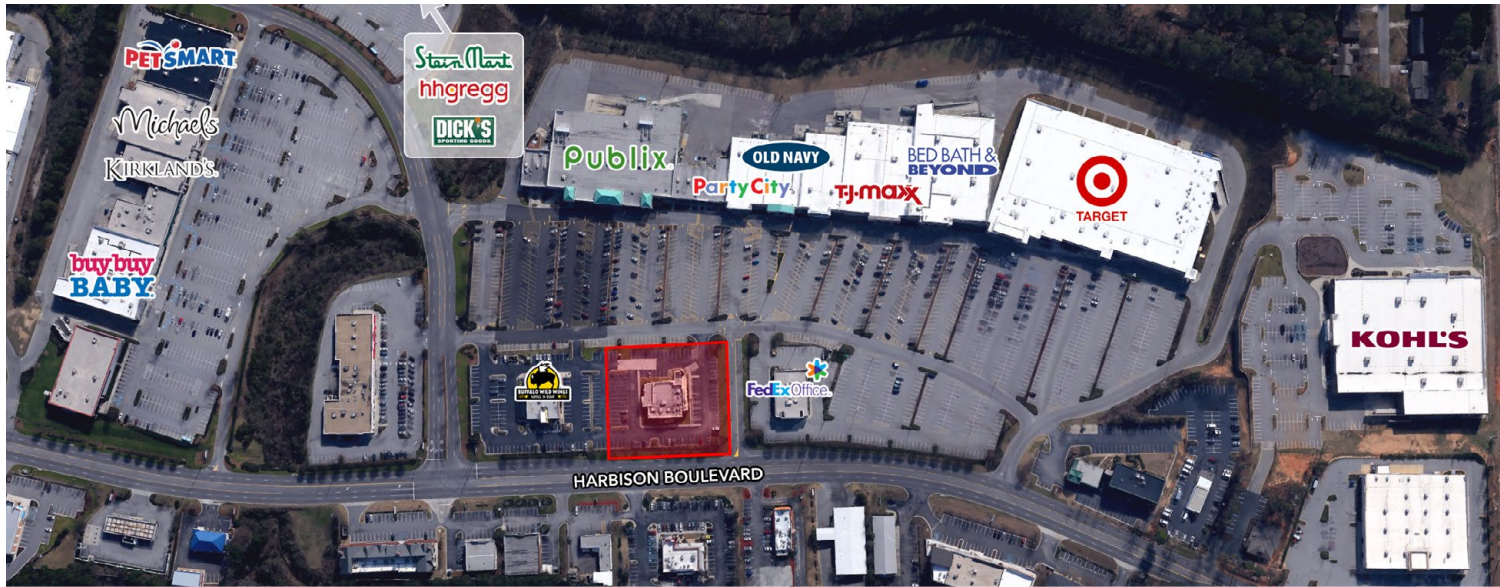


# 1.620 Acres Coming Available FOR LEASE OR GROUND LEASE

Summer of 2016 in front of the Columbiana Station SC

148 Harbison Boulevard Lexington County, Columbia, South Carolina 29212



## PROPERTY HIGHLIGHTS

- Parcel # 8 1.620 acres - 70,547 sq ft
- Parcel has 297.60' of frontage on Harbison Blvd and is 336.65' deep
- Building is currently 6732 sq ft 75 feet wide by 79 feet deep
- Building can be expanded to 8,000 sq ft
- 126 existing parking spaces
- Existing monument sign located in the front of the parcel & the main entrance of the Public and Target anchored phase one of the center.
- Close proximity to two major Interstate highways: I-26 and I-20
- Harbison area has largest & highest volume regional shopping area is Columbia SC market



## RETAILERS

Location is on the street at Harbison Boulevard in front of the Columbiana Station SC developed in 2000 as part of the 1,100,000 sq ft shopping center including: Target, Publix, TJ Maxx, Bed Bath & Beyond, Old Navy, Kohl's, Dicks Sporting Good, Michaels, SteinMart, Buy Buy Baby, HHGregg, Lane Bryant, Dress Barn, Lifeway, Party City, Foot Action, USA Outlet, Panera, Regal Cinemas, and many other national tenants.



### OWNER AGENT

**Tred Spratley**  
tredspratley@sigmanational.com  
(804) 423-5335, x300

**Sigma National, Inc**  
1213 Mall Drive :: Richmond, VA 23235  
(804) 423-5335  
www.sigmanational.com

### DEMOGRAPHICS

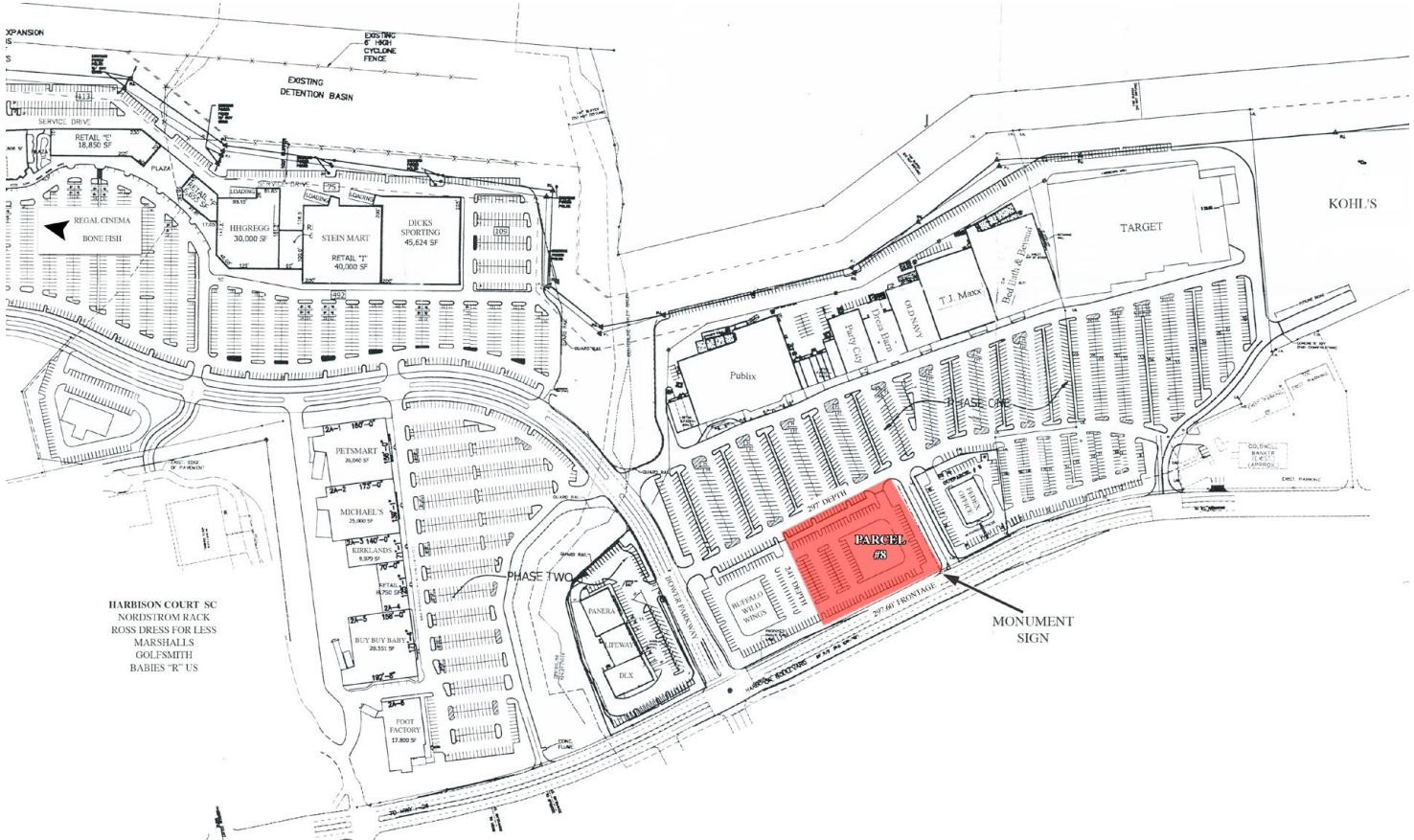
	1 mile	3 miles	5 miles	10 miles	15 miles
Population	5,999	44,823	101,285	299,181	513,325
Households	2,574	18,817	39,793	118,125	199,624
Average HH Income	\$70,776	\$69,038	\$70,203	\$63,777	\$66,560

Information contained within is deemed reliable, but is not guaranteed. Subject to prior leasing.

# 1.620 Acres Coming Available

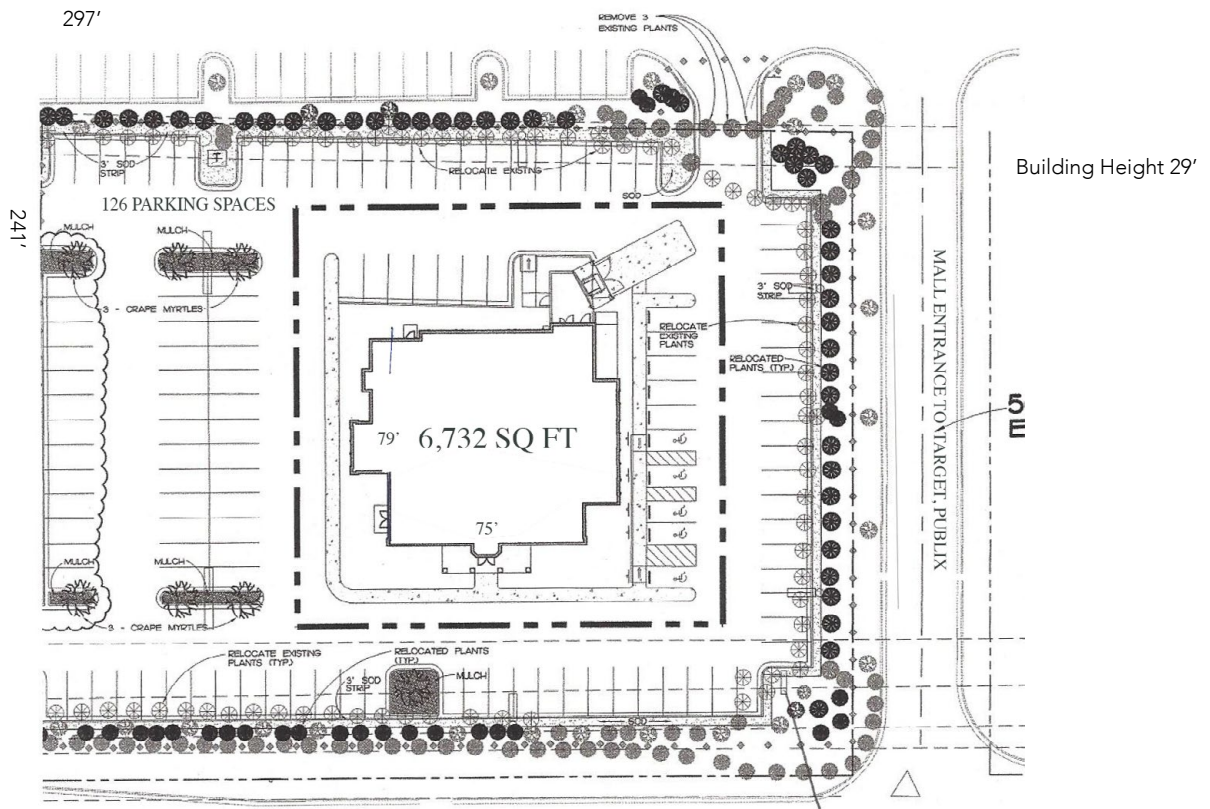
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HARBISON COURT SC  
NORDSTROM RACK  
ROSS DRESS FOR LESS  
MARSHALLS  
GOLF SMITH  
BABIES "R" US

297'



Building Height 29'

148 HARBISON BLVD  
SC S32-757  
(80' R/W)

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