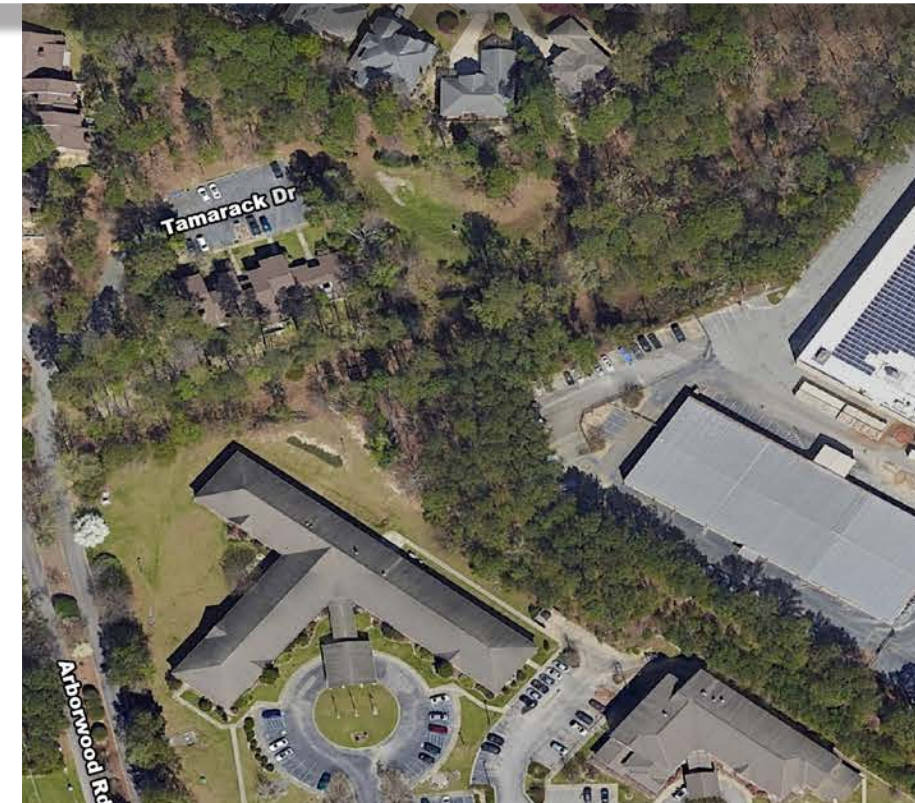




PRISMA

FORMER BANK BRANCH FOR LEASE

6098 GARNERS FERRY RD. COLUMBIA, SC 29209



SITE

NEWS19

DISCOUNT TIRE

FIREHOUSE SUBS



verizon

TARGET

Woodhill Family Dentistry

COST PLUS WORLD MARKET

BARNES & NOBLE BOOKSELLERS

PartyCity

46,200 VPD

7,500 VPD

CONTACT

Darrell Palasciano | 704.644.4584
dpalasciano@providencegroup.com

Spencer Brown | 704.644.4582
sbrown@providencegroup.com




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PROPERTY / LEASING INFORMATION

- Available for lease, ground lease, build to suit
- Acres: ±1.28
- Square Feet: ±2,227
- Drive Thru
- Dedicated pylon sign
- 35 Parking Spaces

PROPERTY HIGHLIGHTS

- Former freestanding bank branch outparcel available in front of the Target anchored Shoppes at Woodhill
- Located at a very high profile corner on Garners Ferry Road between Devine Street and I-77
- Full movement outparcel to Shoppes ay Woodhill outparcel
- Great visibility and easy access
- 46,200 VPD on Garners Ferry Rd
- Most financial institutions allowed
- Neaby tenants include:  **TARGET**  **BARNES & NOBLE BOOKSELLERS** 

 **WORLD MARKET**

 **HICKORY**

 **verizon**

 **STARBUCKS COFFEE**

 **CHIPOTLE**

 **Panera BREAD**

 **Party City**

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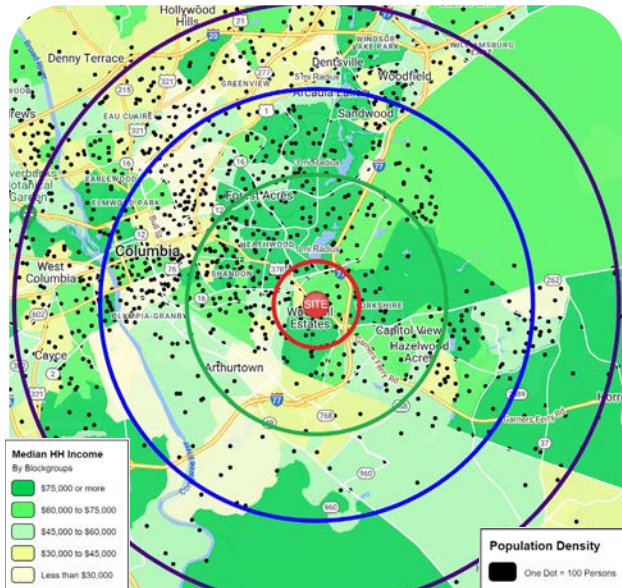
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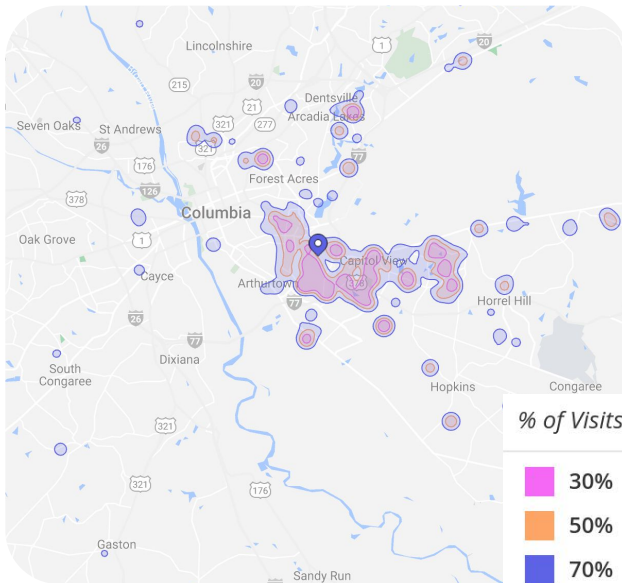
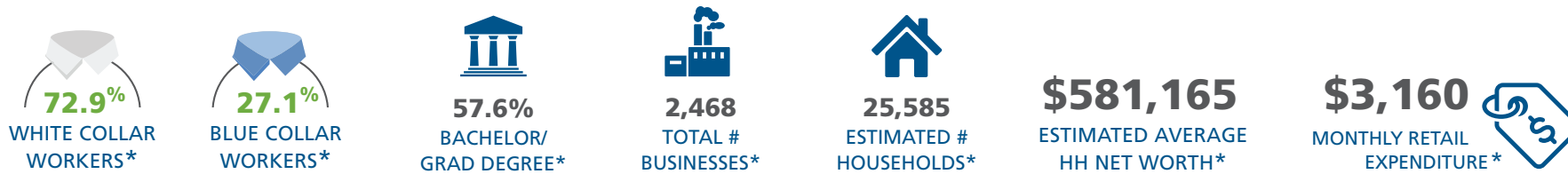


TRADITIONAL DEMOGRAPHICS

2023

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	7 MILE
POPULATION	7,872	59,108	134,306	213,366
AVERAGE HH INCOME	\$111,069	\$123,421	\$98,491	\$87,687
DAYTIME EMPLOYMENT	4,379	26,721	87,179	120,102



TRADE AREA DEMOGRAPHICS

2023

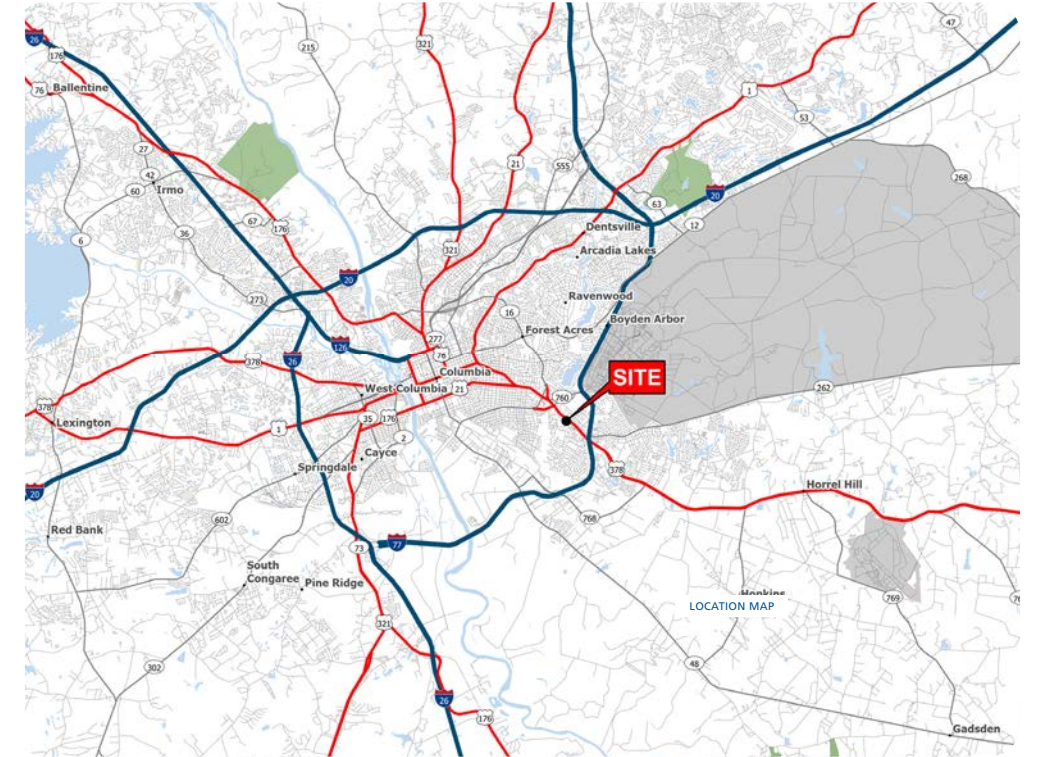
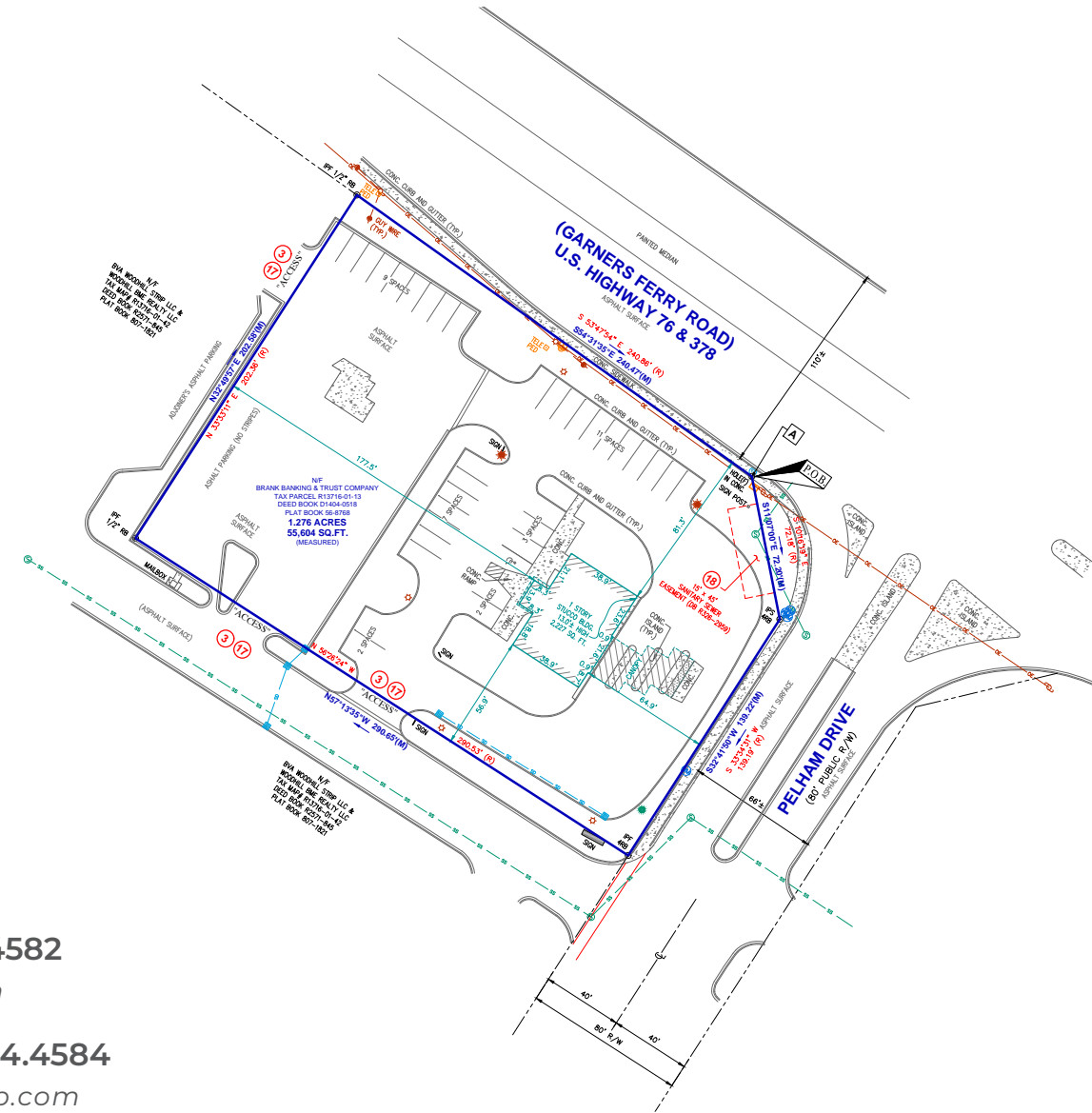
DEMOGRAPHICS

	30% of Visits	50% of Visits	70% of Visits
POPULATION	9,700	30,004	63,378
HOUSEHOLDS	4,277	13,198	25,785
AREA (IN SQUARE MILES)	4.27	14	69.14
AVERAGE HOUSEHOLD INCOME	\$89,183	\$71,107	\$71,989

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PROUD PARTNER
XTEAM
RETAIL ADVISORS





SITE

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