



Shopping Center, Value-Add Opportunity

Parkland Plaza Investment Offering

Knox Abbott Drive, State Street and Axtell Drive | Cayce, SC 29033



Click for Details and Access Confidentiality Agreement

Additional documents will be provided upon execution of CA.

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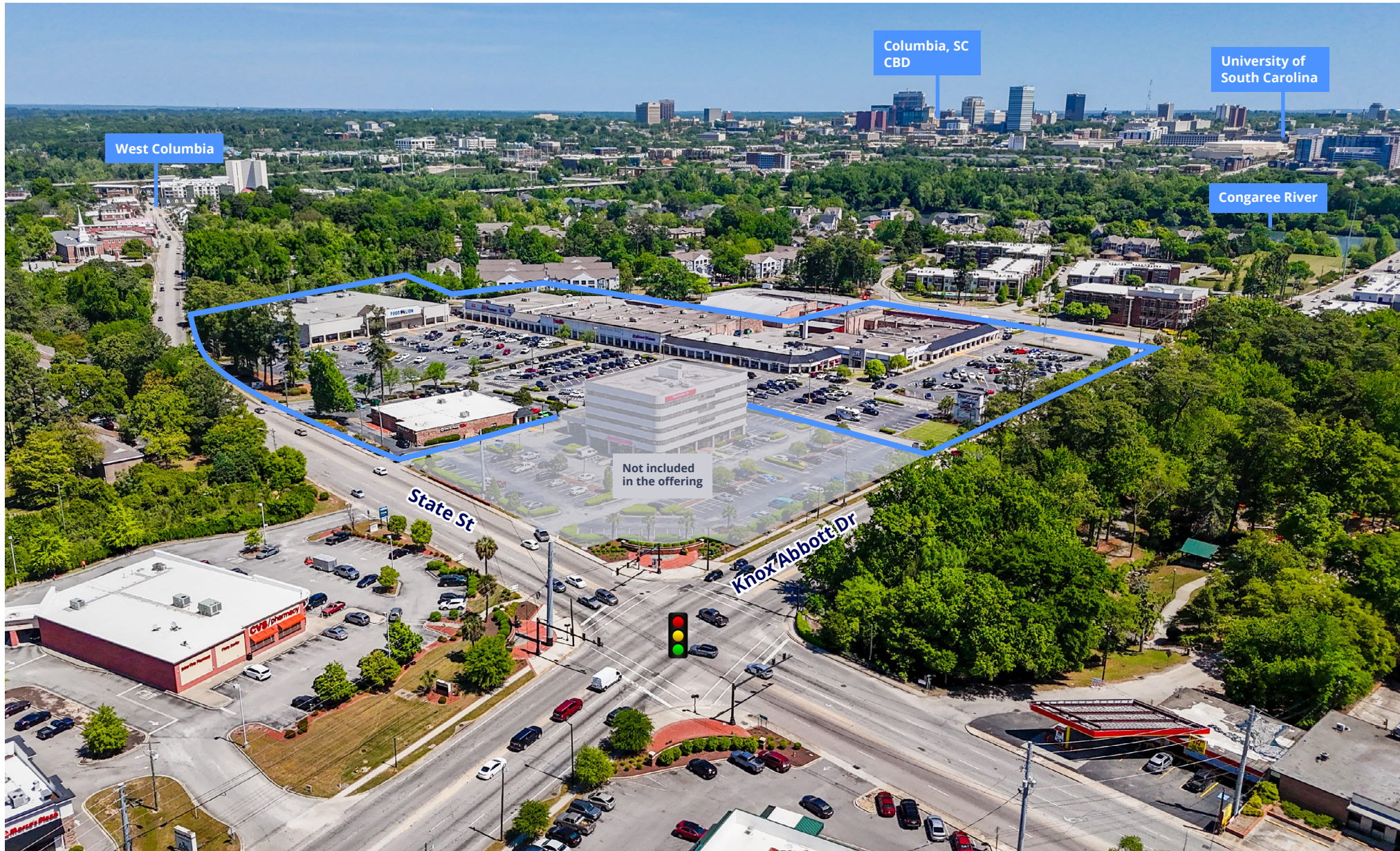
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Parkland Plaza

A Proven Retail Destination in the Heart of Cayce — Serving West Columbia and Downtown Columbia



Offering Overview



PROPERTY SUMMARY

Parkland Plaza is situated on Knox Abbott Drive/US Hwy 321 (±24,900 VPD) between State Street and Axtell Drive, approximately 0.10 miles west of the Congaree River. The western bank of the Congaree River lies in Lexington County, which includes the cities of Cayce and West Columbia. On the eastern side of the river is the City of Columbia, home to the expansive University of South Carolina campus. Parkland Plaza is 88% leased, leaving ±21,248 square feet available for leasing and/or redevelopment. Additionally, a separately parceled ½-acre outparcel is located at the corner of Knox Abbott Drive and Axtell Drive.



GLA
±174,833 SF



±16.98-acre shopping center
±0.35-acre outparcel



Occupancy
88%

Year Built	Originally 1955 and expanded over the years
	Shopping center ±11.88 acres 004648-01-001
Tax Map #	Food Lion ±5.1 acres 004648-01-008
	Outparcel ±0.35 acres 004648-01-004
County Zoning	Lexington C-3 Central Commercial
Year 1 NOI	\$1,132,577 — 6.3% CAP — \$17,977,427
Retail vacancy	21,248 SF at \$100/SF — \$2,124,800
Outparcel	\$1,000,000
Offering Price	\$21,102,227

Investment Highlights

- **Parkland Plaza** — defines “being in the path of progress” - centered in the Downtown Columbia trade area to capitalize on its growth
- **Large in-town site** — offers excellent long-term future redevelopment potential
- **Access and visibility** — three convenient access points on Knox Abbott Drive, State Street and Axtell Drive; two traffic signals; excellent road frontage and visibility
- **Strong tenancy** — tenants have a long-term track record of occupancy and success at Parkland Plaza
- **Food Lion** — ranks #39 of 164 South Carolina Food Lion's with over \$22.7 million in sales
- **#1 Planet Fitness** — of 49 in South Carolina
- **University of South Carolina** — expanding rapidly toward the Congaree River district on east bank of the Congaree River
- **Highest growth rates** — for multifamily housing in the Columbia metro area
- **Physical condition** — the property is in very good condition with most spaces having been updated and upgraded
- **Signange** — iconic pylon signage
- **Upside potential** — Food Lion ground lease, vacant shop space and outparcel offers excellent upside potential
- **Outparcel** — highly desirable corner of Knox Abbott Drive and Axtell Drive
- **Vacancies** — offers leasing/redevelopment opportunity and options, particularly on the Axtell Drive side of the property



Aerial Overview

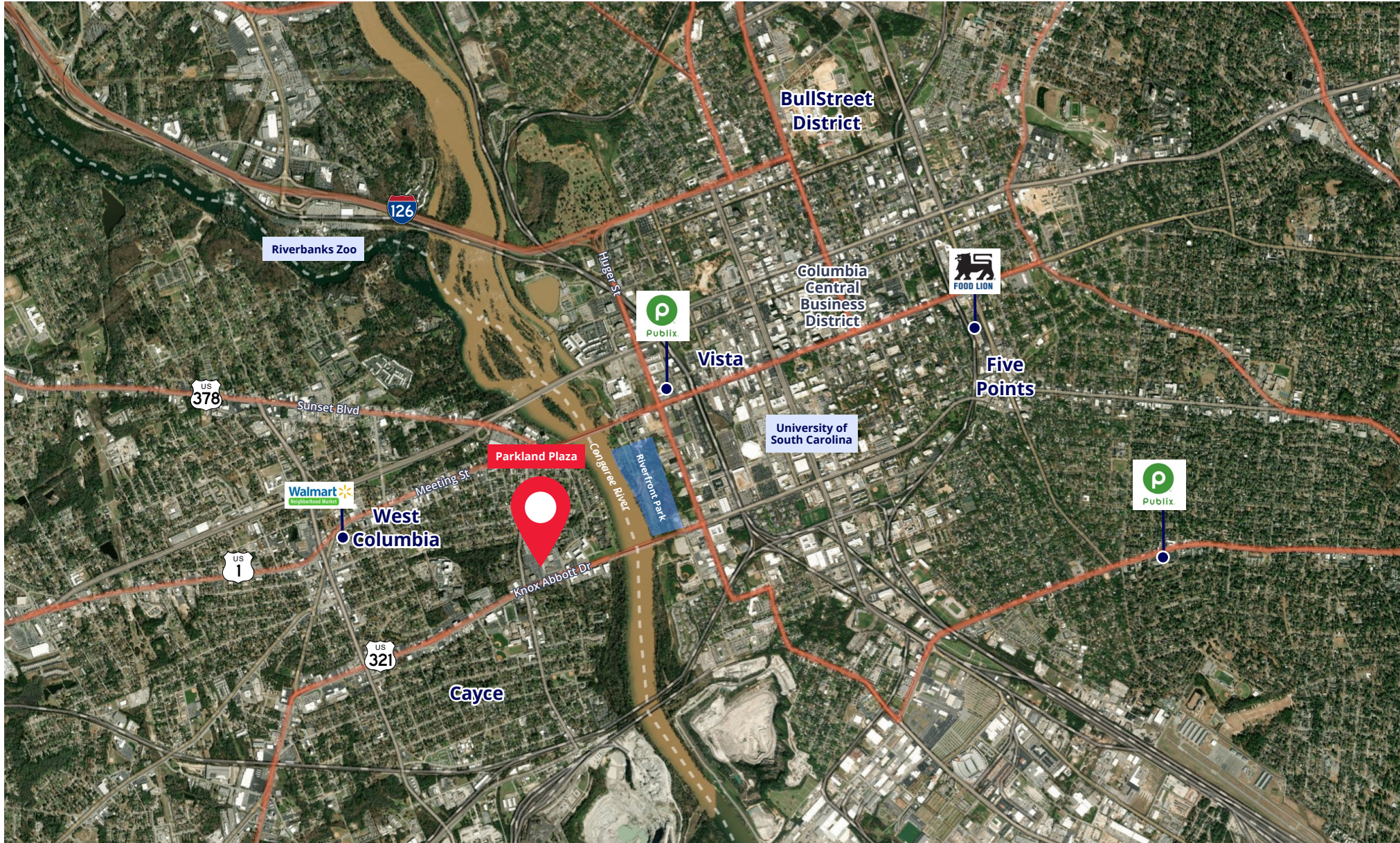
Parkland Plaza offers a mix of stable, high-quality income and significant upside potential for a value-add opportunity.



Upside Potential — The area highlighted represents an excellent opportunity for upside-value add to Parkland Plaza. This quadrant of the center includes vacancy of 24,120 square feet. Three tenants in the quadrant are month-to-month and one expires in April of 2027. This quadrant has excellent visibility and access and unlimited potential for new tenancy or redevelopment.

Trade Area

Large trade area expands across Cayce, West Columbia, Downtown Columbia, Five Points and BullStreet District.



Location & Surrounding Area

River District | Downtown Columbia



Parkland Plaza is located in the River District of Cayce/West Columbia, known for its mix of new developments and historic charm. This vibrant area offers quaint shops, dining and breweries and is near Downtown Columbia and the University of South Carolina.



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