

TOWN CENTER I - VILLAGE AT SANDHILL CLEMSON ROAD AND TWO NOTCH ROAD (US 1), COLUMBIA, SC

FOUNDRY
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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 (27,600 VPD) and Two Notch Road (31,600 VPD)
- Lifestyle center anchored by JCPenney, Belk, and Regal Cinemas, featuring impressive retail names such as Victoria's Secret, Ann Taylor Loft, Jos. A. Bank, Books-A-Million, and more than 17 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 1,400 to 5,613 SF



For more information, please contact:

JULIE O'DONNELL
Vice President/Broker
704.972.2617
julie.odonnell@foundrycommercial.com

Although the information contained herein was provided by sources believed to be reliable, Foundry Commercial makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

121 West Trade Street, Suite 2500
Charlotte, NC 28202

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CLEMSON ROAD AND TWO NOTCH ROAD (US 1), COLUMBIA, SC

SITE PLAN



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TOWN CENTER I - TENANT LIST

SUITE	TENANT	SF	SUITE	TENANT	SF
A100	Wild Wing	6,000		Available	5,580
A101	Yogen Fruz	1,000	E104	Massage Envy	3,052
A102	Available	2,000	E105	Palmetto Moon	4,219
A104	Available	1,500	E107	Reeds Jewelers	4,219
B107	Rice Music House	5,010	E108	Available	2,012
B109	Claire's	1,334	E110	Available	2,252
B111	New York & Company	5,524	E111	Available	1,912
	Ann Taylor Loft	6,500	E112	Available	1,400
B120	Crazy 8	1,961	E115	Available	5,613
B125	Lenscrafters	3,424	F100	T-Mobile	1,752
B130	Available	5,135	F103	Mattress Firm	3,978
B135	Moe's Southwest Grill	2,400	F105	Panera Bread	4,300
B140	Indigo Blue	1,678	F110	Village Artists	4,513
B145	Available	2,640	F115	Lane Bryant	4,500
B147	Five Guys	2,640	F116	Sunglass Hut	874
C100	Nestle Toll House	1,300	F120	Christopher & Banks	2,905
C103	Game Stop	1,500	F121	Available	1,405
C105	Peanut Man	1,500	F122	Aveda	3,104
C107	Blue Fin	5,000	G100	Victoria's Secret	5,564
D100	Blaze Pizza	2,884	G102	Motherhood Maternity	2,098
D110	The Children's Place	4,500	G103	JoS.A.Bank Clothiers	4,180
D112	Available	1,500	G104	Hand-Picked	1,727
D114	Available	2,000	G105	Red Bowl Asian Bistro	4,273
D116	Portrait Innovations	1,845	I100	Available	3,542
D120	Things Remembered	1,460	I102	The Icing	1,506
D125	Marble Slab	1,350	I104	Journey's	2,280
D130	Yankee Candle	1,428	I106	Lids	1,000
D135	Available	2,058	I108	Richland County Sheriff's Office	2,080
D140	Bath & Body Works	2,892	J100	Available	4,650
D145	Available	1,500		JCPenney	
	Books-A-Million	18,000			

LEASED
 AVAILABLE
 AVAILABLE (NOT LEASED BY FOUNDRY)

MARCH 22, 2018

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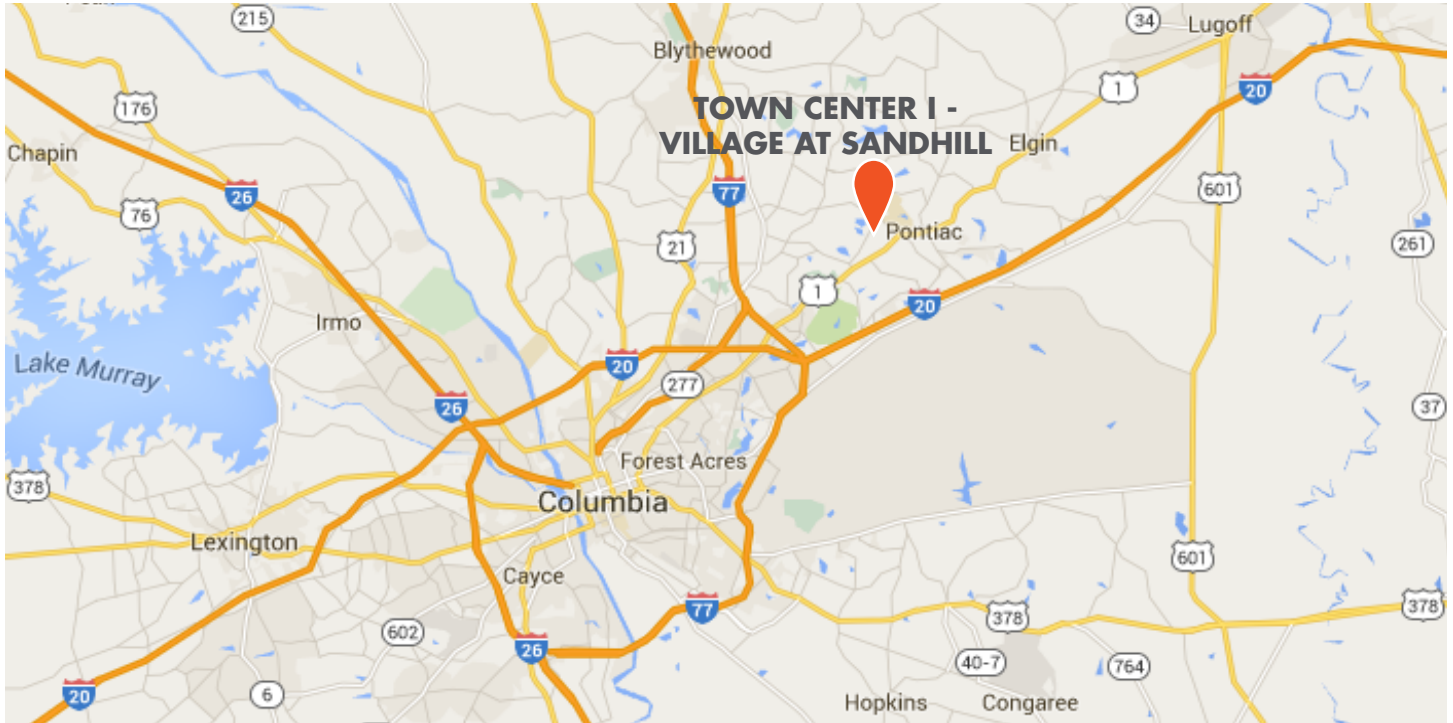
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LOCATION



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	4,969	57,011	103,709
2022 PROJECTED POPULATION	5,277	60,408	109,969
TOTAL HOUSEHOLDS	2,036	21,845	40,023
EST. HOUSEHOLD INCOME	\$82,613	\$84,868	\$81,583

TRAFFIC COUNTS	
CLEMSON ROAD	27,600 VPD
TWO NOTCH ROAD	31,600 VPD
INTERSTATE 20	79,800 VPD

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