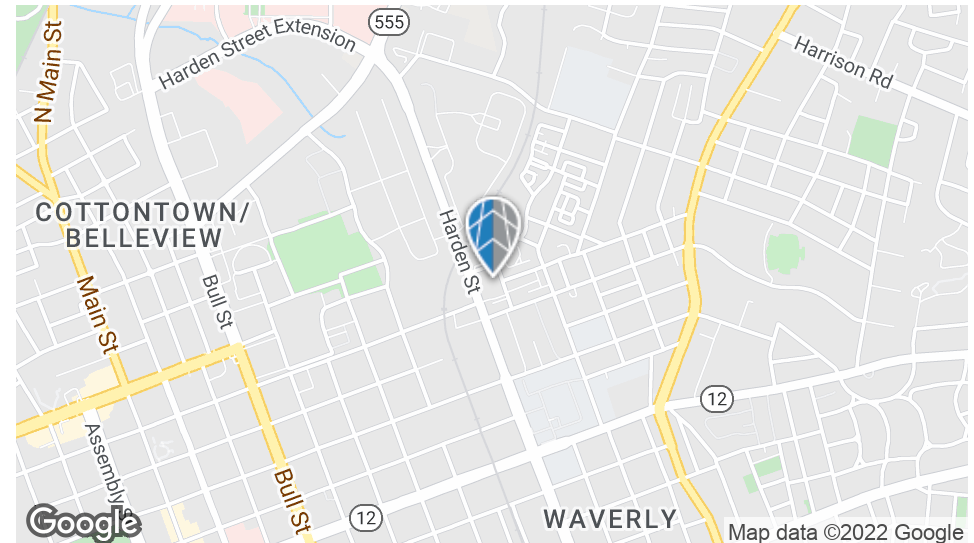
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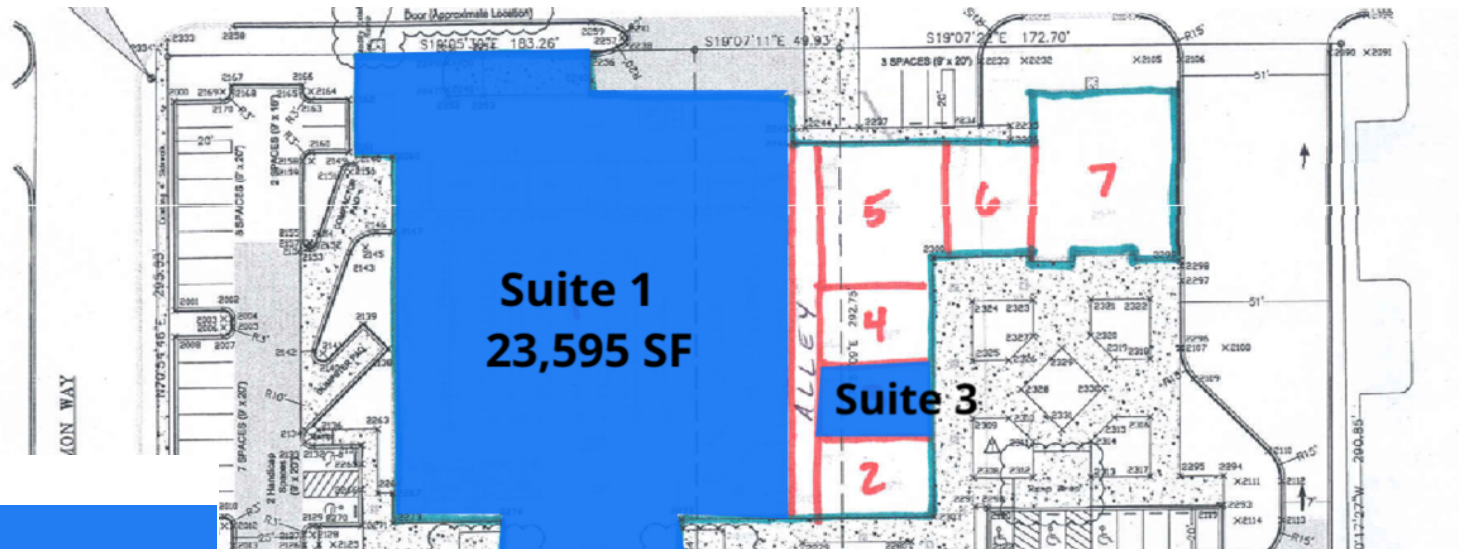


PROPERTY SUMMARY

Available SF:	1,000 - 23,595 SF
Lease Rate:	\$10.50 - 16.00 SF/yr (NNN)
Lot Size:	2.74 Acres
Building Size:	32,892 SF
Cross Streets:	Calhoun Street

PROPERTY HIGHLIGHTS

- Retail Shopping Center located one block from the Bull Street District, Columbia's 181 acre mixed-use neighborhood
- +/- 23,595sf Former grocery anchor space available – great for retail, office, medical or educational uses.
- +/- 1000sf Retail/Office space available
- Co-Tenants include Carol's Tax Service, City of Columbia Employee Health Clinic, Clyburn Foundation and AllSouth Federal Credit Union

**LEGEND**

Available Space

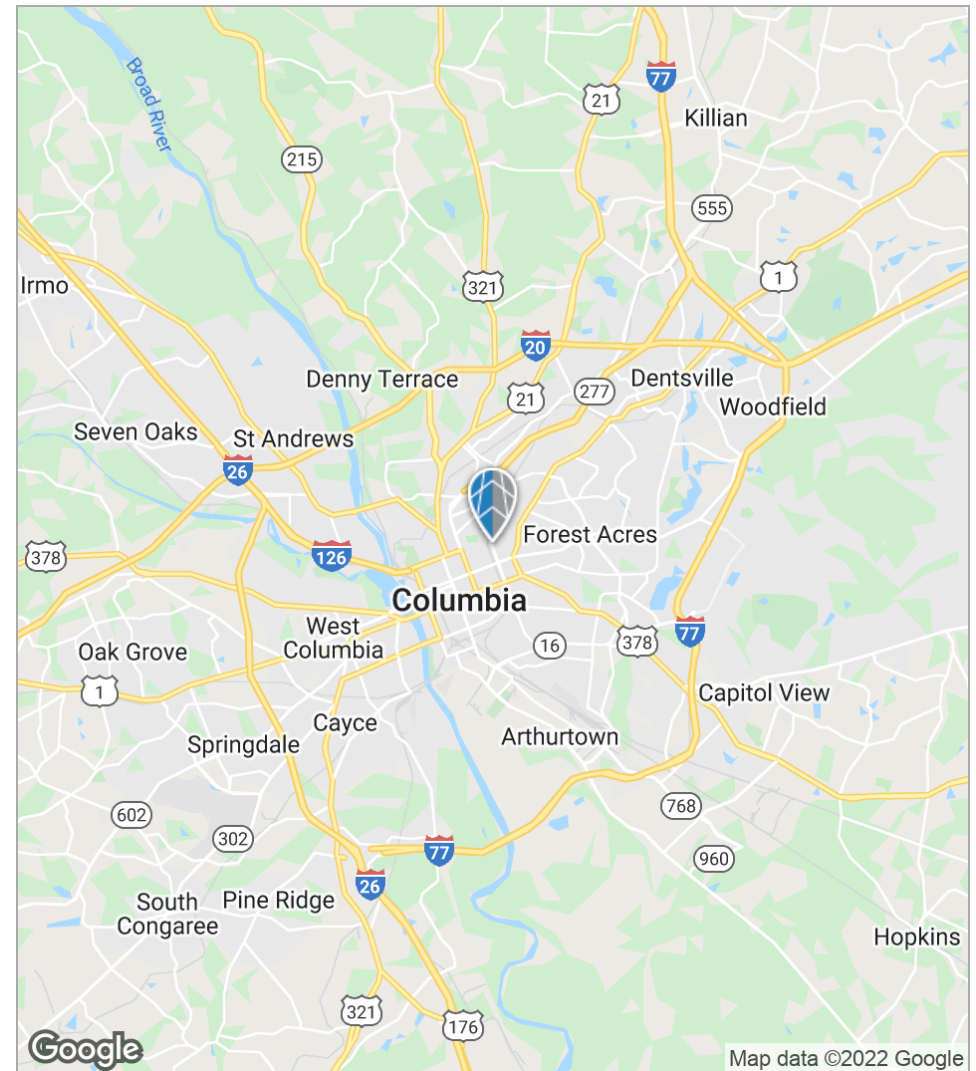
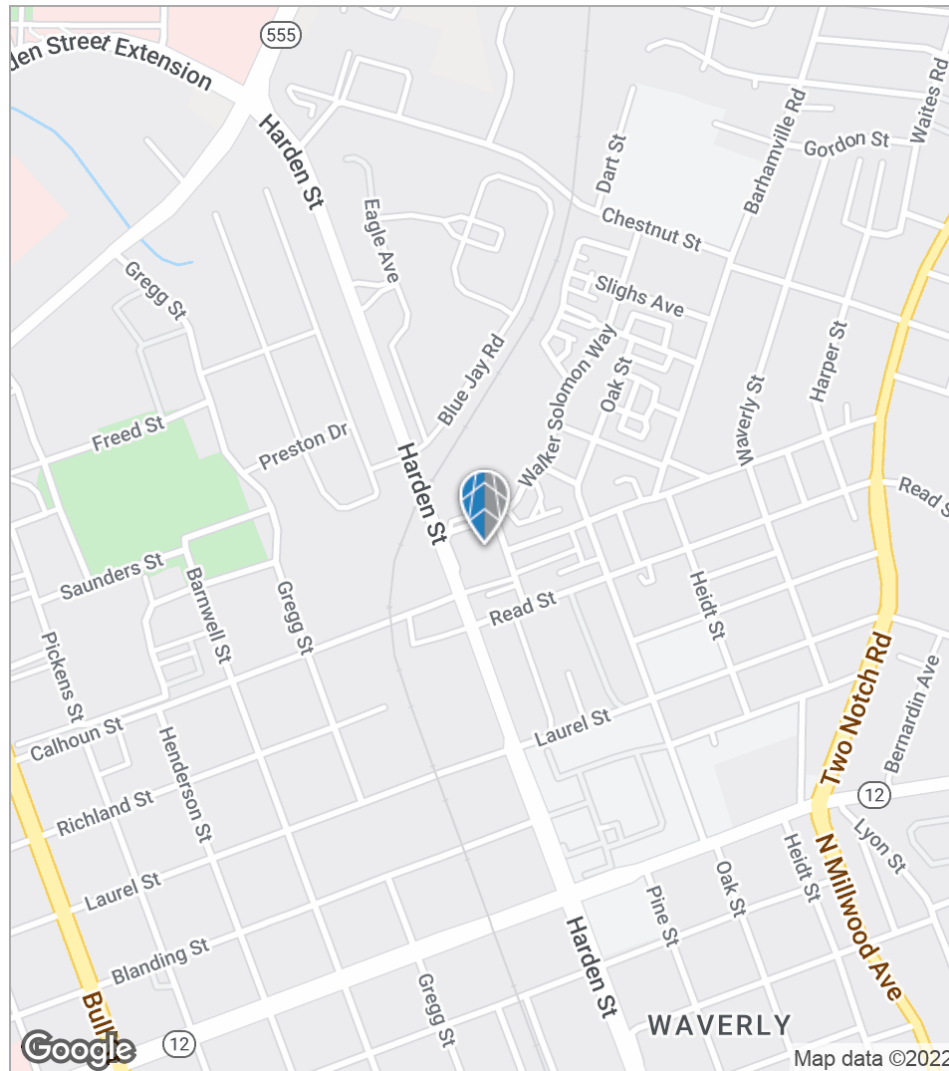
LEASE INFORMATION

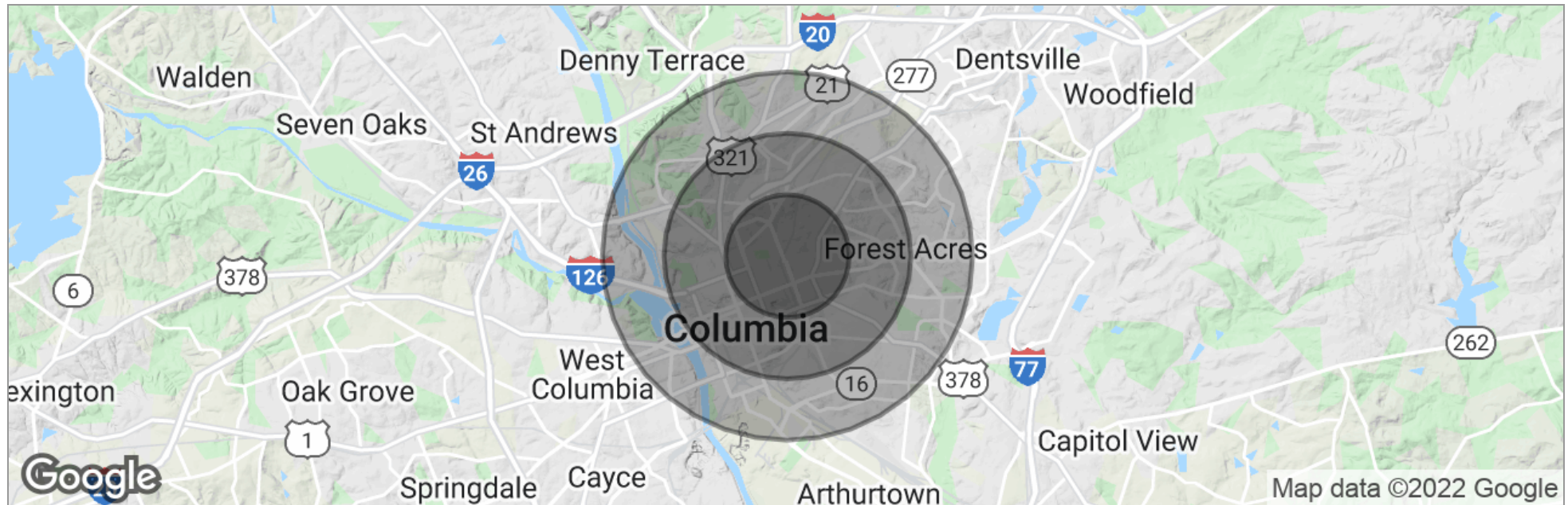
Lease Type: NNN Lease Term: Negotiable
 Total Space: 1,000 - 23,595 SF Lease Rate: \$10.50 - \$16.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
2016 Harden Street	Available Space	23,595 SF	NNN	\$10.50 SF/yr	Former grocery anchor space available – great for retail, office, medical or educational uses
Suite 3	Available Space	1,000 SF	NNN	\$16.00 SF/yr	Retail/Office space







	1 Mile	2 Miles	3 Miles
Total Population	11,259	41,997	83,761
Population Density	3,584	3,342	2,962
Median Age	29.5	31.2	32.2
Median Age (Male)	28.5	29.0	30.7
Median Age (Female)	30.4	33.8	34.2
Total Households	4,217	17,121	34,565
# of Persons Per HH	2.7	2.5	2.4
Average HH Income	\$33,301	\$43,709	\$51,113
Average House Value	\$120,937	\$156,535	\$192,340

* Demographic data derived from 2010 US Census