

FOR LEASE

4079 Augusta Hwy

±2,400 SF of Retail Space Available

Available
A2-A3



Rare Lease Opportunity in the Rapidly Expanding Gilbert/Lexington County Market

SHOPPES AT GILBERT

GILBERT, SC

NAI Columbia

1221 Main Street | Suite 1607
Columbia, SC 29201
803.254.0100

Bobby Balboni, CCIM | 508.748.0088 | bbalboni@naicolumbia.com

Sam Edens | 803.744.9832 | sedens@naicolumbia.com

Patrick Palmer, CCIM | 803.556.3340 | ppalmer@naicolumbia.com

PROPERTY Highlights

4079 Augusta Hwy, Gilbert, SC 29054

Location:

Shoppes at Gilbert is a ±19,000 SF neighborhood shopping center strategically positioned along Augusta Highway. The property benefits from strong daily traffic counts (±17,000 VPD), excellent visibility, and convenient access, providing tenants with consistent exposure. Located within a rapidly growing trade area, the center is well-positioned to capture demand from an expanding population base.

Site Features:

- Center has excellent visibility along Augusta Hwy.
- One full motion access point on Augusta Hwy.
- Opportunity for pylon signage.
- The center is further supported by its proximity to Centerville Elementary School (±816 students) and an adjacent single-family residential community, Lennar at Taylor Hill, providing a built-in customer base and consistent daily traffic from nearby households.

Co-Tenancy:

Shoppes at Gilbert offers a diverse mix of established businesses and exciting leasing opportunities. Currently, the center features a strong lineup of tenants including:

- Co-Tenants include Dollar Tree, Domino's, Bossy Nails & Spa, Gilbert Coin & Collectible Exchange, Ridge LTC, and Subway.

Availability:

The following spaces are currently available for lease

- Suite A2-A3 | ±2,400 SF (Former Lexington Sheriff office)

Lease Rate:

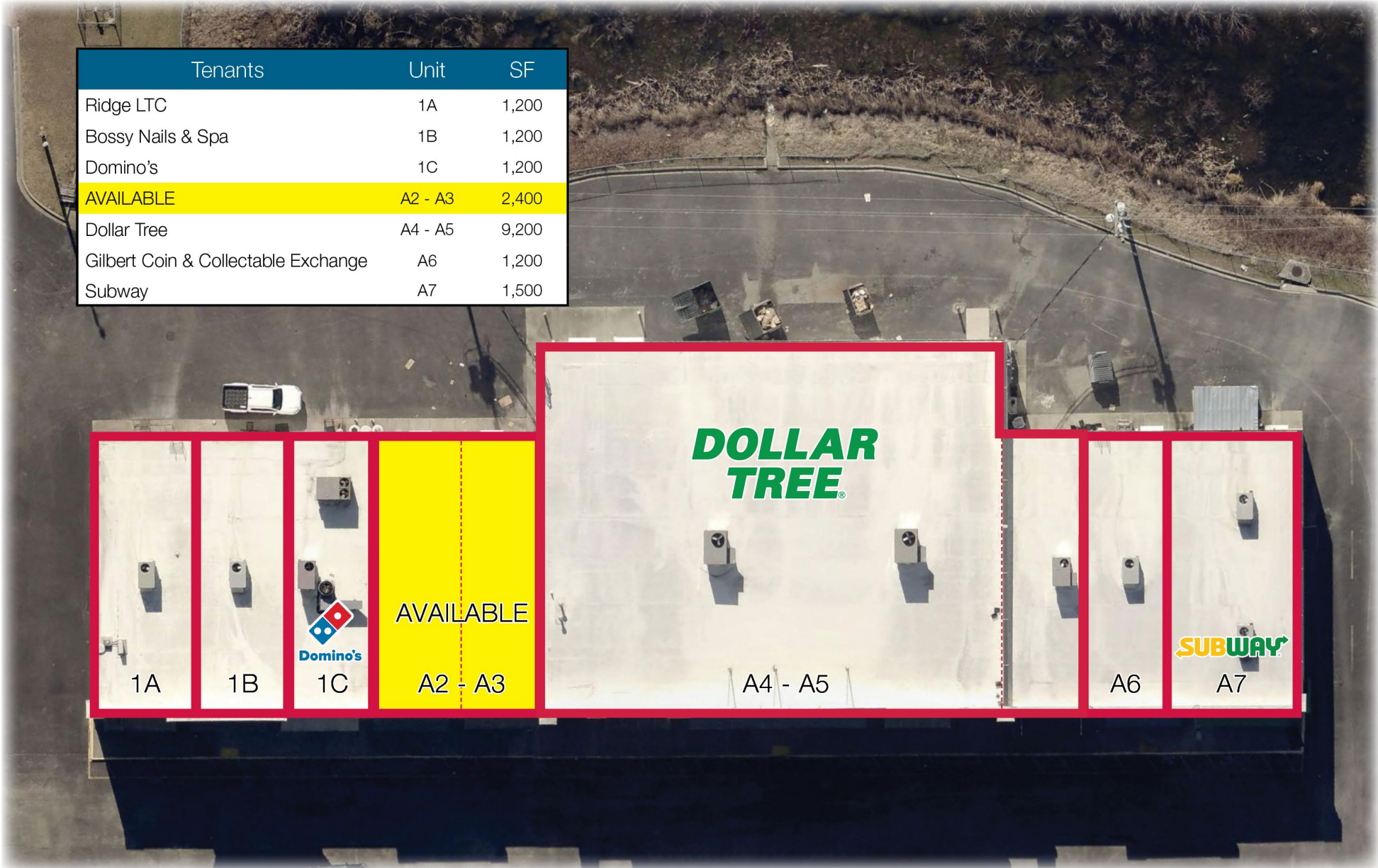
\$19.00 psf NNN



SITE Plan

4079 Augusta Hwy, Gilbert, SC 29054

Tenants	Unit	SF
Ridge LTC	1A	1,200
Bossy Nails & Spa	1B	1,200
Domino's	1C	1,200
AVAILABLE	A2 - A3	2,400
Dollar Tree	A4 - A5	9,200
Gilbert Coin & Collectable Exchange	A6	1,200
Subway	A7	1,500



POINTS of Interest

4079 Augusta Hwy, Gilbert, SC 29054



NEW RESIDENTIAL COMMUNITIES IN THE TRADE AREA			
Community	Builder	Description	Distance
Taylor Hill	Lennar	First phase under construction. 206 planned single family; 147 planned townhomes	±0.5 miles
Pine Oaks Estates	Lennar	First phase completed - 66 single family lots	±0.5 miles
Sease's Pond	D.R. Horton	First phase completed - 75 single family lots	±1.0 miles
Winston Point	Mungo / Haven Homes	164 homes in Phase 1 of its development, with plans for a total of 410 homes	±1.0 miles
Finley Farms	LGI Homes	Completed 2020-2026 - 200+ lots	±2.0 miles

DEMOGRAPHIC Profile

4079 Augusta Hwy, Gilbert, SC 29054

5 MINUTE DRIVETIME

Summary	2025	2030
Population	1,683	1,805
Households	671	730
Families	511	552
Average Household Size	2.50	2.47
Owner Occupied Housing Units	573	631
Renter Occupied Housing Units	98	99
Median Age	42.8	43.5
Average Household Income	\$120,873	\$135,961

10 MINUTE DRIVETIME

Summary	2025	2030
Population	20,440	22,508
Households	7,764	8,670
Families	5,837	6,476
Average Household Size	2.63	2.59
Owner Occupied Housing Units	6,864	7,784
Renter Occupied Housing Units	900	886
Median Age	40.5	41.2
Average Household Income	\$120,222	\$134,722


15 MINUTE DRIVETIME


Summary	2025	2030
Population	49,825	53,488
Households	19,163	20,857
Families	14,039	15,176
Average Household Size	2.58	2.54
Owner Occupied Housing Units	16,532	18,279
Renter Occupied Housing Units	38,040	2,578
Median Age	40.9	41.6
Average Household Income	\$118,790	\$133,114

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Contact


Bobby Balboni, CCIM

 O: 803.744.9846
C: 508.748.0088


 bbalboni@naicolumbia.com

Sam Edens

 O: 803.744.9832
C: 803.727.3221

 sedens@naicolumbia.com

Patrick Palmer, CCIM

 O: 803.744.9853
C: 803.556.3340

 ppalmer@naicolumbia.com

