



Columbiana Station

1005-1201 Bower Parkway | Columbia, SC 29212



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Columbiana Station

Property Overview

PROPERTY FEATURES

- ±374,692 SF premier retail, dining and entertainment center in Columbia, SC
- Signalized intersection on Harbison Blvd and Bower Parkway
- Multiple points of ingress/egress
- Close proximity to I-26
- Retail spaces available:
 - Phase I - 1,388 SF
 - Phase IIA - 8,002 SF
 - Phase IIC - 953 SF - 7,283 SF
 - Phase V - 1,161 SF - 8,945 SF

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	6,887	50,172	106,759
Avg. HH Income	\$91,220	\$83,873	\$85,510
Total Employees	8,651	29,637	57,705

TRAFFIC COUNTS

Harbison Blvd	25,998 VPD
I-26	105,269 VPD
Bower Parkway	11,202 VPD



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Property Overview



Columbiana Station is a ±374,692-square-foot premier retail, dining and entertainment center located off Harbison Boulevard in Columbia, SC.

The center features a variety of Class A tenants including Dick's Sporting Goods, Petsmart, Copper River, Kirkland's, Haverty's, Panera Bread, Bonefish Grill, Regal Cinemas and more.



Columbiana Station

Aerial



Columbiana Station

Overall Site Plan



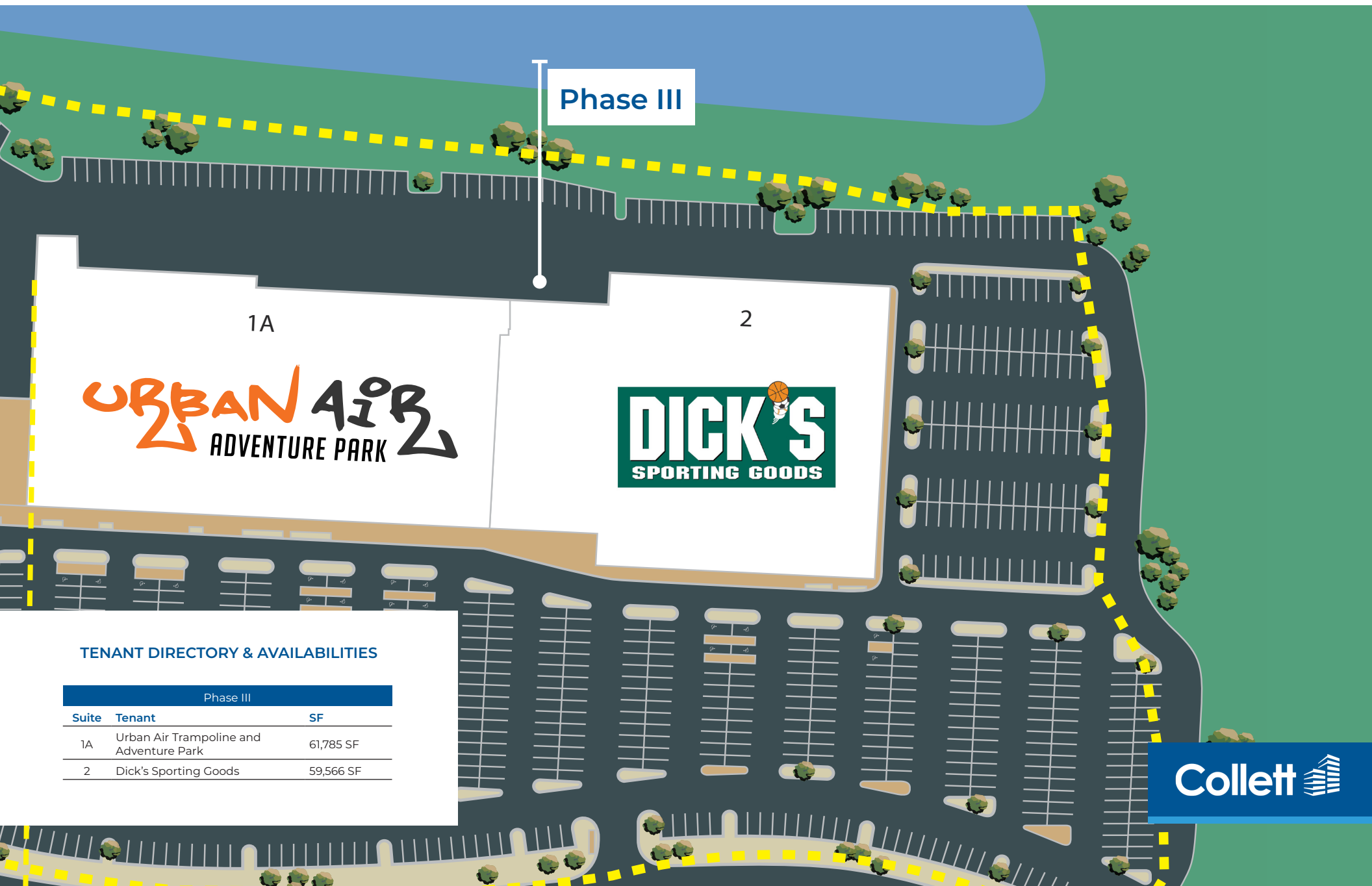
Columbiana Station

Phase I & Phase IIA Site Plan



Columbiana Station

Phase III Site Plan



Phase III

1A

URBAN AIR
ADVENTURE PARK

2

DICK'S
SPORTING GOODS

TENANT DIRECTORY & AVAILABILITIES

Phase III		
Suite	Tenant	SF
1A	Urban Air Trampoline and Adventure Park	61,785 SF
2	Dick's Sporting Goods	59,566 SF

Columbiana Station

Phase IIC Site Plan



TENANT DIRECTORY & AVAILABILITIES

Phase IIC		
Suite	Tenant	SF
1	Miyo's Shanghai Bistro	6,648
3	Sola Salon Studios	6,368
4	America's Home Place	6,070
6	The British Bulldog Pub	3,416
7	AVAILABLE	1,631
8	AVAILABLE	953
9	Waxing the City	1,500
10	Play Live Nation	1,973
11	AVAILABLE	4,542
12	AVAILABLE	7,283
13	AVAILABLE	2,664
14	Plato's Closet	3,324
15	AVAILABLE	2,747

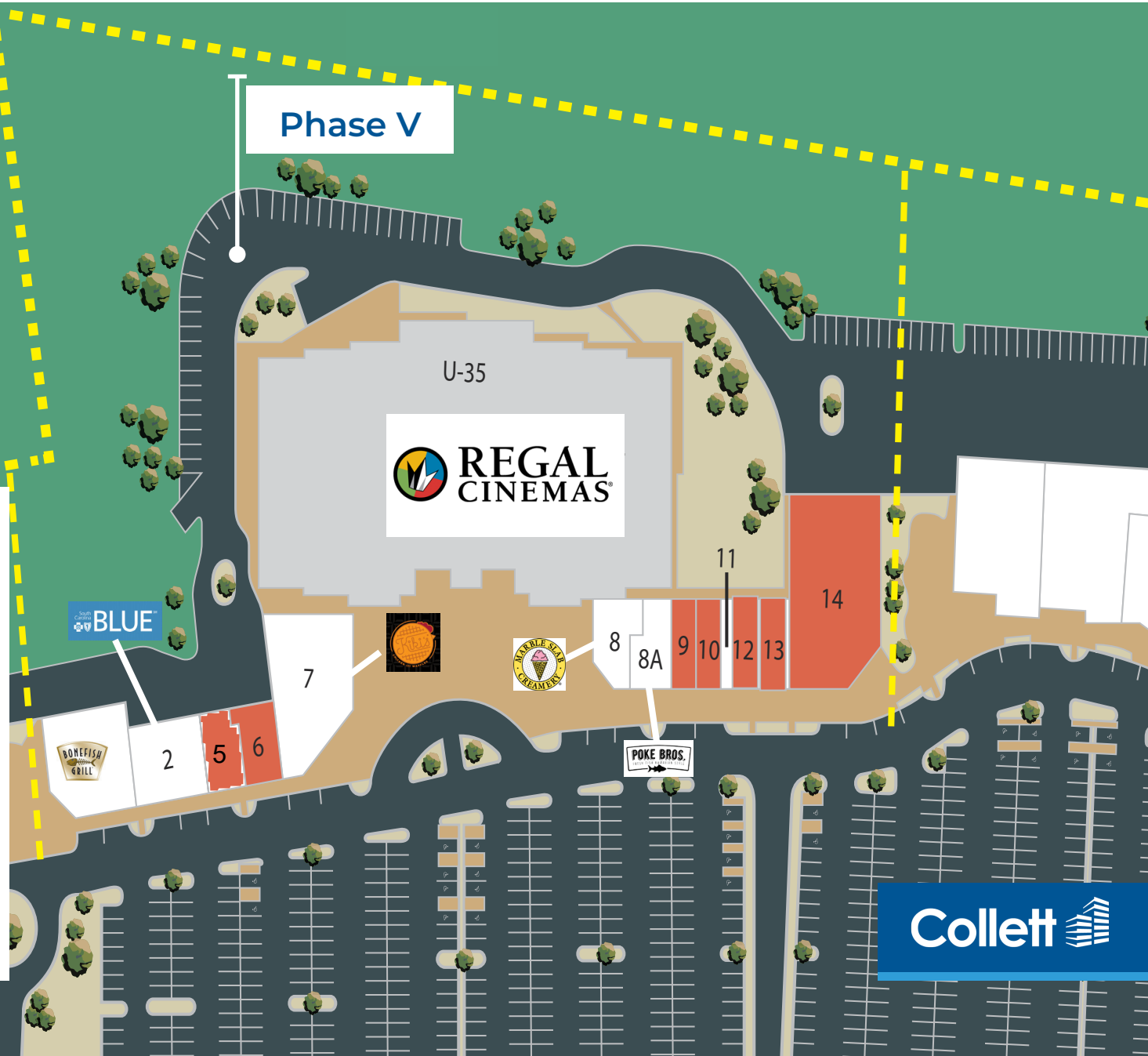
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Phase V Site Plan

Phase V

TENANT DIRECTORY & AVAILABILITIES

Phase V		
Suite	Tenant	SF
1	Bonefish Grill	5,268
2	South Carolina Blue	2,293
5	Chuck Berry's Haberdashery	1,603
6	AVAILABLE	1,161
7	Kiki's Chicken and Waffles	5,958
8	Marble Slab Creamery	1,957
8A	Poke Bros	1,596
9	AVAILABLE	1,246
10	AVAILABLE	1,211
11	Miracle Ear	586
12	AVAILABLE	1,415
13	AVAILABLE	1,477
14	AVAILABLE	9,025



Columbiana Station

Phase IIB Site Plan



Phase IIB

ADDITIONAL
PARKING

3
SUGAR CREEK
AMISH FURNITURE

1

5

7

SPORTS
PLAY IT AGAIN

RUG GALLERY
10

Sylvan
Learning

U-37

TENANT DIRECTORY & AVAILABILITIES

Phase II B		
Suite	Tenant	SF
1	Brothers & Beer	2,045 SF
3	Sugar Creek Amish Furniture	11,966 SF
5	Sylvan Learning Center	2,268 SF
7	Play It Again Sports	4,984 SF
10	The Rug Gallery	5,395 SF