

# Premier Retail Space for Lease

Centrally located within 300-acre lifestyle center



For more Information:

## Sandhill Center LLC

481 Town Center Place, Suite # 2  
Columbia, SC 29229

(803) 973-0505

Village@sandhillcenter.com

www.shopvas.com



## Town Center I - Village at Sandhill



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# TOWN CENTER I

## Property Features

- Town Center I is well located within the Village at Sandhill, a 300-acre development in Columbia's affluent and growing northeast area
- Town Center I benefits from excellent visibility and full signalized access from two highly traveled roads: Clemson Road (26,700 VPD) and Two Notch Road (32,600 VPD)
- Lifestyle center anchored by JCPenney, Belk, Sam's Club, Lowes Food, Home Depot and Regal Cinemas, featuring impressive retail names such as Ann Taylor Loft, Bath & Body Works, Books-A-Million, Lane Bryant and several major restaurants
- Center benefits from luxury condominiums and apartments located above retail shops; more than 400 residential units total
- ±288,021 Total SF
- Retail space is available from ±1,000 to 5,613 SF
- Up to 13,189 SF of contiguous space available



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| SUITE | TENANT               | SF    | SUITE | TENANT                          | SF   |
|-------|----------------------|-------|-------|---------------------------------|------|
| A100  | K-Pot                | 6000  | E102  | Yummi Crab                      | 5580 |
| A101  | Desert and Tea       | 1000  | E104  | Massage Envy                    | 3052 |
| A102  | Available: 480-5     | 2000  | E105  | Palmetto Moon                   | 4171 |
| A104  | Donut Guy            | 1500  | E107  | Reeds Jewelers                  | 4171 |
| B107  | Available            | 5010  | E108  | Natural Wigs                    | 2012 |
| B109  | Claire's             | 1334  | E110  | Available: 630-12               | 2252 |
| B111  | Cato                 | 5524  | E111  | Available: 630-14               | 1912 |
| B115  | Ann Taylor Loft      | 5500  | E112  | My Salon Suit                   | 1400 |
| B120  | Available: 470-7     | 1961  | E115  | My salon Suit                   | 5613 |
| B125  | Lenscrafters         | 3424  | F100  | Shipping Lounge                 | 1752 |
| B130  | Hair Depo            | 5122  | F103  | Mattress Firm                   | 3978 |
| B135  | Moe's Southwest      | 2400  | F105  | Available                       | 4300 |
| B140  | Substation2          | 1678  | F110  | Atrium at Sandhill Event Center | 4513 |
| B145  | Village Event        | 2640  | F115  | Lane Bryant                     | 4500 |
| B147  | Five Guys            | 2494  | F116  | Gentz Grooming                  | 874  |
| C100  | Poke Bros            | 1300  | F120  | Touba Braiding                  | 2905 |
| C103  | Game Stop            | 1500  | F120  | Available 631-12                | 1402 |
| C105  | Yummi Noodle         | 1500  | F122  | JP & Associates                 | 3104 |
| C107  | Blue Fin             | 5000  | G100  | Tradition Fin Jewelers          | 9614 |
| D100  | Rock & Roll Pizza    | 2884  | G103  | Tradition Fin Jewelers          |      |
| D110  | The Children's Place | 4500  | G102  | Available: 481-1                | 2098 |
| D112  | Available: 471-5     | 1500  | G104  | Available: 481-9                | 1727 |
| D114  | Available: 471-6     | 2000  | G105  | Red Bowl Bistro                 | 4273 |
| D116  | Available: 471-7     | 1845  | I100  | Available: 495-1                | 3542 |
| D120  | Available: 471-8     | 1460  | I102  | Available 495-2                 | 1506 |
| D125  | Marble Slab          | 1350  | I104  | Journey's                       | 2280 |
| D130  | Yankee Candle        | 1422  | I106  | Tru Scale Records               | 1000 |
| D135  | Available: 471-11    | 2058  | I108  | Available: 495-6                | 2080 |
| D140  | Bath & Body Works    | 2892  | J100  | Available                       | 4650 |
| D145  | Flo-Glo Wellness     | 1500  |       | JCPenney                        |      |
| E100  | Books-A-Million      | 18000 |       |                                 |      |



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# TOWN CENTER I

## Demographic Profile

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|                              | 1 Mile | 3 Miles | 5 Miles |                               | 1 Mile | 3 Miles | 5 Miles |                                    | 1 Mile   | 3 Miles   | 5 Miles   |
|------------------------------|--------|---------|---------|-------------------------------|--------|---------|---------|------------------------------------|----------|-----------|-----------|
| <b>Population</b>            |        |         |         | <b>2019 Age Dist.</b>         |        |         |         | <b>Median Household Income</b>     |          |           |           |
| Population - 2010 Census     | 4406   | 47525   | 87761   | 0 - 4                         | 7.1%   | 6.5%    | 6.8%    | 2019 Estimate                      | \$63,185 | \$72,064  | \$68,651  |
| Population - 2019 Estimate   | 4951   | 52899   | 102473  | 5 - 9                         | 7.6%   | 6.9%    | 7.2%    | 2024 Projection                    | \$74,623 | \$81,663  | \$78,426  |
| Population - 2024 Projection | 5323   | 56231   | 110215  | 10 - 14                       | 7.7%   | 7.2%    | 7.3%    |                                    |          |           |           |
| % Chg. 2019-2024             | 7.5%   | 6.3%    | 7.6%    | 15 - 19                       | 6.2%   | 6.4%    | 6.4%    | <b>Average Household Income</b>    |          |           |           |
|                              |        |         |         | 20 - 24                       | 4.8%   | 5.4%    | 5.7%    | 2019 Estimate                      | \$80,433 | \$93,832  | \$88,919  |
| <b>Households</b>            |        |         |         | 25 - 34                       | 14.1%  | 14.2%   | 14.5%   | 2024 Projection                    | \$94,786 | \$108,118 | \$102,509 |
| 2010 Census                  | 1694   | 17952   | 32657   | 35 - 44                       | 16.5%  | 14.9%   | 15.2%   |                                    |          |           |           |
| 2019 Estimate                | 1941   | 19899   | 37819   | 45 - 54                       | 12.8%  | 13.3%   | 13.0%   | <b>Per Capita Household Income</b> |          |           |           |
| 2024 Projection              | 2097   | 21153   | 40609   | 55 - 64                       | 12.1%  | 12.5%   | 11.9%   | 2019 Estimate                      | \$30,612 | \$35,415  | \$32,954  |
|                              |        |         |         | 65 - 74                       | 7.8%   | 8.5%    | 8.0%    | 2024 Projection                    | \$36,290 | \$40,795  | \$37,937  |
| <b>Families</b>              |        |         |         | 75 - 84                       | 2.5%   | 3.1%    | 3.0%    |                                    |          |           |           |
| 2010 Census                  | 1217   | 13175   | 23946   | 85+                           | 0.6%   | 0.9%    | 0.9%    | <b>2019 Household Income Dist.</b> |          |           |           |
| 2019 Estimate                | 1347   | 14297   | 27263   |                               |        |         |         | Less than \$15,000                 | 9.8%     | 8.2%      | 9.1%      |
| 2024 Projection              | 1449   | 15090   | 29104   | <b>Median Age</b>             |        |         |         | \$15,000 - \$24,999                | 5.6%     | 4.9%      | 5.3%      |
|                              |        |         |         | 2010 Census                   | 33.3   | 35.0    | 34.4    | \$25,000 - \$34,999                | 8.4%     | 8.7%      | 8.0%      |
| <b>2019 Housing Data</b>     |        |         |         | 2019 Estimate                 | 36.3   | 37.1    | 36.3    | \$35,000 - \$49,999                | 12.4%    | 10.2%     | 11.0%     |
| Owner Occ. Housing Units     | 1272   | 14260   | 27329   | 2024 Projection               | 37.5   | 37.3    | 36.2    | \$50,000 - \$74,999                | 21.9%    | 19.6%     | 20.3%     |
| Renter Occ. Housing Units    | 669    | 5639    | 10490   |                               |        |         |         | \$75,000 - \$99,999                | 14.9%    | 15.6%     | 16.0%     |
|                              |        |         |         | <b>Average Household Size</b> |        |         |         | \$100,000 - \$149,999              | 16.7%    | 18.8%     | 17.9%     |
| <b>2019 Business Data</b>    |        |         |         | 2010 Census                   | 2.60   | 2.64    | 2.68    | \$150,000 - \$199,999              | 6.0%     | 6.0%      | 5.7%      |
| Total Businesses:            | 334    | 1081    | 1971    | 2019 Estimate                 | 2.55   | 2.65    | 2.70    | \$200,000 and Up                   | 4.2%     | 7.9%      | 6.7%      |
| Total Employees:             | 4542   | 12151   | 20661   | 2024 Projection               | 2.54   | 2.65    | 2.71    |                                    |          |           |           |

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