



FOR LEASE | 1,520 SF | FORMER GREAT CLIPS



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2130 N BELTLINE BLVD | COLUMBIA, SC 29204

SQUARE FOOTAGE | 1,520 SF

TIMING | AVAILABLE JUNE 2024

RENT/NNN | CALL FOR PRICING

FOREST ACRES | COLUMBIA, NC

CONTACT

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HIGHLIGHTS

- + Highly visible location across from the *Richland Mall* Mixed-Use Redevelopment with direct, *Signalized Access* to N Beltline Blvd (24,300 VPD)
- + Close proximity to: *Downtown Columbia, University of South Carolina & Fort Jackson* Military Base
- + Centrally located within the sought-after '*Forest Acres*' Submarket of Columbia, SC

NEARBY TENANTS



In Style
Dominant Tapestry Segment

KEY FACTS
3 MILES

83,521 Total Population	\$260,951 Median Home Value
4,864 Businesses	130,584 Daytime Population

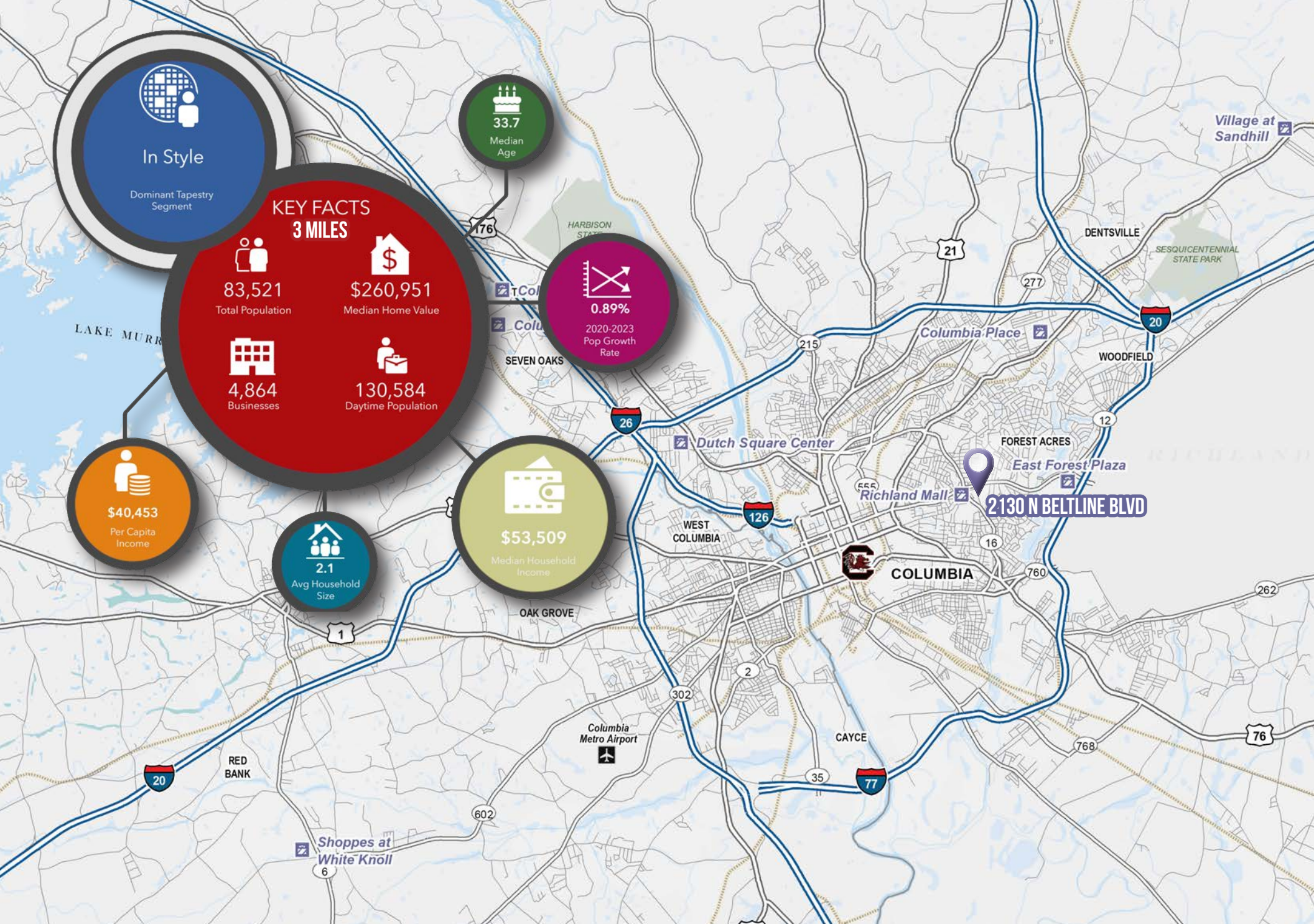
33.7
Median Age

0.89%
2020-2023
Pop Growth Rate

\$40,453
Per Capita Income

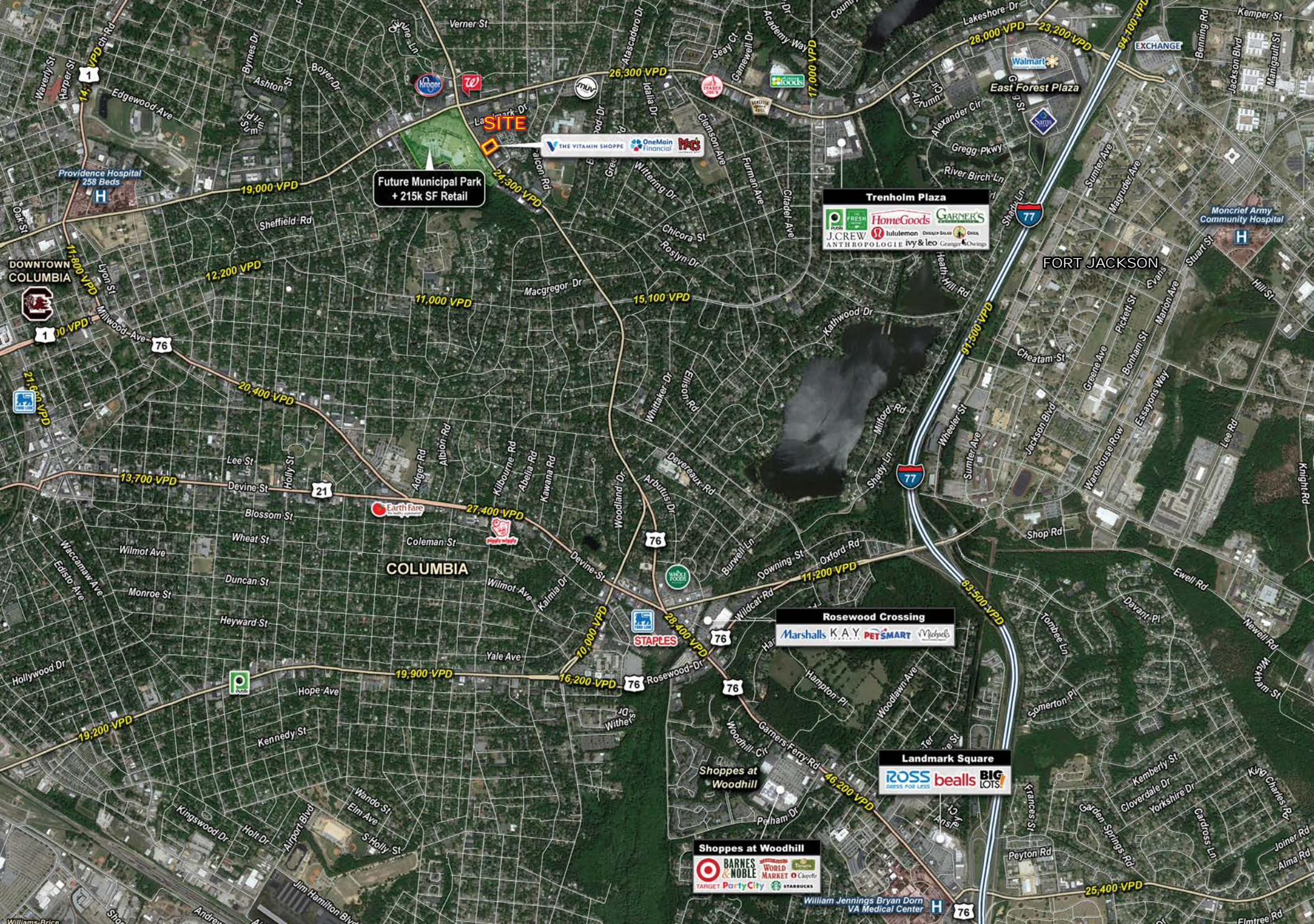
2.1
Avg Household Size

\$53,509
Median Household Income



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Press Release - Forest Acres, SC

Richland Mall to be Demolished

"February 5, 2024, Mayor Andrews announced the developer, Southeastern, has hired a demolition contractor and a demolition schedule is forthcoming... The city expects to break ground and begin construction on the park in 18 months... The redevelopment plan is a mixed-use property that includes retail plus a brewery or tap room overlooking our new city park.

The land for the park was acquired by the City of Forest Acres as part of the deal and it will be developed into a large greenspace for hosting large events and concerts. The site will also house a large grocery store and apartment homes... The final product will have about 215,000 square feet of retail space... The second phase will include more mixed-use retail on the east side of the property. It will also include a second section of apartments overseeing Beltline Boulevard."

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Chateau De Ville
Condominiums

AC Flora
High School

OneMain
Financial

Moe's
southwest grill

THE VITAMIN SHOPPE

ARTHUR
STATE BANK

SITE

First
Christian
Church

AUSTRAL
Salon

PALMETTO CITIZENS
FEDERAL CREDIT UNION

N Beltline Blvd

24,300 VPD

24,300 VPD

N Beltline Blvd

Richland Mall

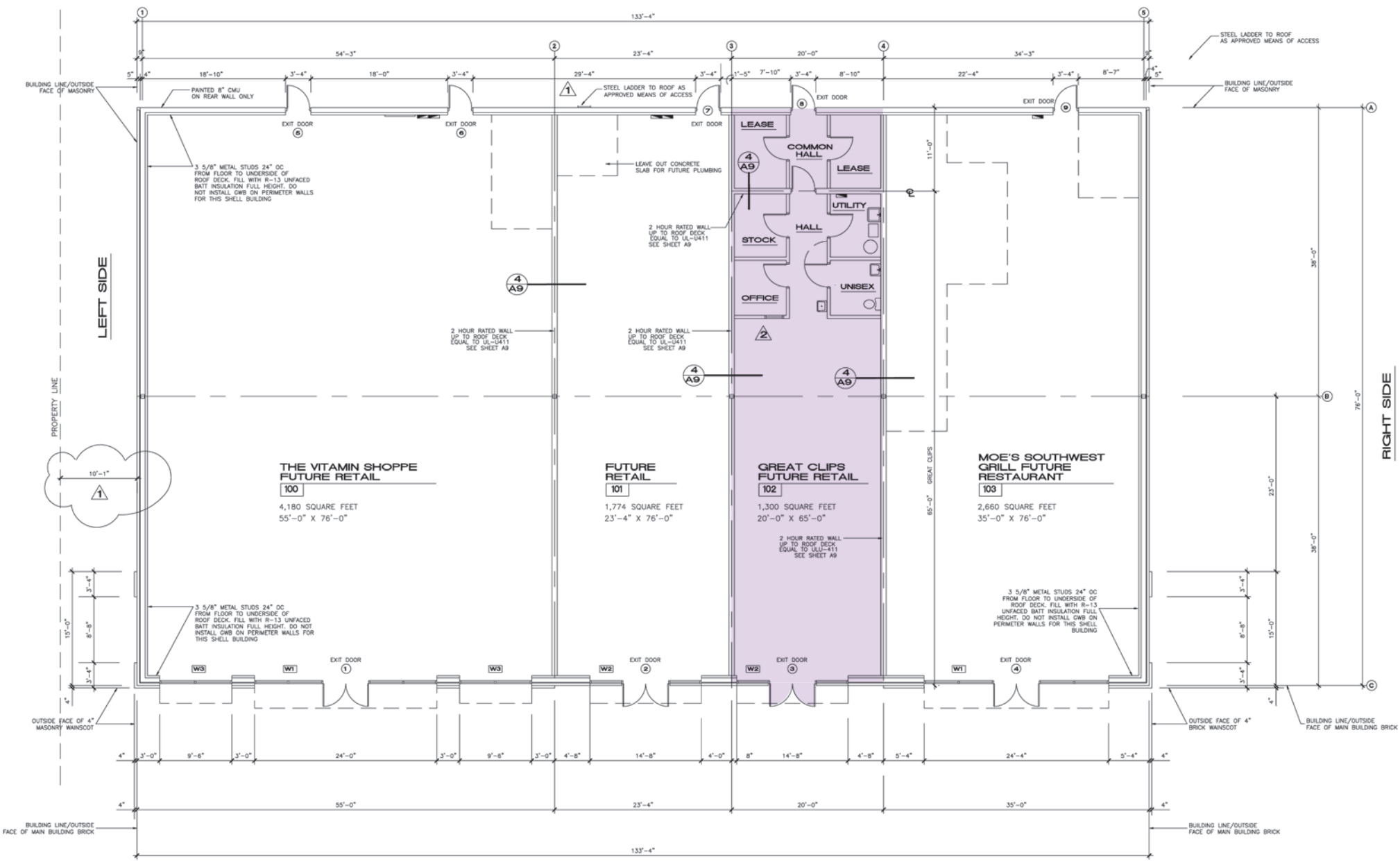
Future Municipal Park
+ 215k SF Retail

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REAR



1 MASTER SHELL FLOOR PLAN
A1 SCALE 3/16"=1'-0"

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RICHLAND MALL, MIXED-USE REDEVELOPMENT
CITY PARK, 215K SF RETAIL & APARTMENTS



MAJOR NATIONAL CO-TENANCY: THE VITAMIN SHOPPE & MOES
VIEW FROM 2ND ENTRANCE ON N BELTLINE BLVD



PARKING IN FRONT & REAR
3D VIEW OF CENTER



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Total Population	9,071	83,521	172,315
2023 Total Households	4,633	34,515	73,033
2023 Total Daytime Population	10,799	130,584	237,618
2023 Average Household Income	\$129,448	\$93,188	\$79,331

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