

For Lease

±1,920 SF- 9,600 SF

Retail Space & Office Space



**FREESTANDING SUITE**

**AVAILABLE SUITE**

# Edens Plaza

4045-4123 West Beltline Boulevard  
Columbia, South Carolina

For more information:

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## Property Features

- Retail and Office suites available within The Edens Plaza shopping center
- Located conveniently less than one minute from Two Notch Road
- Available suites:
  - Suite 30, ±9,600 SF (Former Dollar General)
  - Suite 40, ±1,920 SF (Former Bank Building with Drive-Thru)
- Co-tenants include: Roses, Cricket Wireless, Citi Trends, and U.S Wings & Deli
- 358 parking spaces on-site
- Traffic count: 20,600 VPD (Station 225 – 2020)
- Lease rate: Contact Broker For Lease Rate.



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# Aerial and Location Maps

4045-4123 West Beltline Boulevard Columbia, South Carolina



# NAI Columbia

## Demographic Profile

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West Beltline Boulevard and Two Notch Road - Columbia, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2020 Age Dist.</b>				<b>Median Household Income</b>			
2010 Census	9,144	74,131	165,674	0 - 4	9.3%	5.6%	5.2%	2020 Estimate	\$30,325	\$41,058	\$41,756
2020 Estimate	9,522	76,926	175,910	5 - 9	6.6%	5.0%	4.7%	2025 Projection	\$32,023	\$44,126	\$44,463
2025 Projection	9,788	80,124	183,634	10 - 14	5.9%	5.0%	4.6%				
% Chg. 2020-2025	2.8%	4.2%	4.4%	15 - 19	6.4%	9.6%	9.6%	<b>Average Household Income</b>			
				20 - 24	9.4%	9.7%	14.8%	2020 Estimate	\$46,475	\$68,090	\$65,547
<b>Households</b>				25 - 34	12.8%	12.8%	16.1%	2025 Projection	\$49,243	\$74,307	\$71,286
2010 Census	3,624	30,227	64,564	35 - 44	10.7%	10.6%	10.7%				
2020 Estimate	3,737	31,428	69,082	45 - 54	10.0%	10.7%	9.4%	<b>Per Capita Household Income</b>			
2025 Projection	3,833	32,904	72,561	55 - 64	12.2%	13.0%	10.7%	2020 Estimate	\$18,402	\$28,519	\$27,147
				65 - 74	9.4%	10.1%	8.0%	2025 Projection	\$19,447	\$31,176	\$29,513
<b>Families</b>				75 - 84	4.8%	5.2%	4.1%				
2010 Census	2,174	16,175	32,623	85+	2.6%	2.7%	2.1%	<b>2020 Household Income Dist.</b>			
2020 Estimate	2,174	16,165	33,271					Less than \$15,000	27.7%	20.1%	18.0%
2025 Projection	2,209	16,667	34,375	<b>Median Age</b>				\$15,000 - \$24,999	14.3%	11.6%	11.4%
				2010 Census	32.8	35.0	29.7	\$25,000 - \$34,999	13.2%	11.8%	12.8%
<b>2020 Housing Data</b>				2020 Estimate	34.7	37.0	31.5	\$35,000 - \$49,999	13.3%	13.3%	14.6%
Owner Occ. Housing Units	1,609	15,470	29,175	2025 Projection	35.2	37.9	32.1	\$50,000 - \$74,999	14.0%	15.7%	17.4%
Renter Occ. Housing Units	2,128	15,959	39,907					\$75,000 - \$99,999	8.4%	9.0%	9.4%
				<b>Average Household Size</b>				\$100,000 - \$149,999	5.5%	8.4%	7.7%
2020 Business Data				2010 Census	2.42	2.22	2.20	\$150,000 - \$199,999	1.9%	4.6%	4.1%
Total Businesses:	2,696	66,257	116,097	2020 Estimate	2.45	2.23	2.21	\$200,000 and Up	1.7%	5.3%	4.6%
Total Employees:	9,522	76,926	175,910	2025 Projection	2.45	2.22	2.21				
Two or More Races	1.6%	1.7%	2.5%					<b>2018 Business Data</b>			
Hispanic Origin (Any Race)	2.2%	2.7%	5.7%	<b>2018 Housing Data</b>				Total Businesses:	284	4,786	8,295
				Owner Occ. Housing Units	1,711	16,172	30,392	Total Employees:	2,760	71,566	126,456
				Renter Occ. Housing Units	2,068	15,592	38,471				