



VIRTUAL TOUR

FOR LEASE

Brand New  $\pm 1,000 - 4,480$  SF Mixed-Use  
Space Located in Desirable Forest Acres

1514 Brentwood Drive | Columbia, SC



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## 1514 BRENTWOOD DRIVE

# Property Summary

Brentwood at Forest Drive is a brand-new  $\pm 14,660$  SF mixed-use building by Cason Development Group, located adjacent to Rigby Square, featuring 11 new luxury townhomes.

The property is located along the thriving Forest Acres retail corridor between Beltline Boulevard and Trenholm Road. Forest Acres is one of the most sought-after retail and residential areas in the Midlands, featuring some of the finest shopping, dining and neighborhoods in the entire Columbia metro area.

Additionally, Brentwood is located approximately 2 minutes from the Richland Mall redevelopment site. This mixed-use destination sits on  $\pm 26$  acres that will include retail, multifamily housing, a grocery store (Kroger) and a hotel, in addition to a  $\pm 6.5$ -acre city park.

## Highlights

- Remaining space  $\pm 1,000$  -  $\pm 4,480$  SF
- Grease trap in place and outdoor dining possibilities
- New construction — shell space ready for tenant upfit
- Ideal for high-end retail or medical/office users
- Landlord build out available for qualified tenant
- **Lease rate:** \$33.00/SF NNN ( $\pm 9.75$  PSF)



### Strong Demographics

$\pm 165,888$  total population  
within 5 miles



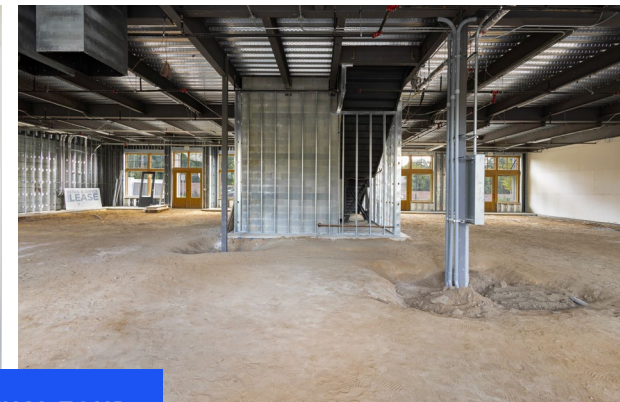
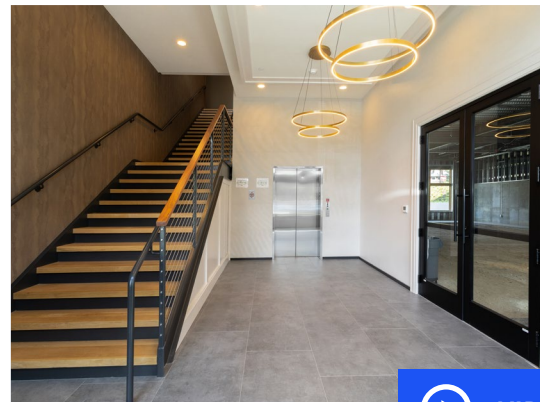
### Great Visibility

on Forest Drive  
 $\pm 29,700$  VPD



### Desirable Location

in affluent  
Forest Acres



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Floor Plan





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| Demographics 2026 est. | 1 mile    | 3 miles   | 5 miles  |
|------------------------|-----------|-----------|----------|
| Total Population       | 8,433     | 73,972    | 167,199  |
| Daytime Population     | 9,486     | 95,785    | 237,839  |
| Number of Households   | 4,161     | 33,094    | 72,833   |
| Average HH Income      | \$147,430 | \$119,487 | \$97,418 |
| Median Age             | 42.6      | 36.7      | 32.3     |