

±6,600 SF SECOND GENERATION FREESTANDING
RESTAURANT

2719

rosewood drive

COLUMBIA | SOUTH CAROLINA

CBRE



PROPERTY OVERVIEW

2719 ROSEWOOD DRIVE | COLUMBIA, SC

Discover a prime opportunity to establish your restaurant in the vibrant downtown neighborhood of Rosewood in Columbia, SC. The 6,600 SF stand alone restaurant features multiple areas of bar seating, a covered patio, and 80 onsite parking spaces. The property has full access to Rosewood Drive with 24,200 VPD. Strategically located near the University of South Carolina and downtown Columbia, 2719 Rosewood Drive offers an excellent opportunity to cater to a diverse crowd of students, professionals, tourists and families. The neighborhood boasts a variety of local shops, restaurants, with a unique blend of urban convenience and small town feel.

Located ½ Mile from The University of South Carolina Main Campus



Available SF: **±6,600**



Acreage: **±0.96**



Onsite Parking:
80 spaces



Contact Broker for
Lease Rate

CBRE

DEMOGRAPHIC HIGHLIGHTS

3 MILE RADIUS

78,403
population

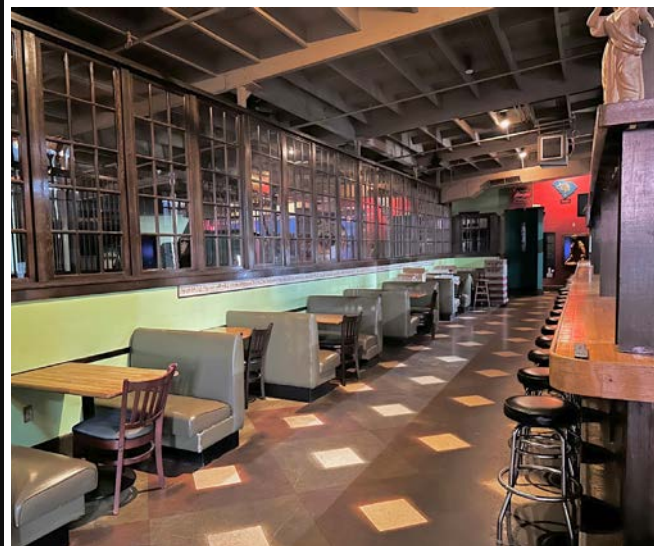
34,555
households

\$91,937
average household income

36,526
Current UofSC Enrollment

138,706
daytime population

27.4
median age



NORTHEAST VIEW

2719 ROSEWOOD DRIVE



Midlands Technical College
Full Time Enrollment: 6,606

William Jennings Bryan Dorn
VA Medical Center
University of South Carolina
School of Medicine

Shandon Neighborhood

Rosewood Neighborhood

Subject Site

24,400 VPD

Walgreens

Marshalls
Michaels
Whole Foods
Food Lion

Starbucks
Panera
Target

DINO'S

Publix

masa

Starbucks

ROSEWOOD MARKET

Rosewood Drive

Rosewood Drive

NORTHWEST VIEW

2719 ROSEWOOD DRIVE



Uof SC South Carolina
Enrollment: 36,526

Columbia CBD

Five Points
Flying Biscuit
FOOD LION
Chick-fil'd

Shandon Neighborhood

Doctors Care

Walgreens

Subject Site

24,400 VPD

Rosewood Drive

Howard St

Rosewood Drive

SOUTHEAST VIEW

2719 ROSEWOOD DRIVE



- Jim Hamilton - LB Owens Airport
- Hunter Gatherer Brewery
- Owens Field Park
- City Roots Farm

Williams Brice Stadium

SC State Fair-grounds

Rosewood Neighborhood

24,400 VPD

Rosewood Drive

Subject Site

SOUTHWEST VIEW

2719 ROSEWOOD DRIVE



Williams Brice Stadium

SC State Fairgrounds

Uof SC South Carolina
Enrollment: 36,526

Rosewood Neighborhood

Shandon Neighborhood

Walgreens

Doctors Care

Howard St

Rosewood Drive

Rosewood Drive

24,400 VPD

Subject Site

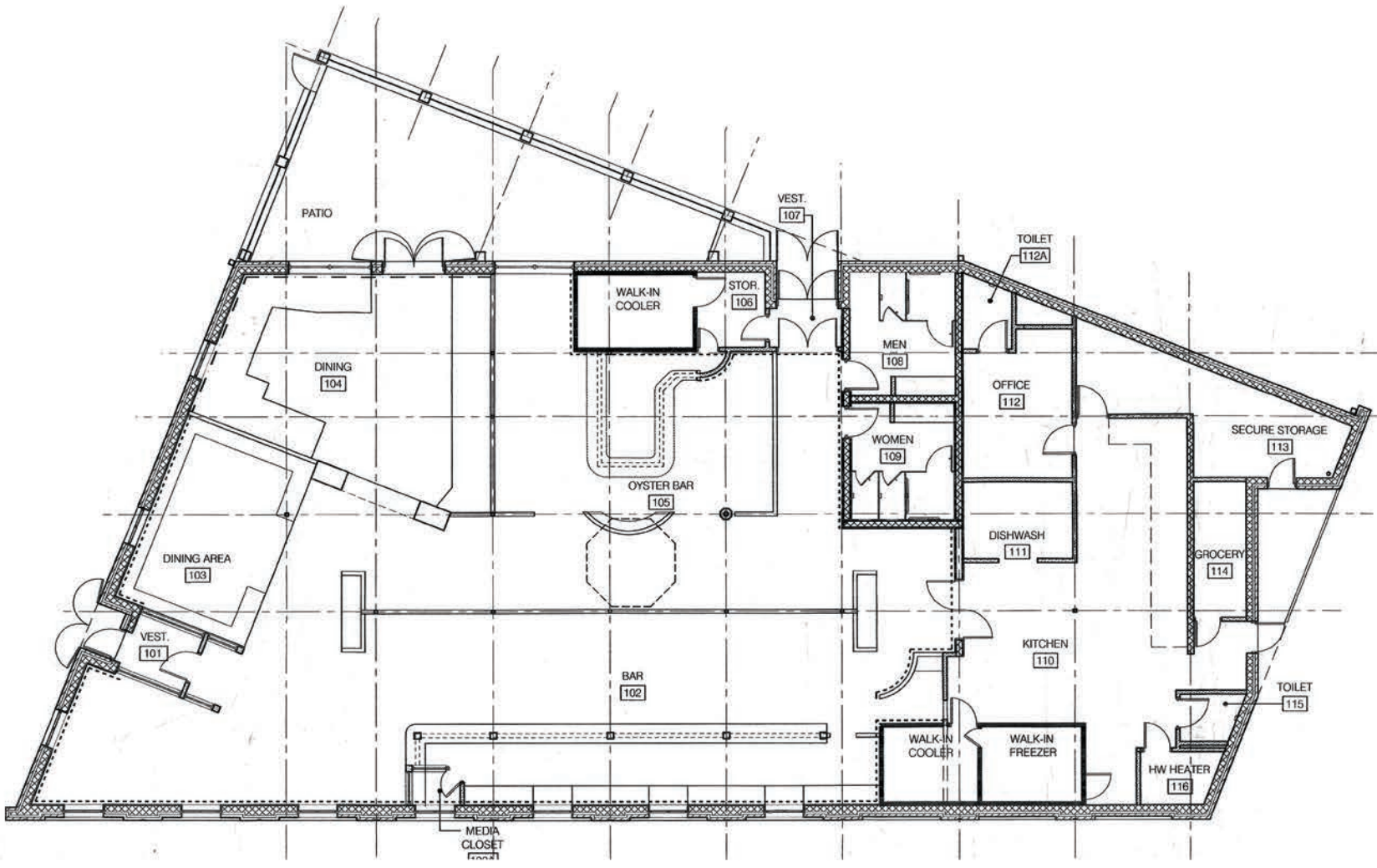
MARKET AERIAL

2719 ROSEWOOD DRIVE



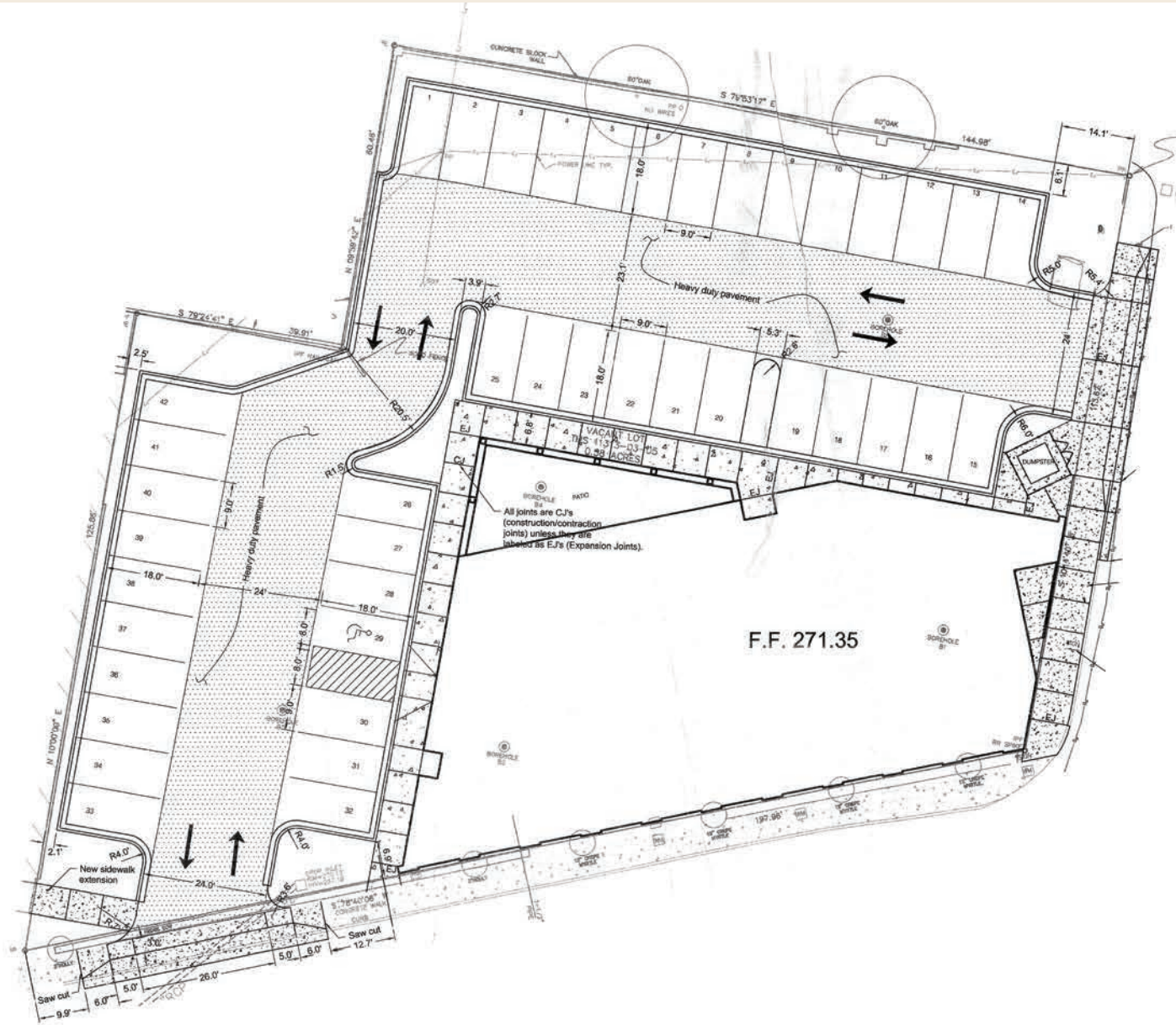
FLOOR PLAN

2719 ROSEWOOD DRIVE



SITE PLAN

2719 ROSEWOOD DRIVE





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COLUMBIA | SOUTH CAROLINA

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	11,319	78,403	162,051
Average Household Income	\$111,974	\$91,937	\$87,374
Households	5,849	34,549	70,731
Daytime Population	10,281	138,706	236,845

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