

VILLAGE AT SANDHILL

120 Forum Drive
Columbia, SC 29229

34.134340, -80.880730

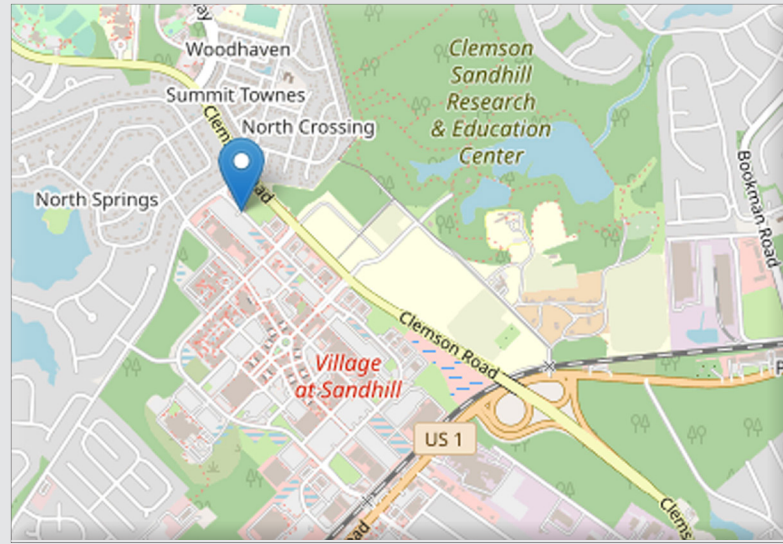
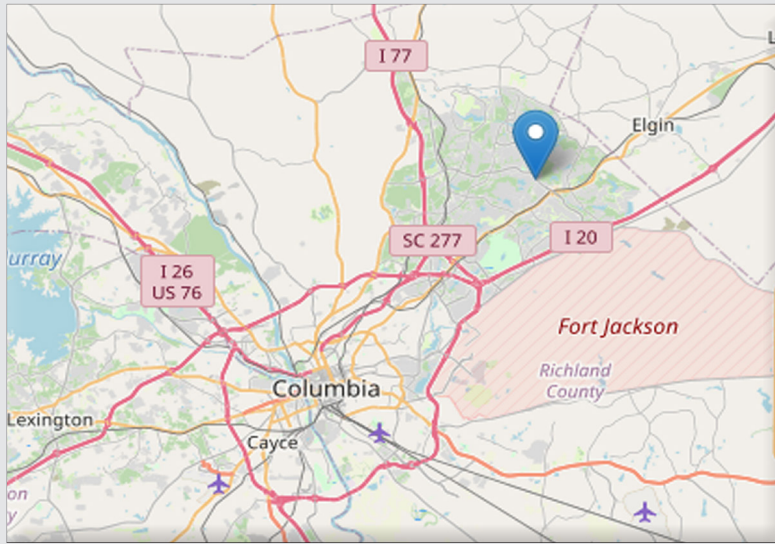
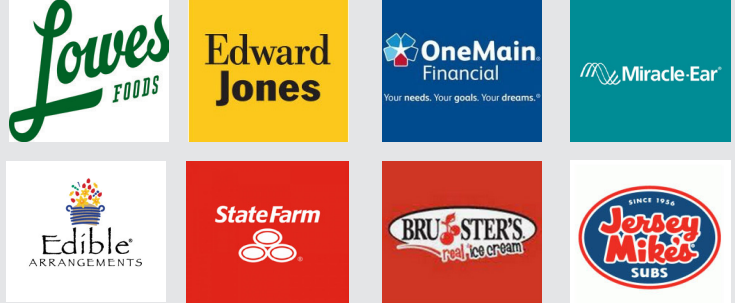


SIZE : 117,017 SF

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)

CO-TENANTS



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UNIT	TENANT	SF
100-01	Edward Jones	1,200
100-03	Air Force Reserves	2,400
100-04	Mid Carolina Credit Union	1,200
110-01	Regional Finance	2,160
110-02	Miracle Ear	1,440
110-03	OneMain	2,400
110-05	Edible Arrangements	1,200
110-06	State Farm	1,085
110-07	Le Peep Restaurant	3,600
110-08	Great Clips	1,200
110-09	US Army	2,400
110-11	Super Nails	1,200
110-12	Wild Birds Unlimited	1,200
120-00	Lowes	60,807
130-01	Nothing Bundt Cake	2,600
130-02	Village Spirits	1,300
130-03	Visions of Beauty Hair	1,200
130-04	AVAILABLE	3,200
130-05	AVAILABLE	1,600
130-06	Palm Beach Tan	1,600
130-07	China Dragon	1,200
130-09	Sylvan	2,400
130-10	US Marine	1,200
130-11	AVAILABLE	2,100
130-12	AVAILABLE	3,525
130-13	Drayer Physical Therapy	3,950
130-15	Brusters Ice Cream	1,250
136-01	Kings & Queens	1,600
136-02	National Guard	1,600
136-03	Jersey Milks	1,600
136-04	AVAILABLE	1,600

HOME VALUES \$125K-\$240K

HOME VALUES \$100K-\$240K

HOME VALUES \$165K-\$230K

HOME VALUES \$185K-\$250K

North Springs Elementary 726 students

Summit Park Middle School 1,189 students

N SPRINGS RD - 13,300 VPD

CLEMSON RD - 27,700 VPD

PROMENADE PLACE

Discovery Village Senior Living 186 NEW SENIOR LIVING UNITS

Martin Cook

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NewLink
MANAGEMENT GROUP
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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