

OFFERING MEMORANDUM

2757-2761 ROSEWOOD DRIVE | COLUMBIA, SC



TRINITY
PARTNERS

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THE OFFERING

ADDRESS

2757-2761 ROSEWOOD DRIVE | COLUMBIA, SC

COUNTY

RICHLAND

TMS#

R11313-04-08 & R11313-04-05

YEAR BUILT

1940

WALT

8.94 MONTHS

GLA

6,000 SF

SITE SIZE

0.23 AC

NOI

\$85,777

SALE PRICE

\$1,300,000 (\$217 PSF)

CAP RATE

6.60%



LOCATION OVERVIEW

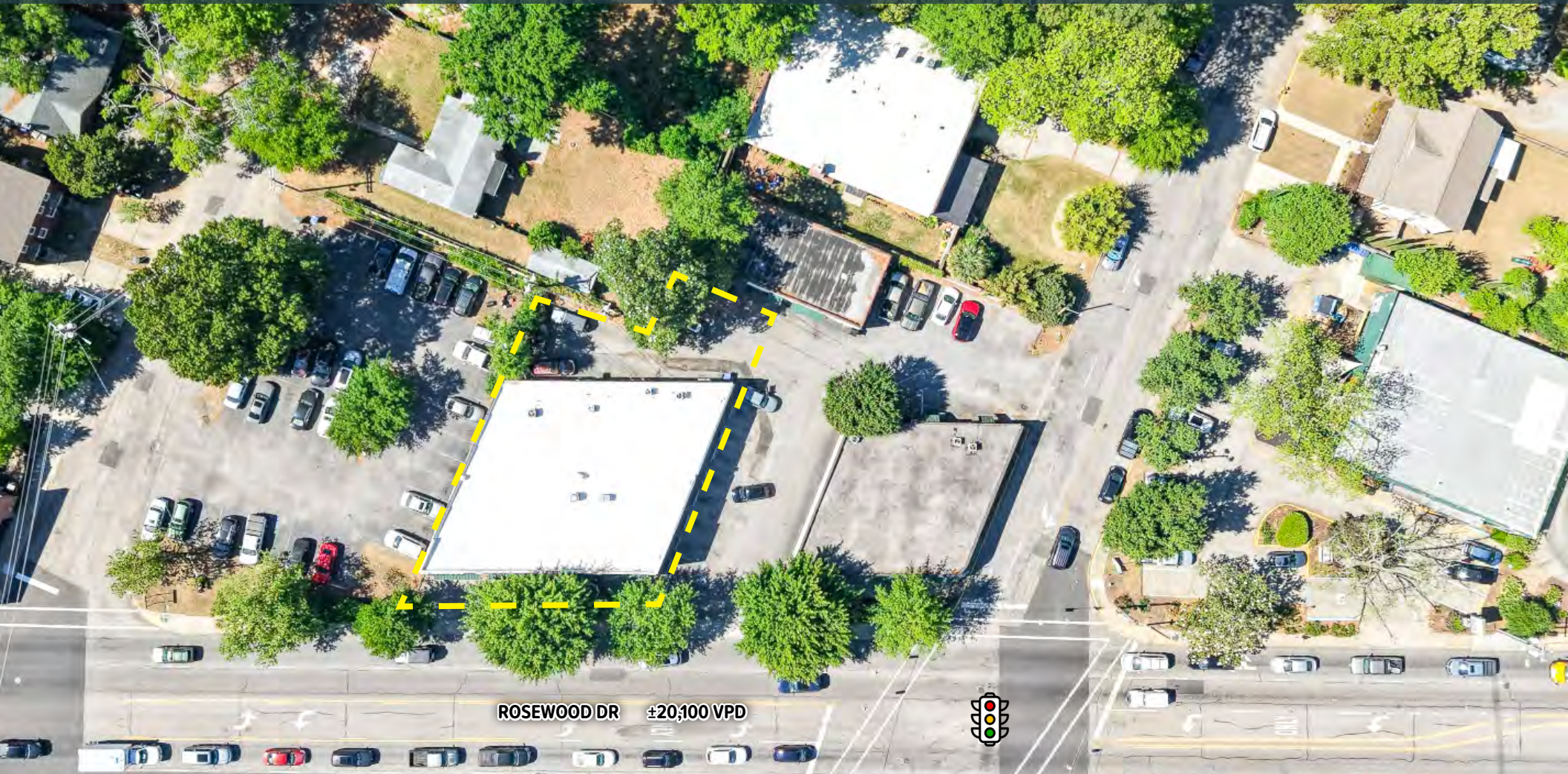
DOWNTOWN COLUMBIA



ROSEWOOD DR
±20,100 VPD

ROSEWOOD NEIGHBORHOOD
CLOSE PROXIMITY TO DOWNTOWN COLUMBIA

SITE AERIAL



ROSEWOOD DR ±20,100 VPD



TMS# R11313-04-08 & R11313-04-05
0.23 AC

INVESTMENT HIGHLIGHTS

VALUE-ADD INVESTMENT OPPORTUNITY

The property is positioned for investors to capture a true value-add opportunity through fair market value renewal options and the implementation of a mark to market leasing strategy.

BELOW REPLACEMENT COST

Offered at \$217/SF, the property presents an opportunity to acquire a best-in-class retail asset at substantially below replacement cost.

LOCATION & DEMOGRAPHICS

The Rosewood submarket is a vibrant, rapidly growing commercial & residential corridor that located in close proximity to downtown Columbia, SC. The asset benefits from a 167k 5-mile population, and an average 1-Mile household income of \$107k.

USER OPPORTUNITY

For users looking to acquire space in the next 12 months, a portion of the property can be occupied for a purchaser's own needs, while collecting income from the in-place tenants.



COMPARABLE RENT MAP

2757-2761 ROSEWOOD DR



2769-2773 ROSEWOOD
\$20.00 PSF NNN

2800 ROSEWOOD
\$30.00 PSF NNN

3000 ROSEWOOD
\$22.00 PSF NNN

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RENT ROLL

In-Place Tenant	Pro-Rata Share	Square Feet	Lease End	Rent PSF	Annual Rent	Monthly Rent	Esc.	Recovery Method	Renewal Options
Columbia Tobacco	25.00%	1,500	01/31/27	\$13.60	\$20,400	\$1,700	N/A	NNN	One (1) Five (5) Yr @ FMV
NineFX	25.00%	1,500	05/31/27	\$15.23	\$22,848	\$1,904	N/A	NNN	None
The Witching Hour	25.00%	1,500	02/28/27	\$17.86	\$26,783	\$2,232	3%	NNN	One (1) Five (5) Yr @ FMV
Sour and Salt, LLC	25.00%	1,500	12/31/27	\$14.86	\$22,292	\$1,858	3%	NNN	One (1) Five (5) Yr @ FMV
Total SF Leased	100.00%	6,000							
Total SF Vacant	0.00%	0							
Total SF	100.00%	6,000		Rental Income	\$92,322	\$7,694			

ECONOMIC SUMMARY

	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
	Static	Aug-27	Aug-28	Aug-29	Aug-30	Aug-31
RENTAL REVENUE						
Columbia Tobacco	20,400	26,000	30,525	31,441	32,384	33,355
NineFX	22,848	24,636	30,225	31,132	32,066	33,028
The Witching Hour	26,783	28,391	30,450	31,364	32,304	33,274
Sour and Salt, LLC	22,292	22,737	28,253	31,518	32,464	33,437
Scheduled Base Rent	92,322	101,765	119,453	125,454	129,218	133,094
EXPENSE RECOVERIES						
Total Expense Recoveries	38,586	38,959	40,706	42,022	43,283	44,582
Potential Gross Revenue	130,908	140,724	160,159	167,476	172,501	177,676
VACANCY & CREDIT LOSS						
Vacancy Allowance (5%)	6,545	7,036	8,008	8,374	8,625	8,884
Effective Gross Revenue	124,363	133,688	152,151	159,103	163,876	168,792
RECOVERABLE OPERATING EXPENSES						
Storm Water	843	843	868	894	921	949
Exterior Maintenance	1,680	1,680	1,730	1,782	1,836	1,891
Security Light	291	291	300	309	318	328
Property Management	4,975	5,348	6,086	6,364	6,555	6,752
Property Insurance	3,562	3,562	3,669	3,779	3,892	4,009
Property Taxes	27,235	27,235	28,052	28,894	29,761	30,653
Total Operating Expenses	38,586	38,959	40,706	42,022	43,283	44,582
Net Operating Income	85,777	94,729	111,445	117,080	120,593	124,210
Cap Rate	6.60%	7.29%	8.57%	9.01%	9.28%	9.55%

SHARED PARKING AERIAL



SHARED PARKING

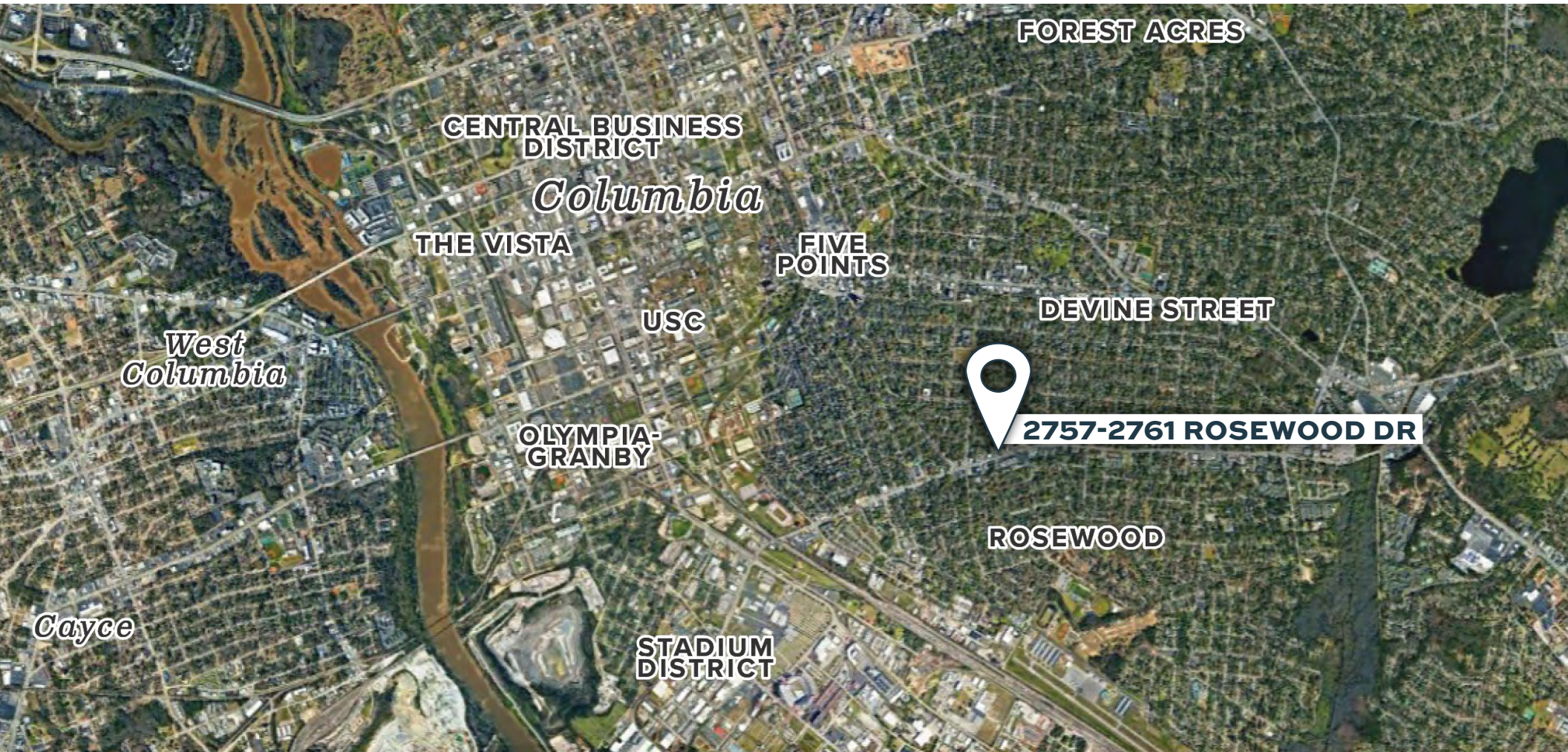
FREE STREET PARKING

ROSEWOOD DR ±20,100 VPD

S. MAPLEST

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MARKET MAP



FOREST ACRES

CENTRAL BUSINESS DISTRICT

Columbia

THE VISTA

FIVE POINTS

DEVINE STREET

USC

West Columbia



2757-2761 ROSEWOOD DR

OLYMPIA-GRANBY

ROSEWOOD

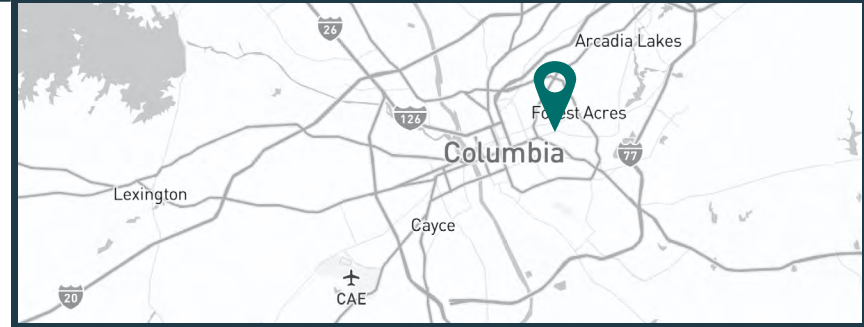
Cayce

STADIUM DISTRICT

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DEMOGRAPHICS

Demographics	1 Mile	3 Miles	5 Miles
Total Population	11,537	78,179	161,752
2030 Predicted Population	11,731	80,151	166,109
Total Households	6,129	34,983	72,259
Average Household Size	1.87	1.91	2.02
Median Age	35.9	28	32.4
Daytime Population	10,065	137,325	234,046
Median Household Income	\$72,776	\$57,019	\$57,793



Source: This infographic contains data provided by Esri (2025), Esri-Data Axle (2025).



Daytime population supported by nearby Downtown offices, State and Medical facilities. Strong nightlife and weekend activity with events, festivals, and walkable mixed use environment.

Consistent Exposure



Immediate access to
**35,000+ Student and Faculty
Population at USC**



Densely populated with young professionals and students who seek new activity in the city.

Educated Population



Longstanding, popular, and
**Established Neighborhood
Submarket**

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