

±2,660 SF AVAILABLE FOR LEASE

**SECOND GEN RESTAURANT
AT SIGNALIZED INTERSECTION**



2130 N BELTLINE BLVD

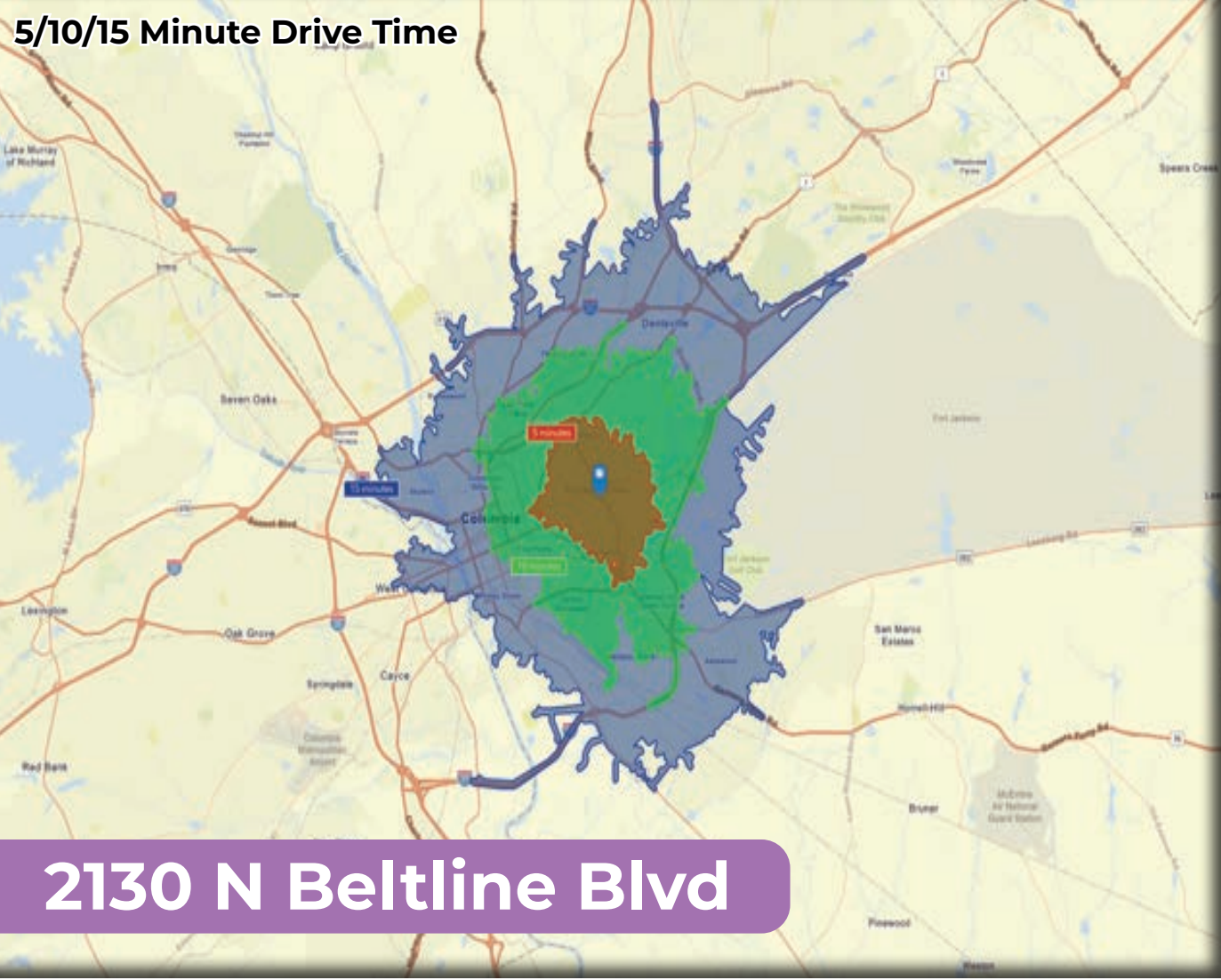
COLUMBIA, SC 29204

NOW AVAILABLE - CONTACT FOR PRICING

IAN WHETSEL | (980)-348-9070 | ian@chambers-group.com



5/10/15 Minute Drive Time



PROPERTY DETAILS

ADDRESS

2130 N Beltline Blvd
Columbia, SC 29204

SIZE

±2,660 SF (Former Moe's)

PROPERTY TYPE

End Cap
(Adjacent to Great Clips)

CURRENT ZONING

Commercial

NEARBY RETAIL

Great Clips, OneMain Financial,
The Vitamin Shoppe, 7 Brew
Coffee, Walgreen's, Ace Hard-
ware

2130 N Beltline Blvd

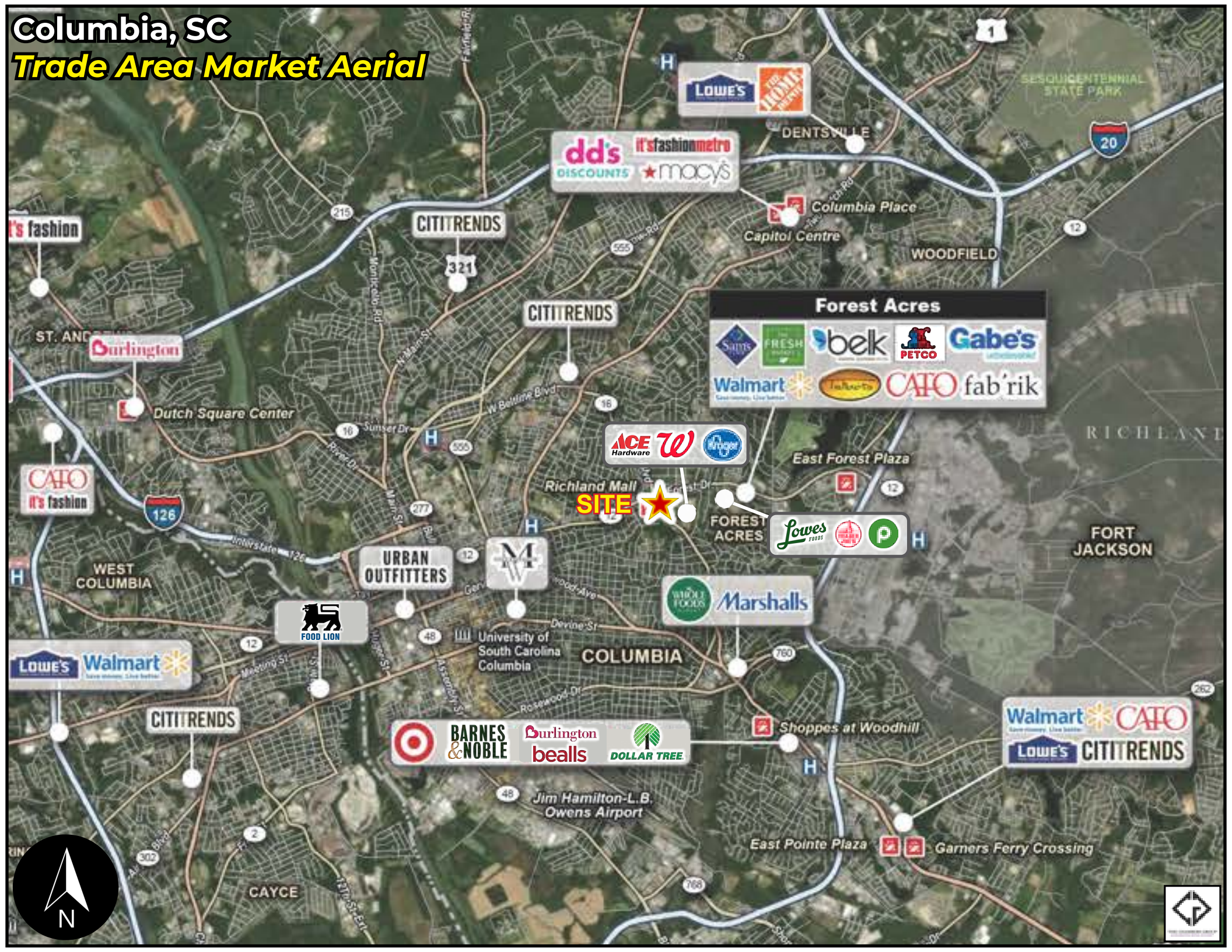
MARKET PROFILE

Columbia is the capital of South Carolina and the core of a metro population exceeding 800,000 residents. Its central location at the intersection of I-20, I-26, and I-77 makes it a key regional hub with strong connectivity to Charlotte, Atlanta, and Charleston. The market is characterized by stable population growth, strong daytime traffic, and consistent retail demand, making it an attractive environment for neighborhood and service-based retail.

- Multiple Access Points
- Full Signalized Intersection
- Strong Highway Frontage
- 25,500 VPD (N Beltline Blvd)

Columbia, SC

Trade Area Market Aerial



Columbia, SC

Trade Area Market Aerial

dd's
DISCOUNTS it's fashion metro
★ macy's

LOWE'S
THE HOME DEPOT

CITITRENDS

Columbia Place
Capitol Centre

WOODFIELD

Durlington

Dutch Square Center

CITITRENDS

Forest Acres
Sams Club FRESH
belk PETCO Gabe's
Walmart Target CAFO fab'rik

ACE Hardware W Kroger

Richland Mall
SITE ★

East Forest Plaza

CAFO
it's fashion

URBAN
OUTFITTERS

M

FOREST ACRES
Lowe's FOOD LION P

WORLD FOODS
Marshalls

LOWE'S Walmart

FOOD LION

University of South Carolina
Columbia

COLUMBIA

Target BARNES & NOBLE
Durlington bealls DOLLAR TREE

Shoppes at Woodhill

Walmart CAFO
Lowe's CITITRENDS

CITITRENDS

Jim Hamilton-L.B.
Owens Airport

East Pointe Plaza

Garners Ferry Crossing



2130 N Beltline Blvd

Site Aerial

N Beltline Blvd

Arthur State Bank

THE VITAMIN SHOPPE

OneMain Financial

Great Clips

SITE

Southern Roots Periodontics

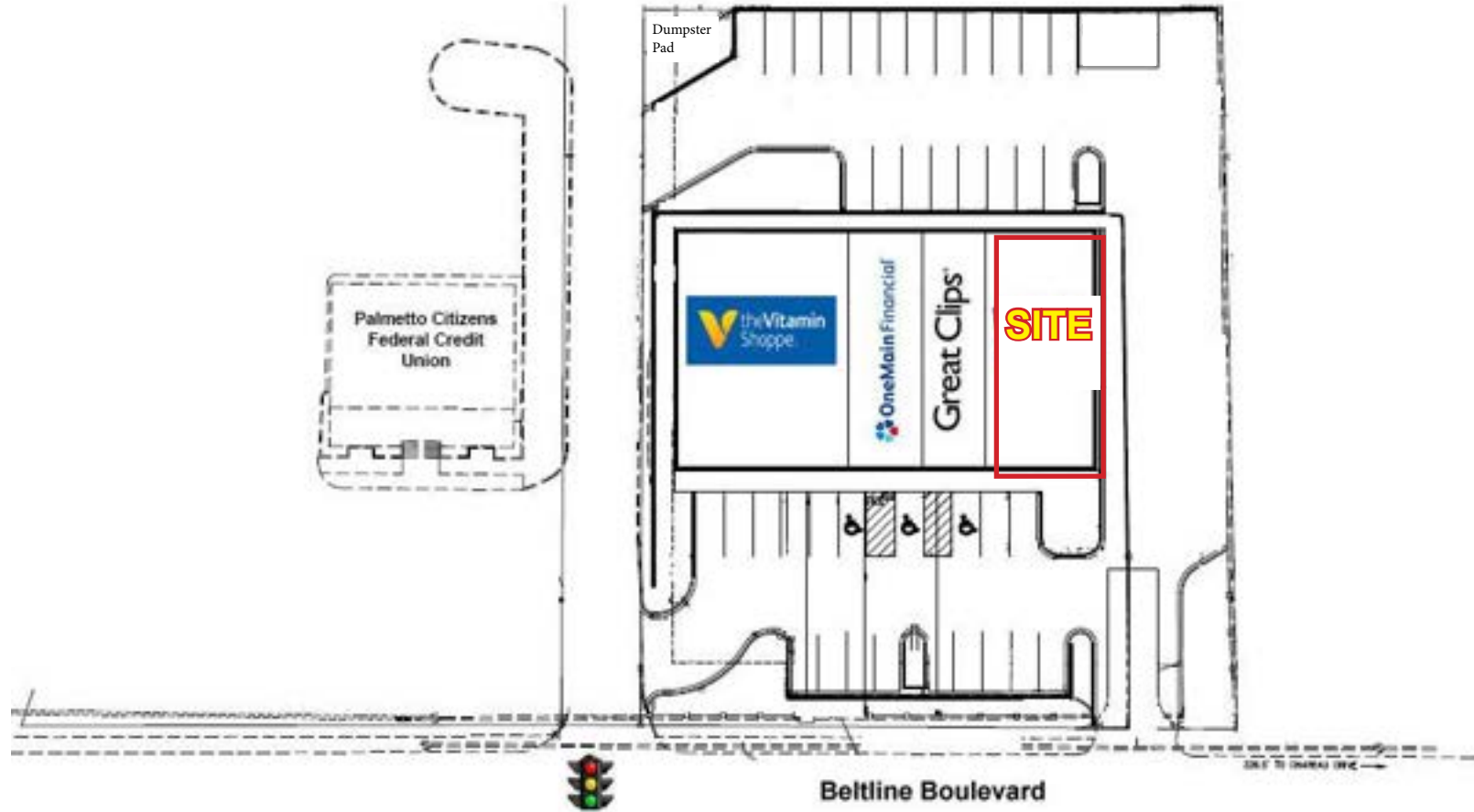
New Kroger & Mixed-Use Development

N Beltline Blvd

25,500 VPD



SITE PLAN



SITE PHOTOS



Site Frontage



Side of Site



Rear of Site w/ Additional Parking

The information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

Beltline Blvd & Forest Dr Future Development Plan



FUTURE DEVELOPMENT
2.25 AC

RETAIL-1
4,100 SF

RETAIL-2
4,500 SF

WALKWAY

FUEL CENTER
500 SF

GROCERY
6120,000 S.F.

LOW SHRUB MASSING /
GROUNDCOVER, TYP.

RESIDENTIAL

SHOPS-A
9,800 SF

SHOPS-B
11,200 SF

SHOPS-C
7,200 SF

SHOPS-D
5,000 SF

NOT INCLUDED

SITE ★



CITY OF FOREST
ACRES PUBLIC PARK

SOLID GREEN WALL WITH MEDIUM
EVERGREEN TREES TO SCREEN
LOADING DOCK FROM PARK

TRUCKWELL
SCREENING
WALL

OVERSTORY STREET TREE, TYP.

SMALL ORNAMENTAL TREES, TYP.

FOREST DRIVE

BELTLINE BLVD.

EXISTING TREE TO REMAIN, TYP.

EXIST. FUEL CENTER NOT INCLUDED