



FOR LEASE

Parkland Plaza

Retail Space Available

Knox Abbott Drive and State Street | Cayce, South Carolina

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Property Overview

Parkland Plaza is one of Columbia's most historic shopping centers, totaling ±174,833 SF. The property neighbors the University of South Carolina campus, the Central Business District, the Carolina Baseball Stadium and nearby riverfront developments. Parkland Plaza was recently renovated with a new contemporary look and has added Planet Fitness as an anchor tenant. The center is also welcoming Five Below and Oak Street Health in Fall 2024.

Address	300 Knox Abbott Drive Cayce, SC 29033
Access	Knox Abbott Drive, State Street and Alexander Road
Parking	1,000+ spaces plus cross easement parking
Anchor tenants	Food Lion, Ace Hardware, Planet Fitness, Beall's Outlet and Five Below
Co- tenants	H&R Block, Blueline Liquors, Kingsman, Shell, Sandy's Nail & Spa, Monterey Mexican Restaurant, Freeway Music, Mai Poke and East Bay Deli Coming soon Five Below and Oak Street Health



Parkland Plaza

Site plan & available spaces

Available Spaces

Space 2C ±4,788 SF

Space 4A ±4,575 SF

Space 13A ±2,200 SF

Space 13B ±2,200 SF

Space 14 ±1,800 SF

Space 17 ±4,270 SF

Space 18 ±6,000 SF

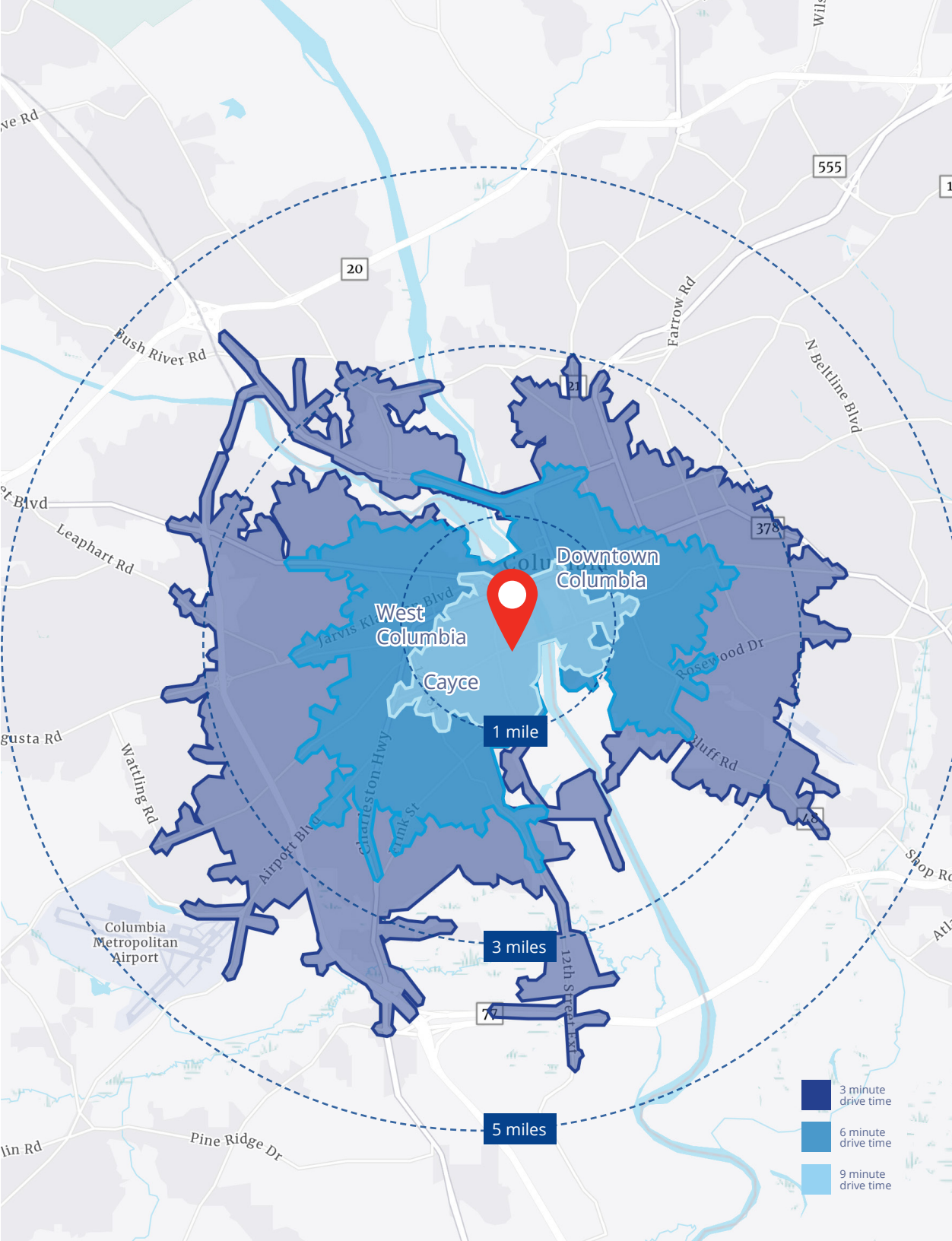


Parkland Plaza

Demographics 2024

Demographics by Drive Time <i>est.</i>	3 min	6 min	9 min
Total Population	11,250	42,238	78,830
Daytime Population	14,303	77,711	144,661
Number of Households	4,933	17,415	34,777
Average Household Income	\$84,932	\$80,540	\$91,368
Median Age	24.7	24.7	28.7

Demographics 2024 <i>est.</i>	1 mile	3 miles	5 miles
Total Population	10,794	68,848	147,576
Daytime Population	12,607	133,345	240,070
Number of Households	5,208	30,126	66,919
Average Household Income	\$74,201	\$69,276	\$78,097
Median Age	24.7	27.6	32.3



Location & Surrounding Area

West Columbia | River District
Downtown Columbia

Parkland Plaza is located in the River District of West Columbia, known for its mix of new developments and historic charm. This vibrant area offers quaint shops, dining and breweries and is near Downtown Columbia and the University of South Carolina, which has ±36,410 enrolled students. The property is conveniently located within three minutes of several off-campus student housing complexes.

TRAFFIC COUNTS

Knox Abbott Drive	±28,000 VPD
State Street	±8,100 VPD



Downtown Columbia

Housing Map

Apartments

1	Vista Commons	184 Units
2	Main Street Living	186 Units
3	Acasa Vista Towers	263 Units
4	Canalside Lofts	374 Units
5	Granby Mills	146 Units
6	Indigo at Brickworks	186 Units
7	Granby Oaks	146 Units
8	Olympia Mills	200 Units
9	Cornell Arms	136 Units
10	Palms on Main	53 Units
11	Claire Tower	121 Units
12	Devine District	144 Units
13	Granby Crossing	168 Units
14	Advenir at One Eleven	224 Units
15	Land Bank Lofts	113 Units
16	1321 Lofts	130 Units
17	700 Woodrow	75 Units
18	Brookland	204 Units
19	Sola Station	339 Units
20	Palmetto Compress	202 Units
21	The Cottages at the Mills	116 Units
22	The Rowan	350 Units
Total		4,060 Units

Condos

- 1 Carolina Walk
- 2 Stadium Village Lofts
- 3 Spur at Williams Brice
- 4 Gates at Williams Brice
- 5 Plaza on the Green
- 6 Plaza Centre
- 7 Park Circle
- 8 Adesso
- 9 619 King Street
- 10 Grandevine
- 11 Senate Plaza
- 12 The Hermitage
- 13 Parkside
- 14 Flow on the River
- 15 Bridgepointe

Student Housing

1	Hub on Campus	847 Beds
2	Saga Columbia	760 Beds
3	Lofts at USC	356 Beds
4	Redpoint Crossing	1,209 Beds
5	Stadium Suites	924 Beds
6	21 Oaks	660 Beds
7	Cayce Cove	430 Beds
8	Alight Columbia Living	696 Beds
9	College Town on the River	472 Beds
10	Empire	688 Beds
11	650 Lincoln	802 Beds
12	Greene Crossing	517 Beds
13	Park Place	637 Beds
14	The Row at the Stadium	504 Beds
15	Rivers Edge	496 Units
16	612 Whaley	180 Beds
17	Station at Five Points	660 Beds
18	The Orchard	308 Beds
19	Verve Columbia (under construction)	960 Beds
20	The Retreat	695 Beds
21	Gateway 737 (under construction)	938 Beds
22	The Standard at Columbia	678 Beds
23	Sawyer on Lincoln	278 Beds
24	Walk2Campus Student Living	54 Beds
25	1050 Idlewind Blvd (planned)	826 Beds
26	The Nine at Columbia	486 Beds
Total		15,956 Beds



UNIVERSITY OF
SOUTH CAROLINA

Fall 2024

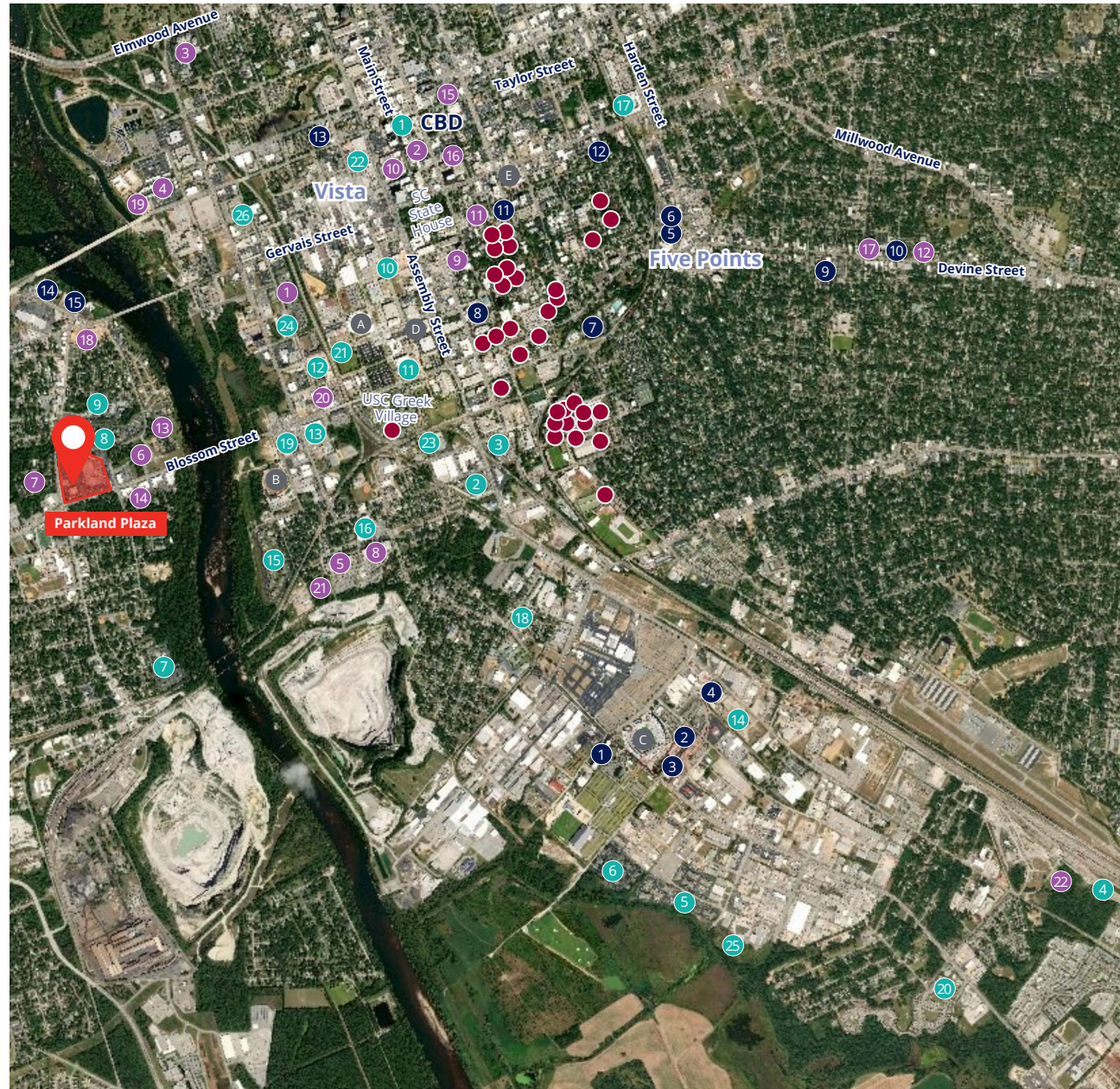
Enrollment: 36,410

On-Campus Beds: 7,934

● USC Dormitories

USC Entertainment

- A Colonial Life Arena
- B USC Baseball Stadium
- C Williams-Brice Stadium
- D Darla Moore School of Business
- E USC Law School



2024 DEMOGRAPHICS

Downtown/University Multifamily Market Overview

Occupancy Rate: 88.9%

Avg. Monthly Rental Rate: \$1,605

Total Units: 3,976

Population: 31,519

Households: 12,466

Average Household Income: \$72,684

Columbia, SC

Famously Hot for Business

No1
Best State
for manufacturing
Wallethub.com 2023

No8
Top Markets
for Out-of-State
Home Shoppers
Realtor.com 2023

No15
Best State Capitals
Quality of Life
Wallethub.com 2023

No49
Best Cities
Live in America
Niche 2022

REGION OVERVIEW

Columbia has seen an influx of investment that has spurred significant development over the last fifteen years. One example is the University of South Carolina's recently established Innovista, a research campus that it expects to create technology and knowledge-based jobs that will form a foundation to drive the state's economic future. This and several other substantial mixed-use developments are helping to revitalize Columbia's historic Congaree Vista district and attracting both new businesses and new residents to the entire metro area.

The Columbia region provides a high quality of life for families and young professionals alike. The surrounding natural beauty features various outdoor recreational opportunities,

such as kayaking and scenic hiking trails in the area's lakes, rivers and parks. Columbia, South Carolina offers entertainment at every corner with an unexpected food & drink scene, festivals year-round and local shopping. Downtown activity is also vibrant with the Soda City market, sidewalk cafes, retail boutiques and a sensational nightlife featuring a growing brewery scene and eclectic choices of cuisine.

The commercial real estate market in Columbia, South Carolina is driven by a growing population, pro-business environment, talented workforce, the University of South Carolina and an ideal central location between Greenville and Charleston, South Carolina.



DEMOGRAPHICS: COLUMBIA MSA 2024 EST.

Population	861,576
Population Projection (2029)	886,665
Total Households	347,509
Total HH Projection (2029)	363,422
Avg. Household Income	\$93,127
Avg. HH Income Projection (2029)	\$109,639

MAJOR EMPLOYERS

PRISMA
HEALTH



UNIVERSITY OF
SOUTH CAROLINA

U.S. Department
of Veterans Affairs
Wm. Jennings Bryan Dorn
Veterans Affairs Medical Center



KraftHeinz



verizon

Husqvarna

RICHLAND
SCHOOL DISTRICT
TWO

RT
RICHLAND ONE
ENGAGE • EDUCATE • EMPOWER



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