



The Melting Pot

Colonial Village Shopping Center

±808-9,540 SF

Retail, Restaurant & Office Space

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For Lease

±808-9,540 SF

Retail, Restaurant & Office



Colonial Village Shopping Center

1410 Colonial Life Blvd. - Columbia, South Carolina

- The available space is located in Colonial Village Shopping Center, which features beautiful landscaping and building accents
- Property is professionally managed
- Adjacent to one of Columbia's largest employers, Colonial Life and Accident Insurance - 1,400 employees
- Prisma Health has approximately 800 employees in its newly renovated space on Colonial Life's campus.
- Colonial Village currently has a great mix of both retail and office tenants, such as The Melting Pot, Brighter Smile, Edward Jones, etc.
- Second-generation restaurant space available
- Located between I-20 and I-26 with quick access to Downtown Columbia and Irmo
- Includes a turnkey ±1,800 SF salon suite equipped with a set of shampoo bowls
- Lighted parking area with a parking ratio of 7.16 spaces per 1,000 SF
- Lease Rate: \$12.00 per SF, NNN

Site Plan

SUITE	TENANT	AVAILABLE SF
10	Vacant	6,000
20	Vacant	1,170
30	Vacant	1,170
40	Vacant	1,200
60	Unallocated Landlord Space	
70	Midlands Fatherhood	
80	Midlands Fatherhood	
100	*Available Soon*	1,970
110	*Available Soon*	808
120	The Melting Pot	
130	The Melting Pot	
140	Vacant	2,700
150	*Available Soon - Restaurant Space*	1,500
160	A Brighter Smile	
170	Edward D. Jones & Co.	
180	Vacant	1,800
190	Vacant	1,800
200	Modern Age Tobacco	
210	Greg McKenzie Pageant and Prom	
220	The Rogue	
230	Vacant	2,800
250	Vacant	1,400
260	Vacant	2,073
270	Manpower	
280	Unun Group Storage	
290	Unallocated Landlord Space	



Colonial Life Blvd W

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For Lease

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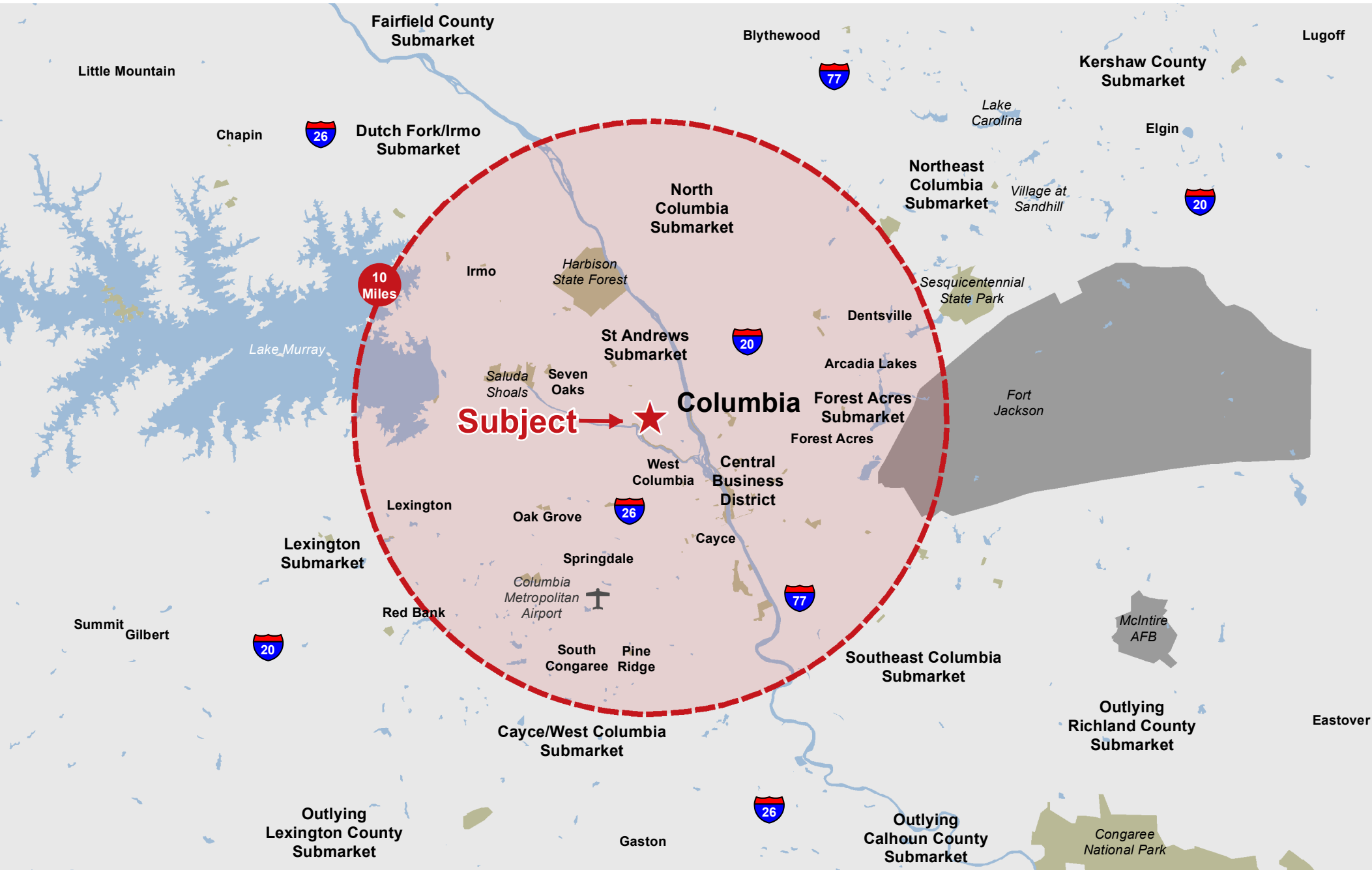
Retail, Restaurant & Office





Map Updated: Monday, October 7, 2019. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

Location



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Demographic Profile

Bush River Rd & Colonial Life Blvd | Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	5,154	59,127	140,427	2019 Estimate	\$36,255	\$38,996	\$38,941
2019 Estimate	5,256	64,166	150,982	2024 Projection	\$43,019	\$45,342	\$45,244
2024 Projection	5,428	67,396	158,243	Average Household Income			
% Chg. 2019-2024	3.3%	5.0%	4.8%	2019 Estimate	\$47,540	\$53,513	\$54,408
Households				2024 Projection			
2010 Census	2,676	24,693	55,855	2019 Estimate	\$47,540	\$53,513	\$54,408
2019 Estimate	2,673	26,709	60,400	2024 Projection	\$55,104	\$61,718	\$62,643
2024 Projection	2,747	28,110	63,611	Per Capita Household Income			
Families				2019 Estimate			
2010 Census	1,110	12,243	28,602	2019 Estimate	\$23,996	\$22,679	\$22,261
2019 Estimate	1,070	12,873	29,869	2024 Projection	\$27,658	\$26,166	\$25,610
2024 Projection	1,087	13,411	31,065	2019 Household Income Dist.			
2019 Age Dist.				Less than \$15,000			
0 - 4	6.0%	6.0%	5.6%	\$15,000 - \$24,999	17.8%	17.6%	20.3%
5 - 9	4.7%	5.1%	4.9%	\$25,000 - \$34,999	14.3%	12.5%	12.0%
10 - 14	4.5%	4.8%	4.7%	\$35,000 - \$49,999	16.3%	14.7%	13.1%
15 - 19	4.6%	5.4%	8.8%	\$50,000 - \$74,999	13.7%	15.4%	14.0%
20 - 24	10.8%	9.9%	12.4%	\$75,000 - \$99,999	21.2%	19.0%	18.1%
25 - 34	20.5%	19.7%	16.3%	\$100,000 - \$149,999	9.9%	9.1%	9.5%
35 - 44	12.7%	13.8%	11.9%	\$150,000 - \$199,999	5.1%	8.1%	8.7%
45 - 54	10.4%	11.1%	10.5%	\$200,000 and Up	0.7%	2.0%	2.5%
55 - 64	11.7%	10.2%	10.6%	2019 Housing Data			
65 - 74	7.9%	7.7%	7.9%	Owner Occ. Housing Units	1,009	10,855	26,403
75 - 84	4.0%	4.2%	4.1%	Renter Occ. Housing Units	1,664	15,853	33,997
85+	2.1%	2.2%	2.0%	2019 Business Data			
Median Age				Total Businesses:			
2010 Census	32.7	33.0	31.2		469	2,484	8,413
2019 Estimate	34.3	34.5	33.1	Total Employees:	6,071	40,107	135,516
2024 Projection	34.9	34.9	33.7	Average Household Size			
				2010 Census			
				2019 Estimate			
				2024 Projection			