

Big Box Retail for Lease

741 FASHION DRIVE, COLUMBIA, SC 29229



Property Overview



NNN LEASE \$10-12 PSF

This property, located in a high-visibility, high-traffic area, benefits from excellent accessibility, drawing both local residents and visitors. Designed for long-term profitability, this is the perfect location for a retail tenant looking to expand in a rapidly growing market.

Price	\$10-12 PSF
Building Area / Lot Size	85,800 SF / 6.42 AC
Annual Rent	\$858,000-\$1,029,600 / YR
Property Type	Industrial / Commercial
Zoning Description	Commercial
TI Allowance	Negotiable
Year Built / Reno	2004 / 2022
Lease Term	15 Year — Negotiable
Increases	3% Annually
Renewal Options	Two, 5 Year Each
Location	Columbia, SC Business Hub

Walker Oglesby

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741 Fashion Drive
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Building Information



Tenancy	Single / Sublease / Etc.
No. Stories	Single with Mezzanine
Parking Spaces	247
Dock Doors	1



Property Photos

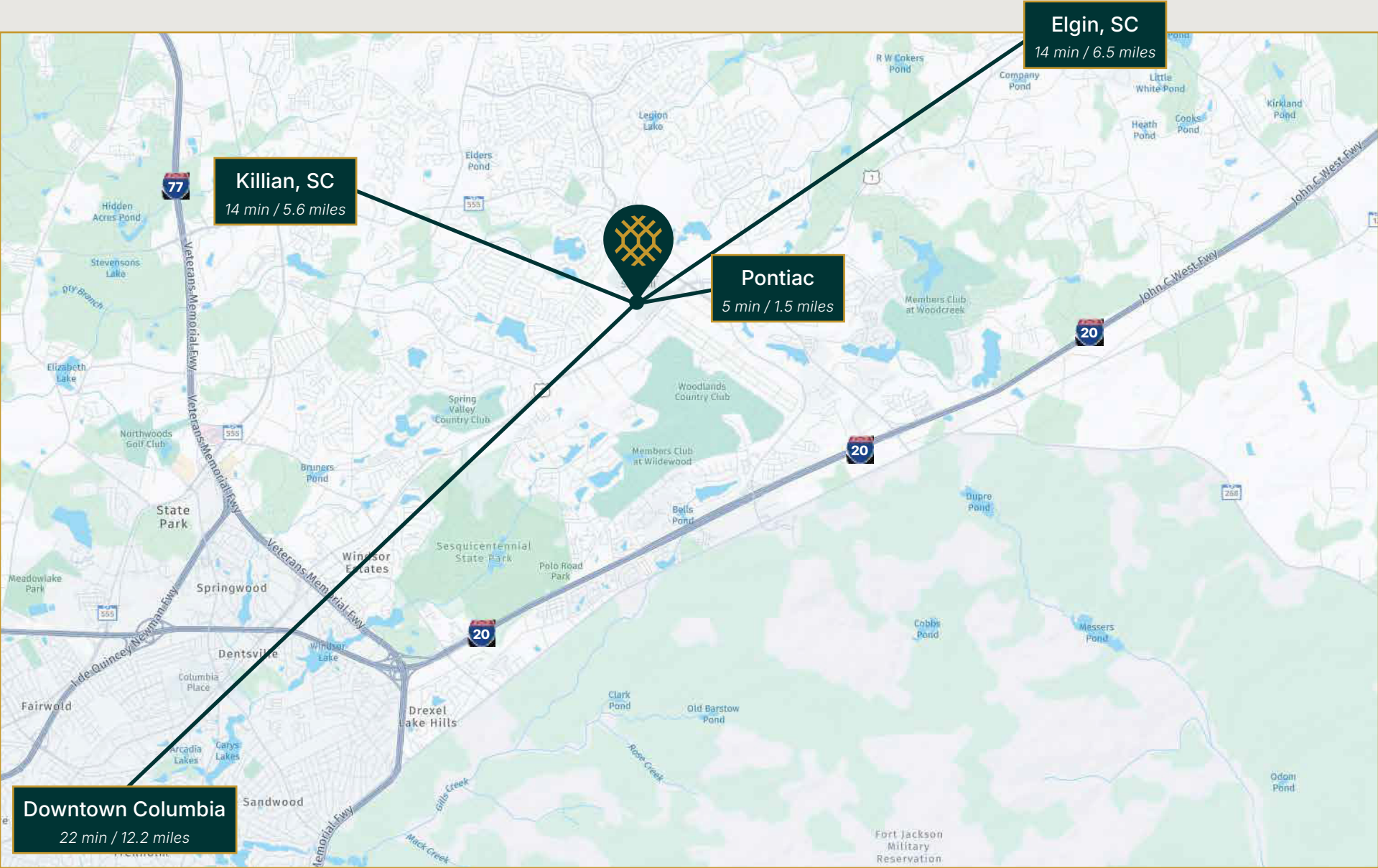


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Location Map



Business Map

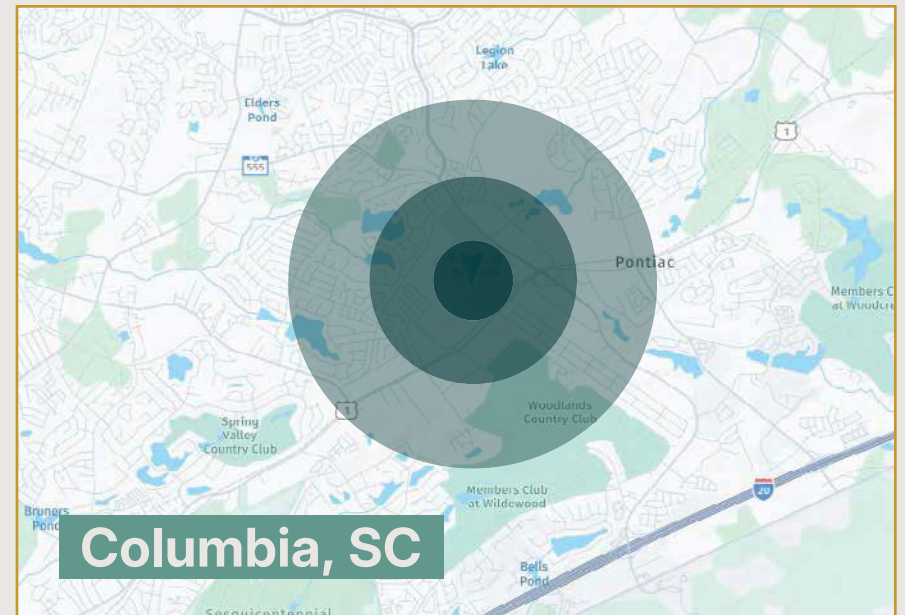


Area Overview



Central Hub with Strong Economic Foundation

Columbia is a dynamic city with a rich history, diverse culture, and a strong, growing economy. Strategically located at the confluence of the Saluda and Congaree Rivers, it serves as a central hub for transportation and commerce. Key sectors like government, education, healthcare, and manufacturing drive its economy, with stable employment from government agencies, Fort Jackson, and the University of South Carolina. The healthcare sector, led by Prisma Health, plays a crucial role in job creation, while the city's low cost of living and robust real estate market support ongoing growth and resilience.



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