

Prime High Traffic Corner Available For Lease (Former Wells Fargo)

4800 Garners Ferry Rd., Columbia, SC



Offering Memorandum

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PRESENTED BY:

James C. Harrison, III, CCIM
Senior Investment Broker
803 834.7014 Ext. 1 (o)
803 331.8088 (c)
jharrison@cypresscommercial.com

R. Coleman Davis
Senior Broker
803 834.7014 Ext. 6 (o)
803 807.6809 (c)
cdavis@cypresscommercial.com

ADDRESS:

Cypress Commercial & Investment Real Estate
3101 Devine Street
Columbia, SC 29205

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COMPANY OVERVIEW:

Cypress Real Estate Partners, LLC d/b/a Cypress Commercial & Investment Real Estate is an investment real estate brokerage firm that exclusively represents buyers and sellers of single-tenant income producing properties and shopping centers in the Carolinas and southeastern United States. With over 80 years of investment real estate experience, Cypress has emerged as one of the top boutique investment real estate firms. Cypress' brokerage team prides itself on delivering superior client service while offering the most current and advanced marketing techniques in today's marketplace. Cypress has sold over \$1 billion in investment properties throughout the Carolinas and eastern half of the United States, representing both buyers and sellers in both metropolitan and rural marketplaces.

DISCLAIMER:

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Commercial & Investment Real Estate represents the seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

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Site Overview / Property Highlights



PROPERTY HIGHLIGHTS

- Rare Retail Opportunity to Lease/Ground-Lease- Best Corner in Columbia
- Building Lease Available or Ground Lease up to 2+/- Acres
- High Traffic Area- Garners Ferry Rd.: 42,600 VPD; Rosewood Dr.: 16,300 VPD
- Strong Retail Area with Limited Availability
- Redevelopment Opportunity of Former Wells Fargo
- Access to Two Major Roads- Main artery leading to suburbs/Sumter

Lease Rate: CALL BROKER FOR DETAILS

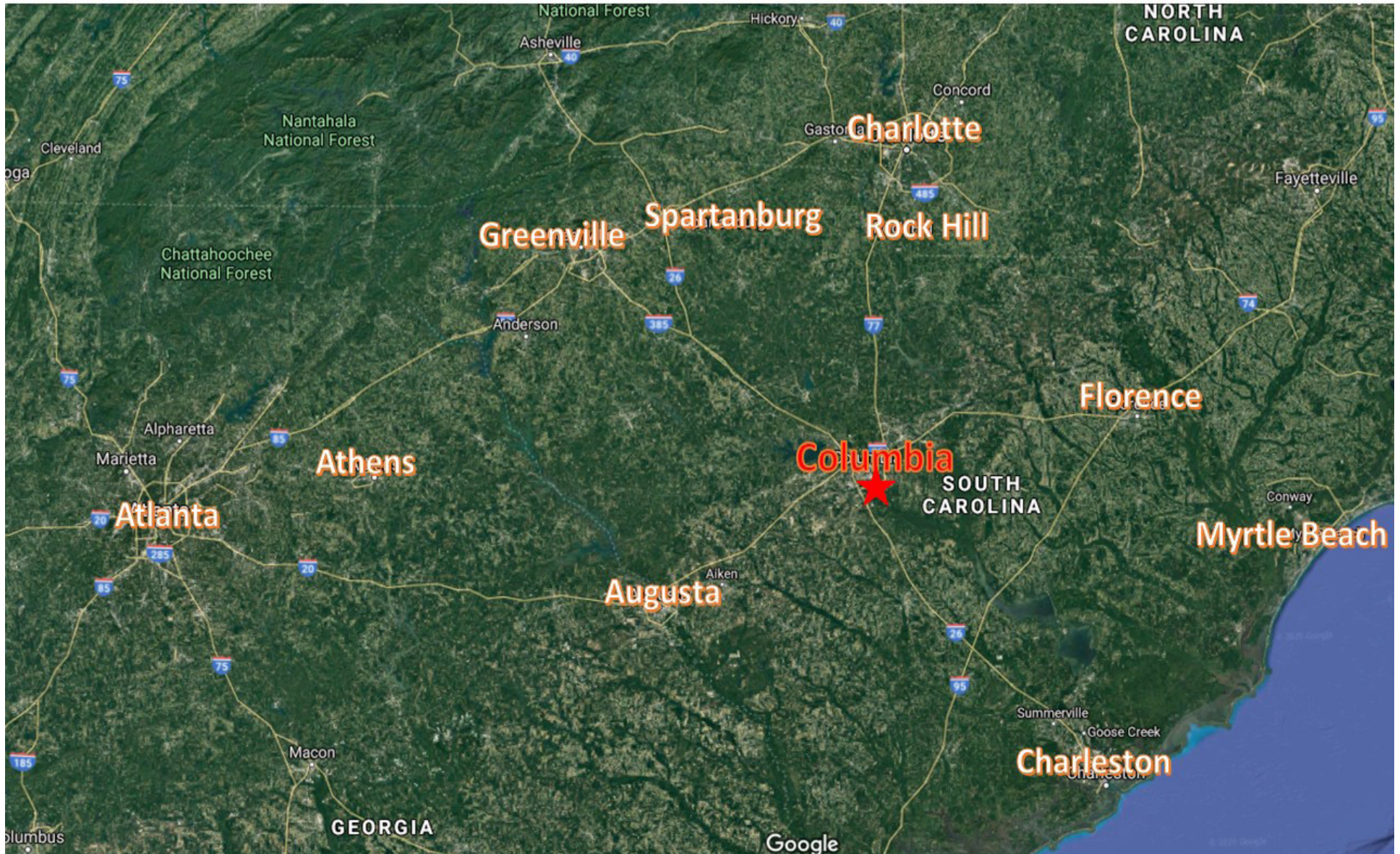
PROPERTY INFORMATION

Location:	4800 Garners Ferry Road, Columbia, SC 29209 (Richland County)
Building:	3,700+/- SF
Land Area:	up to 2+/- Acres
Parking Spaces:	Ample parking on site; Access to 2 major retail corridors
Zoning:	GC (General Commercial) and MU-1 (Multiuse)
Notes:	Directly across from McDonalds. Surrounded by National Credit Retail- Target, Advance Auto Parts, Whole Foods, Michaels, Marshalls, Bottles, PetSmart, McDonalds, Wells Fargo, Food Lion and many more. Midlands Technical College is close to the property with 16,000 students.

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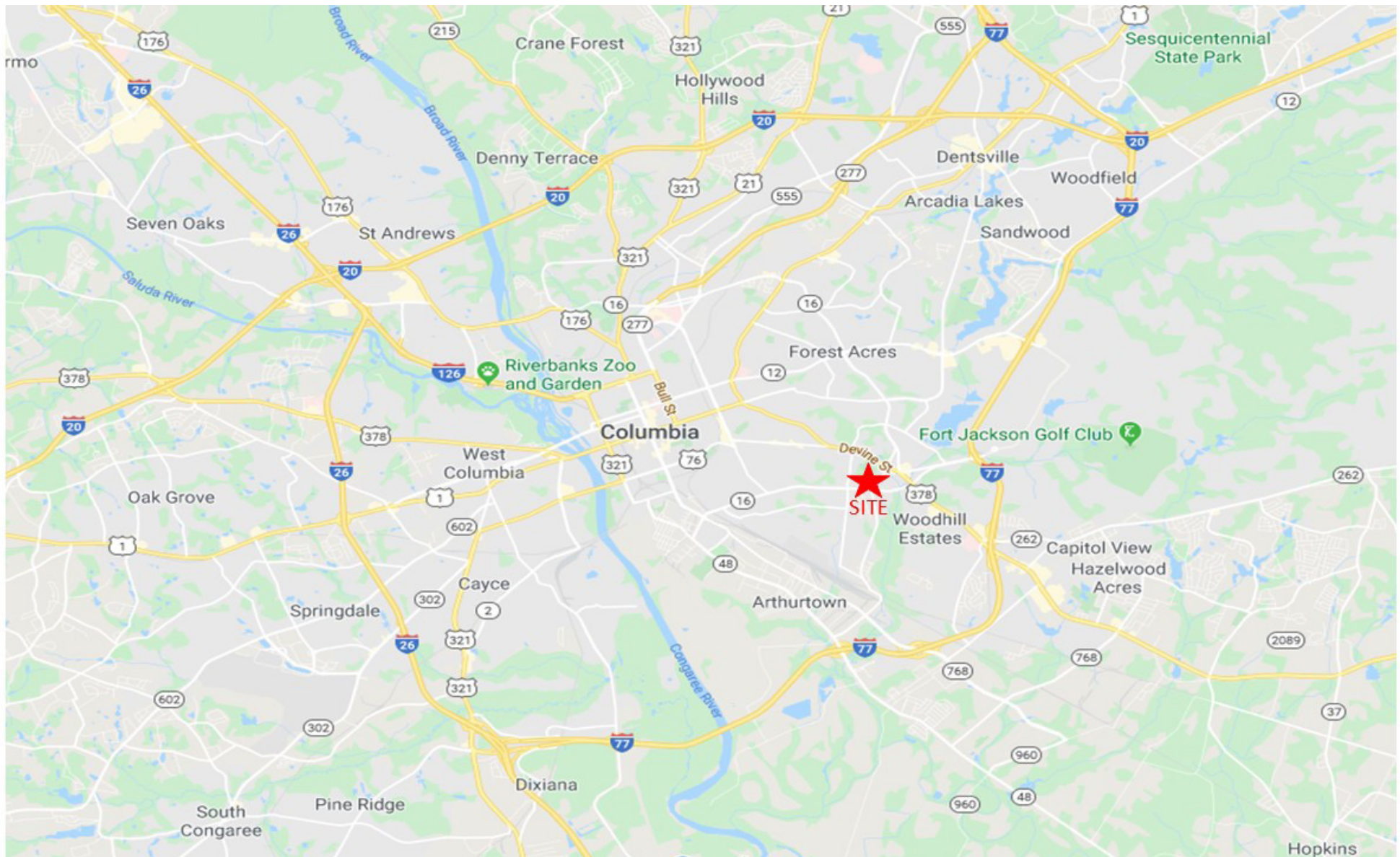
Regional Aerial



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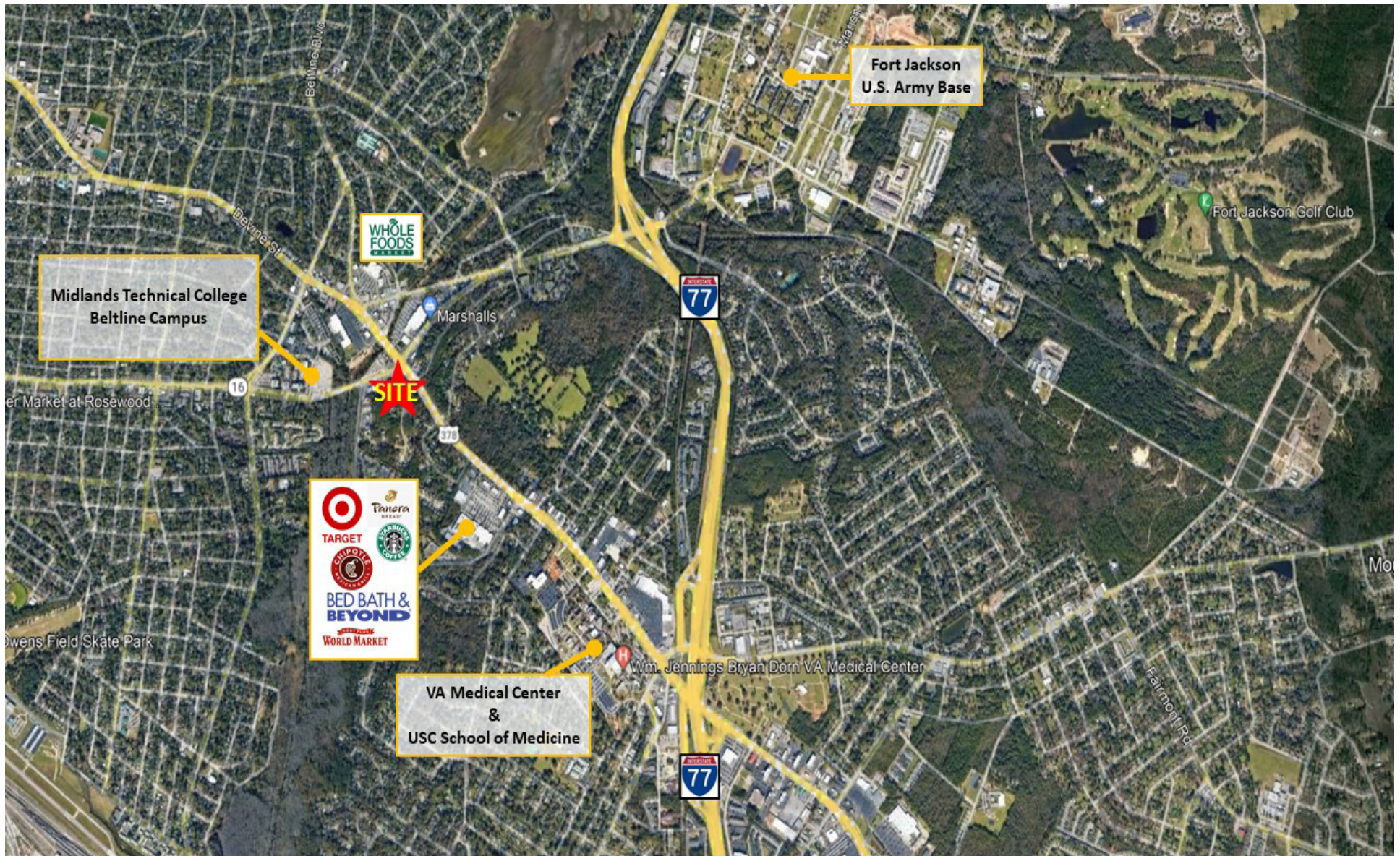
Local Map



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Local Aerial



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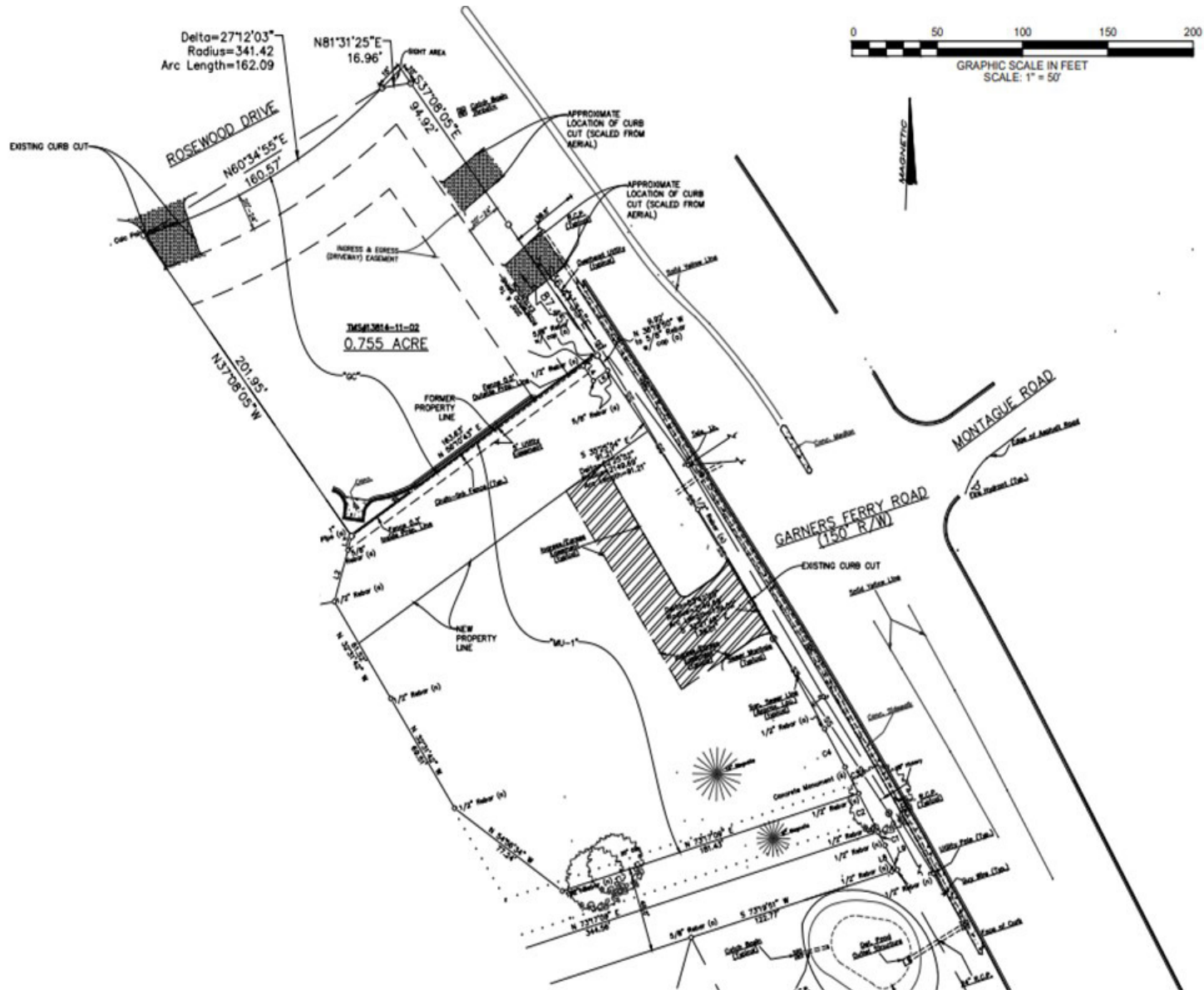
Site Aerial



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Survey



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Columbia, South Carolina

COLUMBIA, SOUTH CAROLINA

Columbia is the state capital and most populated city in South Carolina with an MSA population of roughly 795,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (32,000 students).

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

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Demographics

POPULATION	1 mile	3 miles	5 miles
2026 Projected Population	8,231	73,144	155,729
2021 Population	7,967	70,068	148,409
2010 Population	7,437	67,176	140,466
2000 Population	7,830	62,688	132,476
Growth Rate 2000-2010	-0.51%	0.69%	0.59%
Growth Rate 2010-2021	0.61%	0.38%	0.49%
Growth Rate 2021-2026	0.65%	0.86%	0.97%

HOUSEHOLDS	1 mile	3 miles	5 miles
2021 Total Households	3,975	29,503	57,027
2026 Total Households	4,099	30,858	60,375
2000-2010 Annual Rate	-0.64%	0.52%	0.37%
2010-2021 Annual Rate	0.47%	0.43%	0.71%

2021 Median Household Income	\$50,488	\$54,168	\$47,933
2021 Average Household Income	\$83,111	\$90,088	\$77,689



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