

Wilson Kibler
COMMERCIAL REAL ESTATE



**The Forum Shopping
Center**



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Property Overview



Property Highlights

- ±10,510 SF Expansion Retail Space for Lease
- Center includes TJ Maxx, Shoe Carnival, Old Navy, & Home Goods
- Clemson Rd: ±30,000 VPD
- Two Notch Rd: ±24,800 VPD

Available Spaces

- ±10,510 SF Expansion
 - ±1,200-10,510 SF
 - Currently Under construction
 - \$25.00/NNN

Demographics

Population

1-Mile	4,784
3-Miles	54,465
5-Miles	107,237

Avg. Household Income

1-Miles	\$98,556
3-Miles	\$91,356
5-Miles	\$89,755



New Expansion

Retail Map



Spring Valley High School



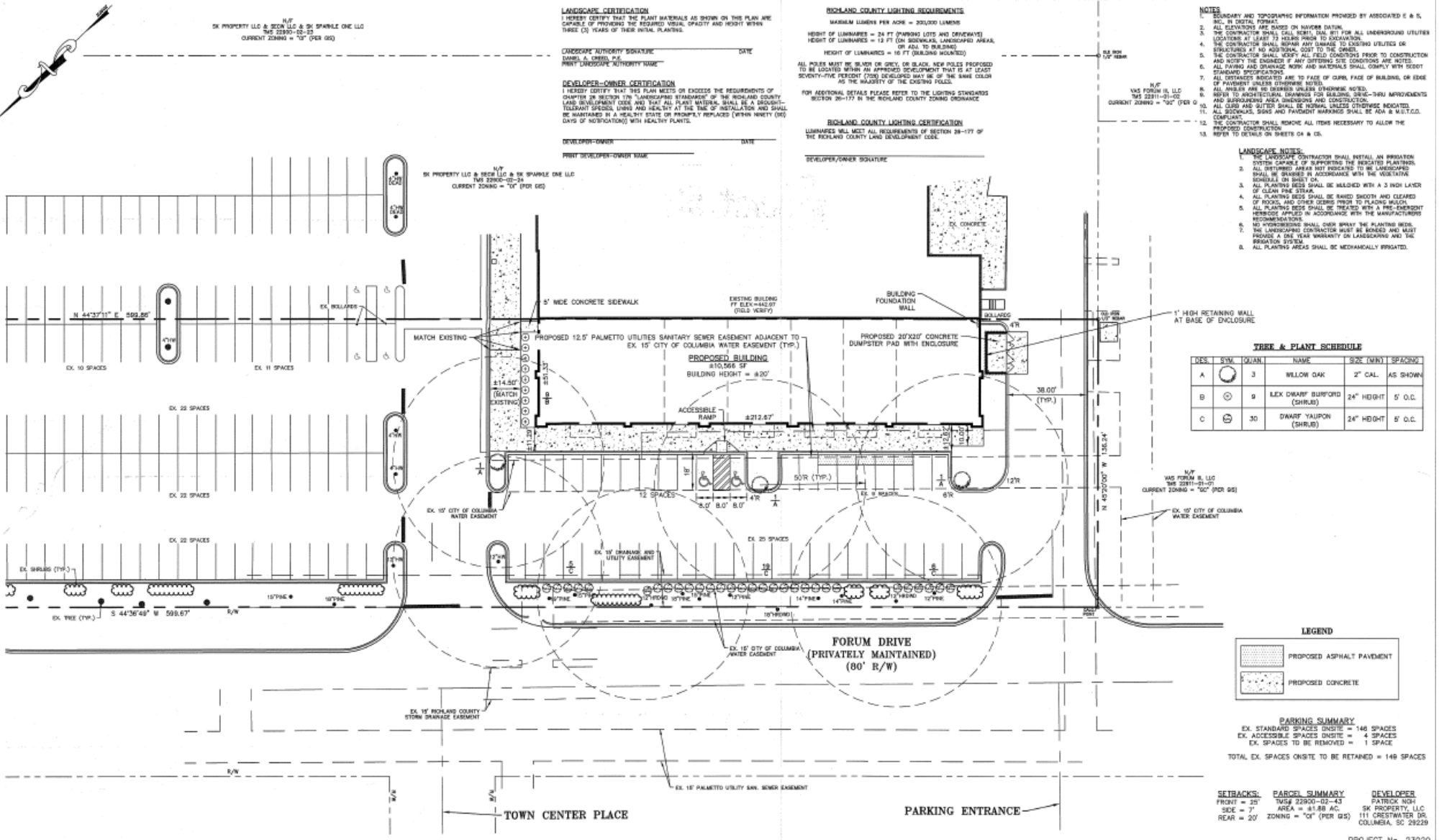
Catawba Trail Elementary



Pontiac Elementary



Site Plans



LANDSCAPE CERTIFICATION
 I HEREBY CERTIFY THAT THE PLANT MATERIALS AS SHOWN ON THIS PLAN ARE CAPABLE OF PROVIDING THE REQUIRED VISUAL, OPACITY AND HEIGHT WITHIN THREE (3) YEARS OF THEIR INSTALLATION.

LANDSCAPE AUTHORITY SIGNATURE: DANIEL A. CHENEY, P.E.
 DATE: _____
 PRINT LANDSCAPE AUTHORITY NAME: _____

DEVELOPER-OWNER CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN MEETS OR EXCEEDS THE REQUIREMENTS OF CHAPTER 28 SECTION 176 "LANDSCAPING STANDARDS" OF THE RICHLAND COUNTY LAND DEVELOPMENT CODE AND THAT ALL PLANT MATERIAL SHALL BE A DISEASE-TOLERANT SPECIES, LIVED AND HEALTHY AT THE TIME OF INSTALLATION AND SHALL BE MAINTAINED IN A HEALTHY STATE OR PROMPTLY REPLACED (WITHIN NINETY (90) DAYS OF NOTIFICATION) WITH HEALTHY PLANTS.

DEVELOPER-OWNER: _____
 DATE: _____
 PRINT DEVELOPER-OWNER NAME: _____

RICHLAND COUNTY LIGHTING REQUIREMENTS
 MAXIMUM LUMENS PER ACRES = 30,000 LUMENS
 HEIGHT OF LUMINAIRES = 24 FT (PARKING LOTS AND DRIVEWAYS)
 HEIGHT OF LUMINAIRES = 12 FT (ON SIDEWALKS, LANDSCAPED AREAS, OR ADA TO BUILDING)
 HEIGHT OF LUMINAIRES = 10 FT (BUILDING SIDEWALKS)
 ALL POLES MUST BE BRASS OR GREY, OR BLACK. NEW POLES PROPOSED TO BE LOCATED WITHIN AN APPROVED DEVELOPMENT THAT IS AT LEAST SEVENTY-FIVE PERCENT (75%) ENCLOSED MAY BE OF THE SAME COLOR AS THE MAJORITY OF THE EXISTING POLES.
 FOR ADDITIONAL DETAILS PLEASE REFER TO THE LIGHTING STANDARDS SECTION 28-177 IN THE RICHLAND COUNTY ZONING ORDINANCE.

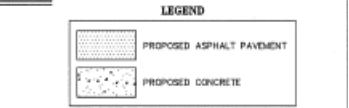
RICHLAND COUNTY LIGHTING CERTIFICATION
 LUMINAIRES WILL MEET ALL REQUIREMENTS OF SECTION 28-177 OF THE RICHLAND COUNTY LAND DEVELOPMENT CODE.
 DEVELOPER/OWNER SIGNATURE: _____

- NOTES**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY ASSOCIATED C & S, INC. IS DIGITAL TOPOMAP DATA.
 - ALL ELEVATIONS ARE BASED ON NAVD83 DATUM.
 - THE CONTRACTOR SHALL CALL BENTLEY SET FOR ALL UNDERGROUND UTILITIES LOCATIONS AT LEAST 14 DAYS PRIOR TO EXCAVATION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY DIFFERING SITE CONDITIONS ARE NOTED.
 - ALL EXISTING AND DRAINAGE WORK AND MATERIALS SHALL COMPLY WITH MOST STANDARD SPECIFICATIONS.
 - ALL DISTANCES INDICATED ARE TO FACE OF CURB, FACE OF BUILDING, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING, DRIVE-THRU IMPROVEMENTS AND SIDEWALKS AREA, DIMENSIONS AND CONSTRUCTION.
 - ALL CURBS AND GUTTERS SHALL BE NORMAL UNLESS OTHERWISE INDICATED.
 - ALL SIDEWALKS, STAIRS AND PATIOES MARKED SHALL BE ADA & M.I.T.C.D. COMPLIANT.
 - THE CONTRACTOR SHALL REMOVE ALL ITEMS NECESSARY TO ALLOW THE PROPOSED CONSTRUCTION.
 - REFER TO DETAILS ON SHEETS 04 & 05.

- LANDSCAPE NOTES:**
- THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM CAPABLE OF SUPPORTING THE IRRIGATED PLANTINGS.
 - ALL RETURNED AREAS NOT PROPOSED TO BE LANDSCAPED SHALL BE GRASSED IN ACCORDANCE WITH THE VEGETATIVE SCHEDULE ON SHEET 04.
 - ALL PLANTING BEDS SHALL BE BLENDED WITH A 3 INCH LAYER OF CLEAN FINE STRAW.
 - ALL PLANTING BEDS SHALL BE BLENDED SMOOTH AND CLEARED OF ROCKS AND OTHER DEBRIS PRIOR TO PLACING MULCH.
 - ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 - NO HYDROSEEDING SHALL OCCUR UNTIL THE PLANTING BEDS.
 - THE LANDSCAPE CONTRACTOR MUST BE MOVED AND KEPT PROTECTED A ONE (1) YEAR WARRANTY ON LANDSCAPING AND THE IRRIGATION SYSTEM.
 - ALL PLANTING AREAS SHALL BE MECHANICALLY IRRIGATED.

TREE & PLANT SCHEDULE

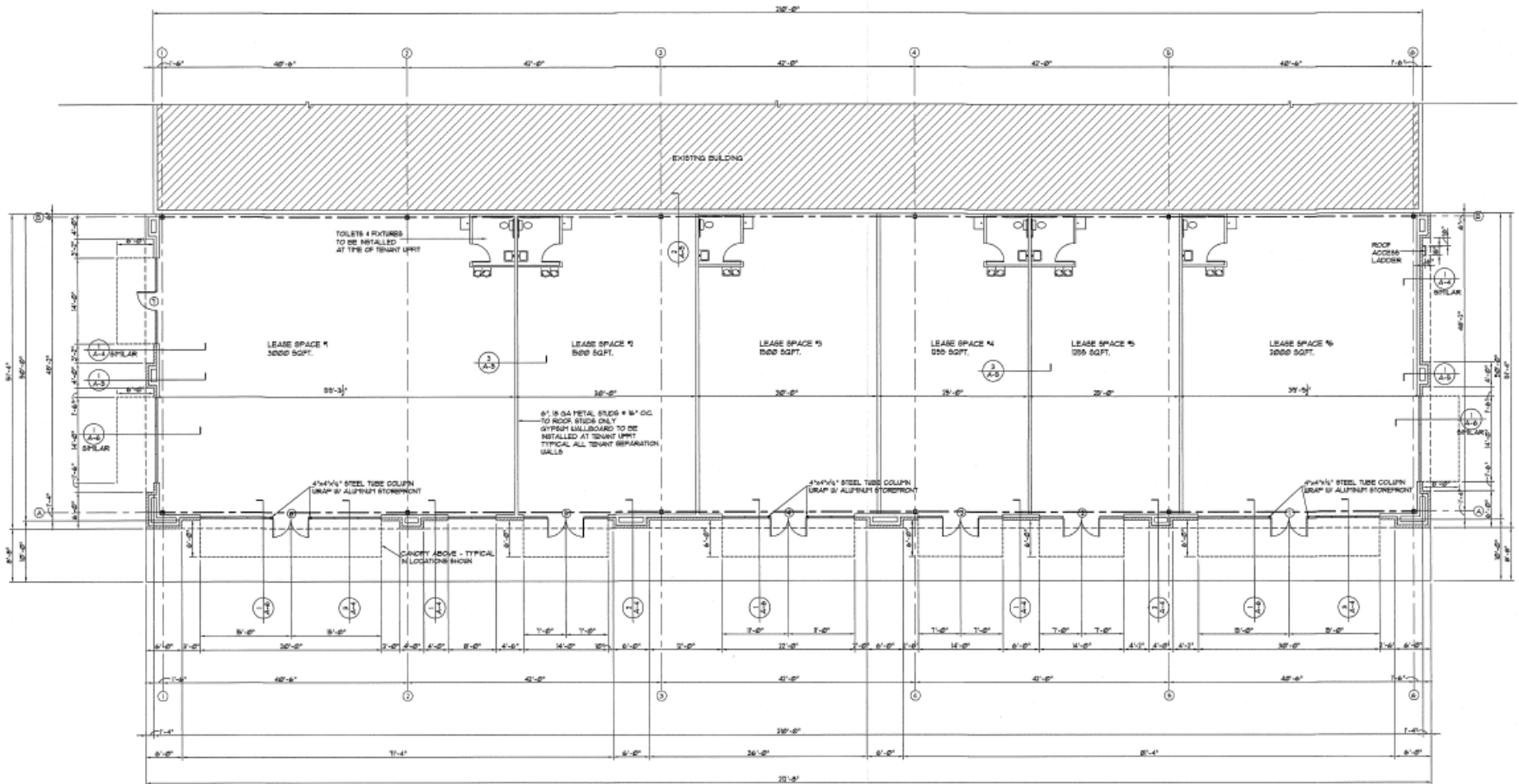
DES.	SYM.	QUAN.	NAME	SIZE (MIN)	SPACING
A	(Symbol)	3	WILLOW OAK	2" CAL.	AS SHOWN
B	(Symbol)	9	ELK DWARF BURFORD (SHRUB)	24" HEIGHT	5' O.C.
C	(Symbol)	30	DWARF YAUPON (SHRUB)	24" HEIGHT	5' O.C.



PARKING SUMMARY
 EX. STANDARD SPACES ONSITE = 146 SPACES
 EX. ACCESSIBLE SPACES ONSITE = 4 SPACES
 EX. SPACES TO BE REMOVED = 1 SPACE
 TOTAL EX. SPACES ONSITE TO BE RETAINED = 149 SPACES

RETRACKS, PARCEL SUMMARY, DEVELOPER
 FRONT = 25'
 SIDE = 7'
 REAR = 20'
 TOWN CENTER PLACE
 TMS# 23293-02-43
 AREA = 81.88 AC.
 ZONING = "O" (PER GIS)
 DEVELOPER: PATRICK NICHOLSON
 SK PROPERTY, LLC
 111 CRESTVIEW DR.
 COLUMBIA, SC 29229

Site Plans

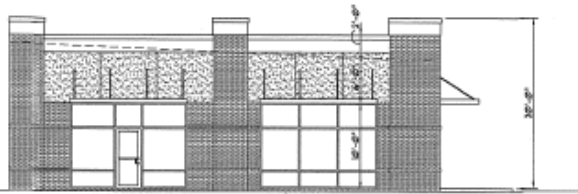


FLOOR PLAN

SCALE 1/8" = 1'-0"

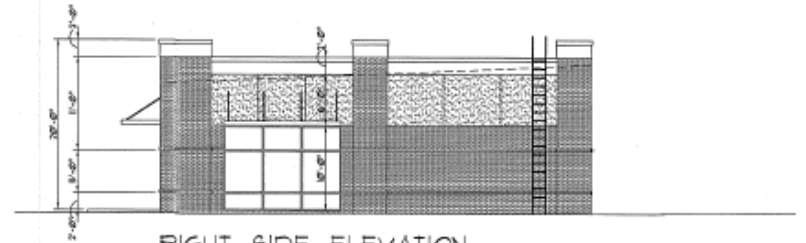
Revisions: _____
 Date: _____
 Project Name: _____

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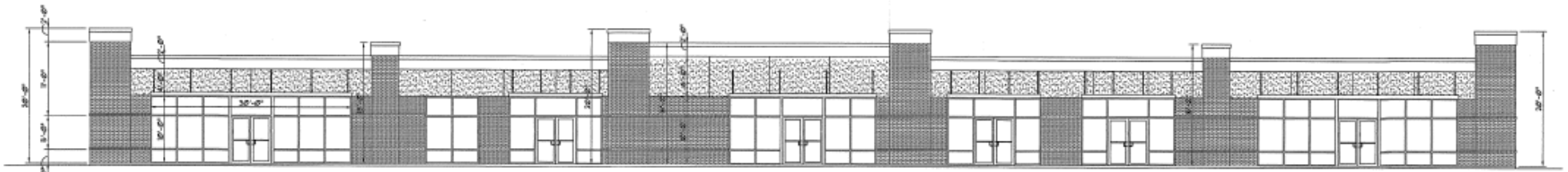
LEFT SIDE ELEVATION

SCALE 1/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE 1/8" = 1'-0"



FRONT ELEVATION

SCALE 1/8" = 1'-0"