

VILLAGE AT SANDHILL

120 Forum Drive
Columbia, SC 29229

34.134340, -80.880730

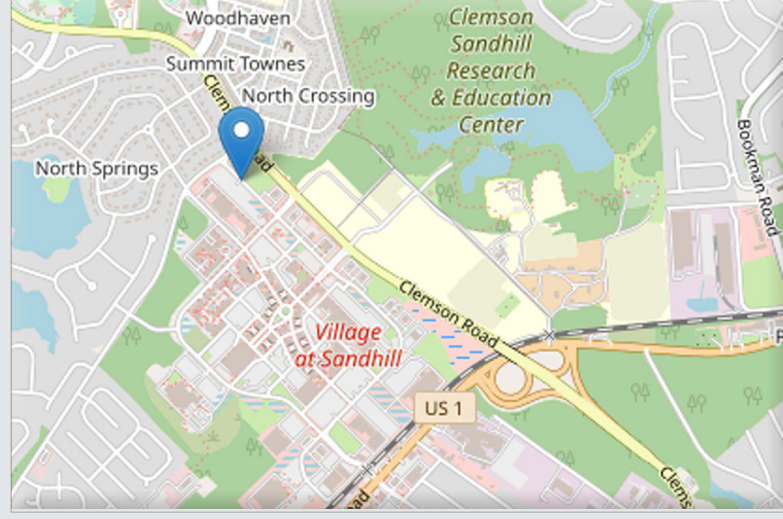
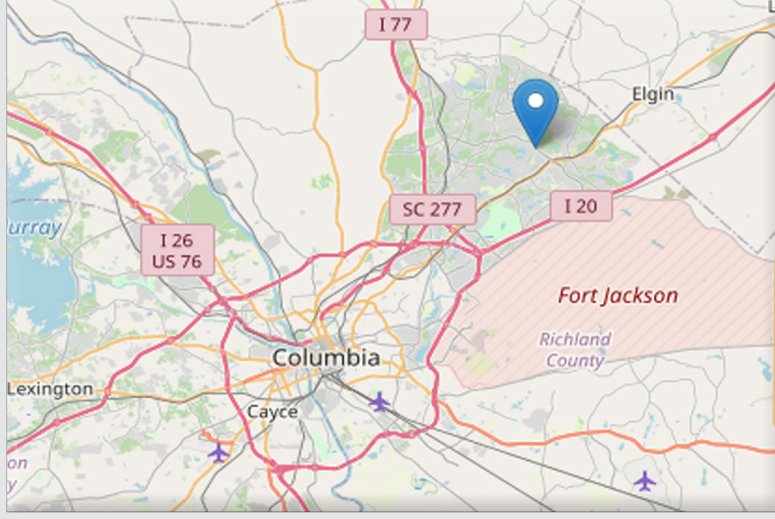


SIZE : 117,017 SF

CO-TENANTS

PROPERTY FEATURES

- 1,600 SF – 3,525 SF available for lease
- Property serves 3,000 + homes less than 3 miles from center
- Directly behind new 187 unit senior living community
- Located near Fort Jackson with 3,500 active duty soldiers and 12,000 family members
- 16 miles from University of SC and downtown Columbia
- Traffic Counts: Clemson Road (27,700 VPD)
Two Notch Road (24,300 VPD)



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NewLink
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 Innovative Retail Property Solutions

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DEMOGRAPHICS – 2023	3 Mile	5 Miles	10 Miles
Estimated Population	57,130	104,652	208,865
Average Household Income	\$86,087	\$84,086	\$80,064
Households	21,368	39,476	79,242
Population Growth 2023-2028	0.88% ↑	1.74% ↑	1.64% ↑



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