

FOR LEASE

MAIN STREET SHOPS

RETAIL LEASING OPPORTUNITIES

312 & 400 MAIN STREET
BLYTHEWOOD, SOUTH CAROLINA



ANCHORED BY
Ole Timey I Teague's
MARKET BUTCHER SHOP



**PRIME
RETAIL LOCATION**

High visibility on
Main Street in the
heart of Blythewood



**EXCELLENT
ACCESSIBILITY**

Easy access with
ample parking
for customers



**STRONG
TRADE AREA**

Growing community
with steady
traffic & demand



**FLEXIBLE
SPACE OPTIONS**

Spaces available
to fit a variety of
retail businesses



KEN C. QUEEN

Executive Broker

ERA Wilder Realty

1129 Sparkleberry Lane Ext.
Columbia, SC 29223

Office: 803-736-7870

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**WILDER
REALTY**

COMMERCIAL REAL ESTATE SOLUTIONS

MAIN STREET SHOPS

RETAIL LEASING OPPORTUNITIES

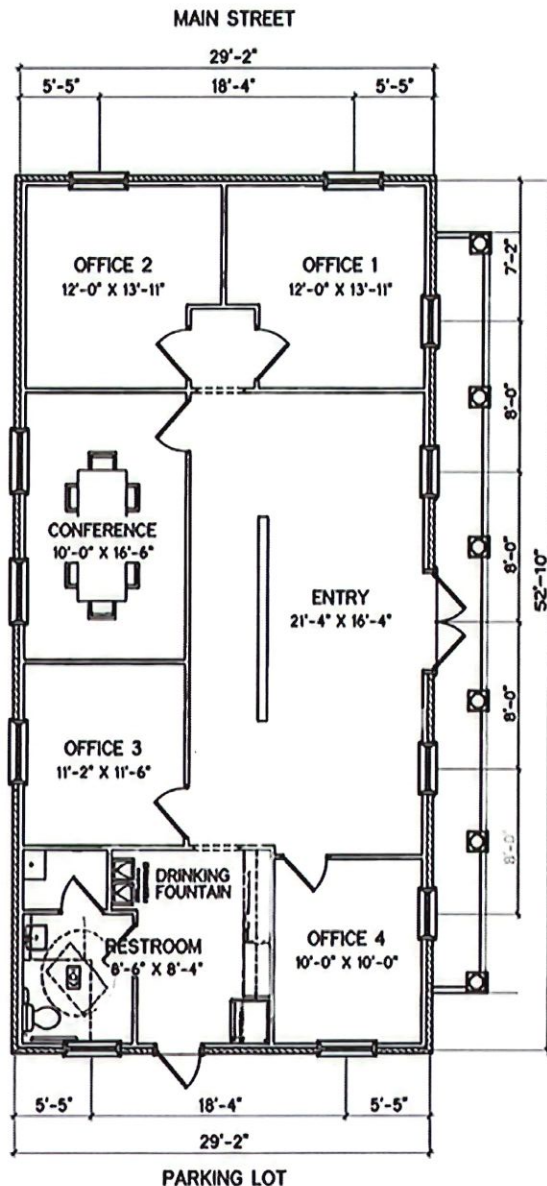
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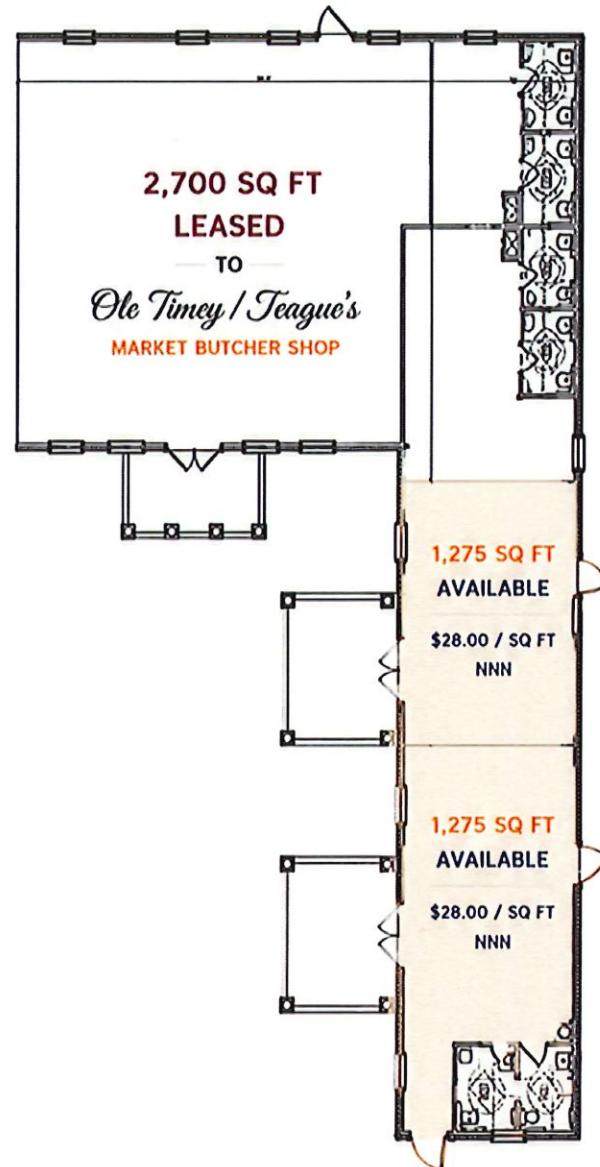
WHITE BUILDING FLOOR PLAN



1,550 SQ FT AVAILABLE

\$30.00 / SQ FT NNN

STRIP CENTER FLOOR PLAN



AVAILABILITY & PRICING

SPACE	SIZE (±)	STATUS	LEASE RATE
 ANCHOR SPACE (Ole Timey / Teague's Market Butcher Shop)	2,700 SQ FT	LEASED	—
 STREET-FACING SUITE 1	1,275 SQ FT	AVAILABLE	\$28.00 / SQ FT NNN
 STREET-FACING SUITE 2	1,275 SQ FT	AVAILABLE	\$28.00 / SQ FT NNN
 WHITE BUILDING SUITE	1,550 SQ FT	AVAILABLE	\$30.00 / SQ FT NNN

NNN = Tenant responsible for CAM, taxes, insurance and utilities.

MAIN STREET SHOPS

PRIME RETAIL LOCATION

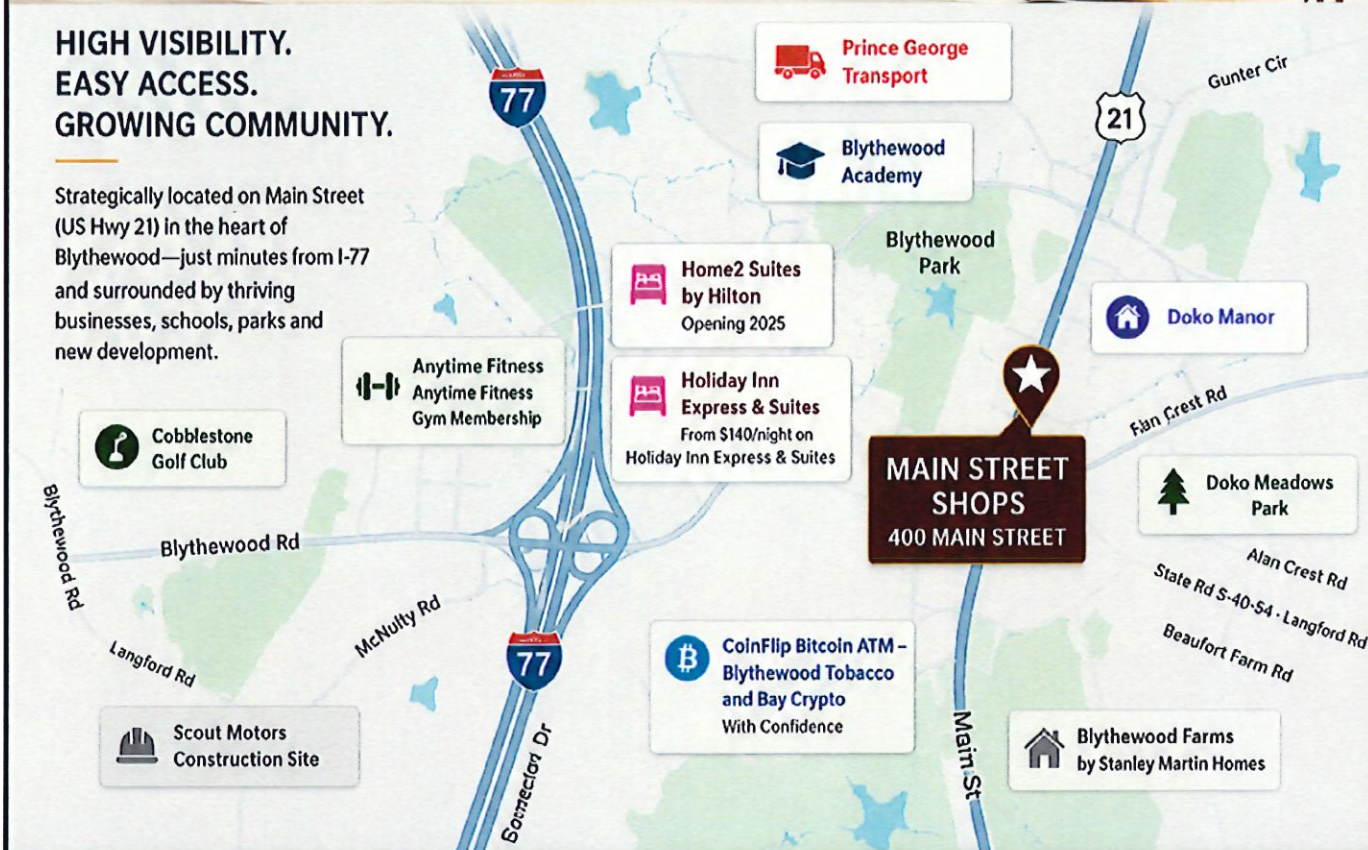
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**HIGH VISIBILITY.
EASY ACCESS.
GROWING COMMUNITY.**

Strategically located on Main Street (US Hwy 21) in the heart of Blythewood—just minutes from I-77 and surrounded by thriving businesses, schools, parks and new development.



THE IDEAL LOCATION FOR YOUR BUSINESS



HIGH VISIBILITY

Located on Main Street (US Hwy 21) with excellent exposure and traffic flow



EASY ACCESS

Just 2.5 miles to I-77 via Blythewood Road for convenient access



THRIVING COMMUNITY

Surrounded by new developments, schools, businesses and amenities



NEARBY ATTRACTIONS

Minutes from Doko Meadows Park, Blythewood Park and Cobbstone Golf Club



STRONG GROWTH

Blythewood continues to experience rapid growth and investment



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