



VIRTUAL TOUR

FOR LEASE

Brand New 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 ± 26 acres that will include retail, multifamily housing, a grocery store (Kroger) and a hotel, in addition to a ± 6.5 -acre city park.

Highlights

- Remaining space $\pm 1,200$ - $\pm 4,480$ 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
- Proximate to retail and residential traffic in Forest Acres
- **Lease rate:** \$33.00/SF NNN (± 9.75 PSF)



Strong Demographics

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



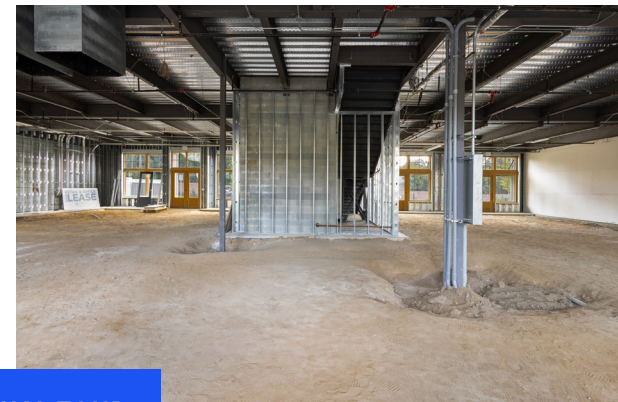
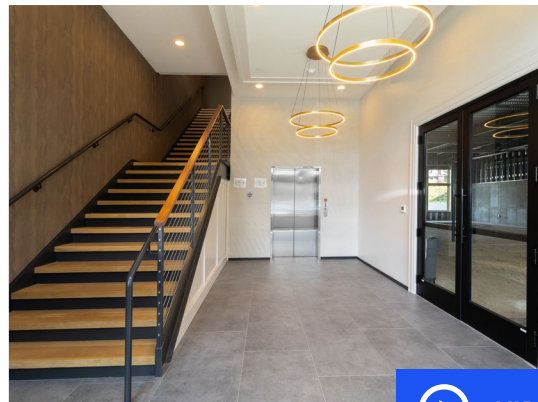
Great Visibility

on Forest Drive
 $\pm 27,600$ VPD



Desirable Location

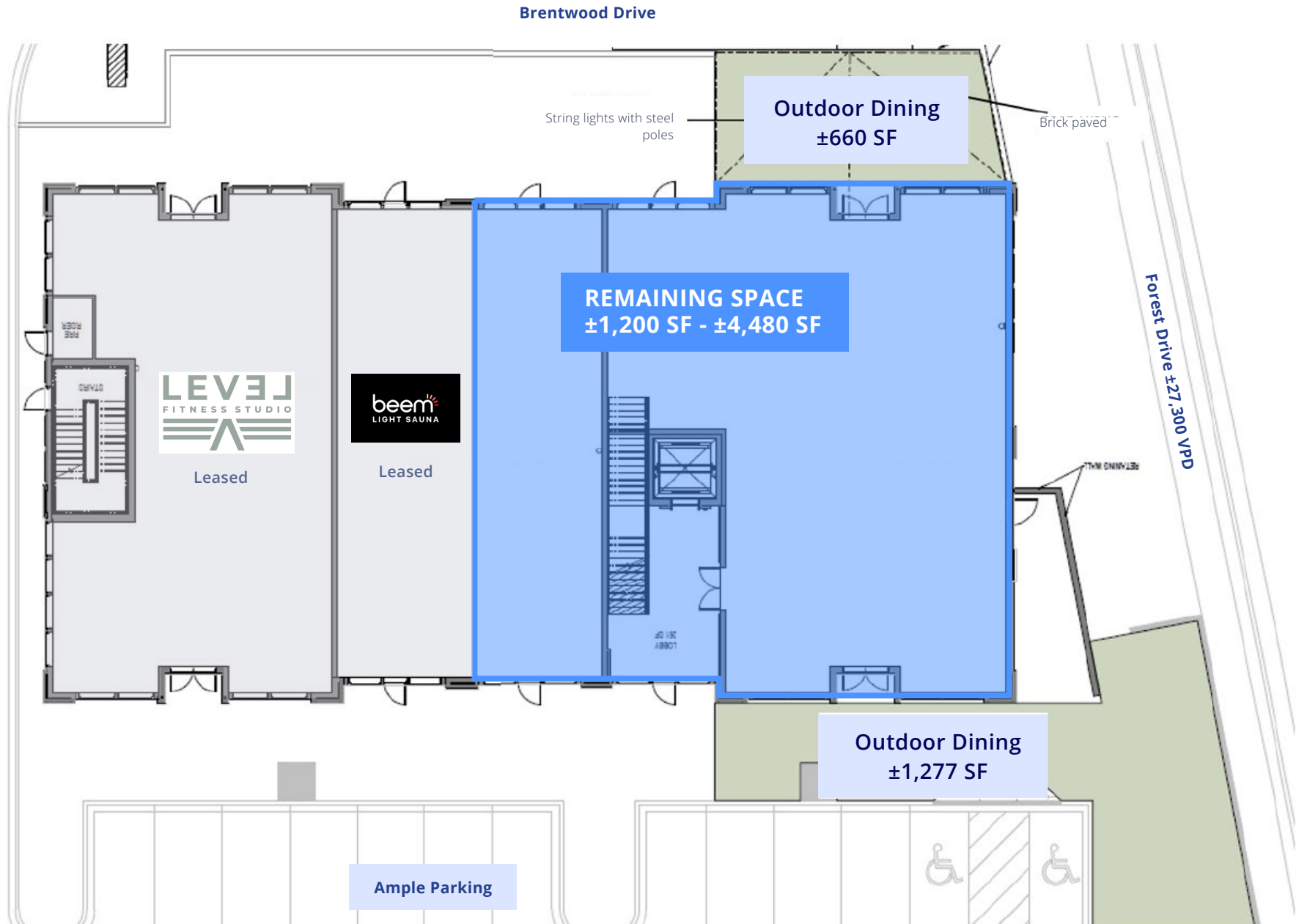
in affluent
Forest Acres



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Floor Plan





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Demographics 2025 est.	1 mile	3 miles	5 miles
Total Population	8,481	73,819	168,812
Daytime Population	10,739	95,915	239,198
Number of Households	4,164	32,757	72,736
Average HH Income	\$135,504	\$110,783	\$91,376
Median Age	42.8	38.0	33.1