



AVAILABLE
±2,200 SF

RETAIL FOR LEASE

A Handcrafted Development Located in Prime Forest Acres Area

Cardinal Crossing | Forest Drive & Gamewell Drive, Columbia, SC

Forest Drive ±27,300 VPD

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THE BEACH COMPANY
Est. 1945

FOREST ACRES, COLUMBIA, SC

Cardinal Crossing

\$60M Mixed-Use Development

256 Apartments & ±42,000 SF Retail

Located on the former Cardinal Newman School site, this mixed-use development features 256 apartments and approximately 42,000 square feet of ground-level commercial space, which faces Forest Drive. This development continues Forest Acres' tradition of fostering vibrant communities for working, living and enjoying leisure activities.

HIGHLIGHTS

- Available ±2,200 SF
- **Parking** — 639 total spaces (163 surface & 476 garage spaces)
- **Prime Forest Acres Location** — Highly visible retail frontage along the Forest Drive corridor in Forest Acres, one of the most established retail submarkets in the Columbia MSA
- **Built-In Customer Base** — 256 residential units adjacent to retail create consistent daily foot traffic
- **Strong Co-Tenancy** — Join tenants including Bad Daddy's Burger Bar, Clean Juice, Nothing Bundt Cakes, Crumbl Cookies, Cottage & Vine and more
- **Lease rate:** contact broker for details



Strong Demographics

166,088 total population
within 5 miles



Great Visibility

on Forest Drive
±27,600 VPD



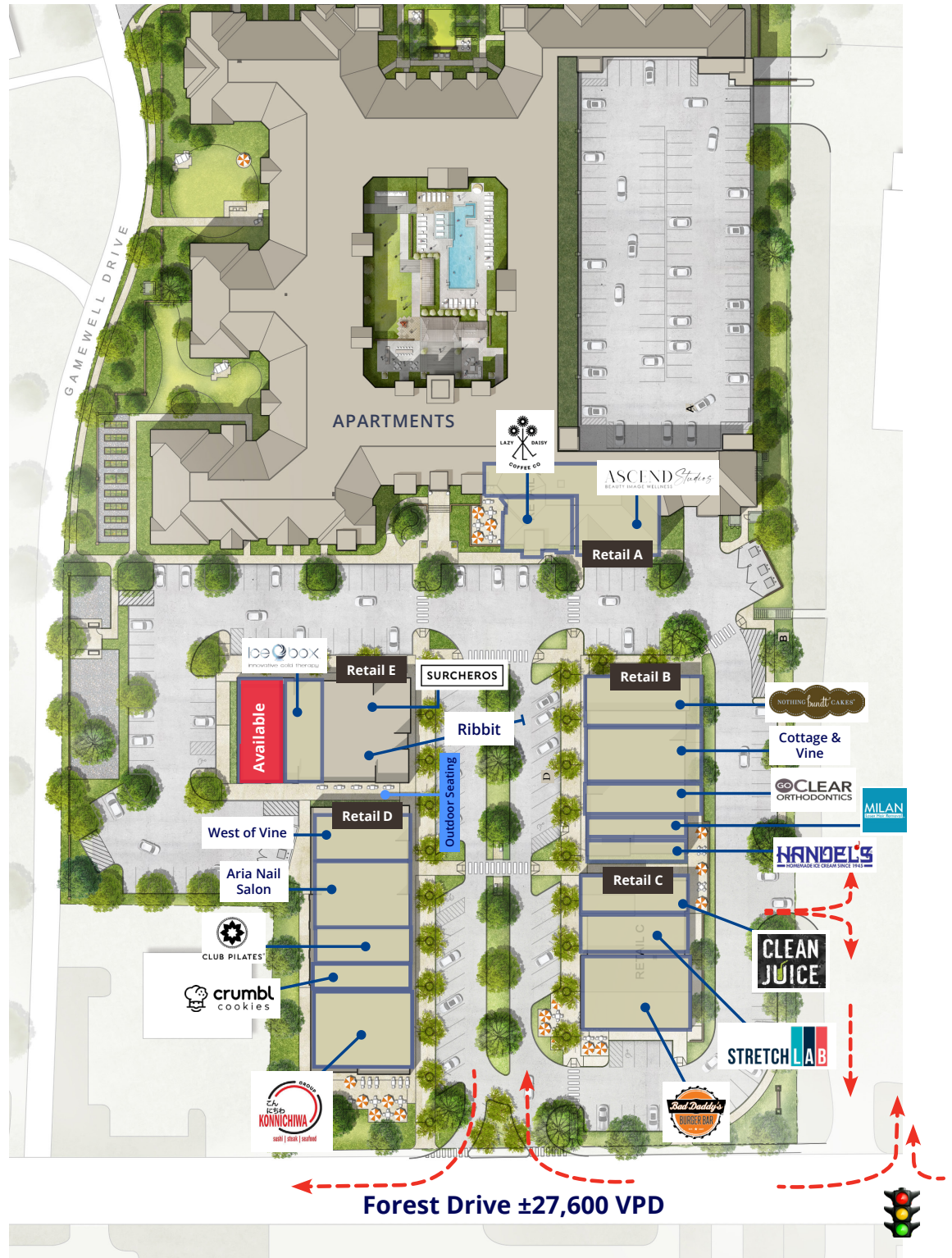
Desirable Location

in affluent
Forest Acres



FOREST ACRES, COLUMBIA, SC

Cardinal Crossing



FOREST ACRES, COLUMBIA, SC

Cardinal Crossing & Forest Park Shopping Center



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Forest Dr & I-77



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Demographics 2026 <i>est.</i>	1 mile	3 miles	5 miles
Population	7,793	69,564	164,786
Daytime Population	9,808	80,067	234,144
Number of Households	3,920	29,363	71,010
Avg. Household Income	\$173,609	\$126,625	\$98,123

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