



FOR LEASE

Parkland Plaza

Retail Space Available

Knox Abbott Drive and State Street | Cayce, South Carolina

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Parkland Plaza

Cayce, South Carolina

Parkland Plaza is one of Columbia’s most historic shopping centers, totaling ±174,833 SF. Situated in the River District of Cayce/West Columbia, it combines new developments with historical charm. This vibrant area features quaint shops, dining options, and breweries, and is conveniently located near Downtown Columbia and the University of South Carolina.



Address	300 Knox Abbott Drive Cayce, SC 29033
Access	Knox Abbott Drive, State Street and Axtell Drive
Parking	1,000+ spaces plus cross easement parking
Anchor tenants	Food Lion, Ace Hardware, Planet Fitness, Beall’s Outlet and Five Below
Co- tenants	East Bay Deli, Kingsman, D&Tea, Capital Climbing Gym, Monterrey Mexican Restaurant, H&R Block, Blueline Spirits, Lady Nail & Spa, Freeway Music and Oak Street Health



Parkland Plaza

Site Plan & Available Spaces

Available Spaces

Space 2C ±4,778 SF

Space 4A ±4,575 SF

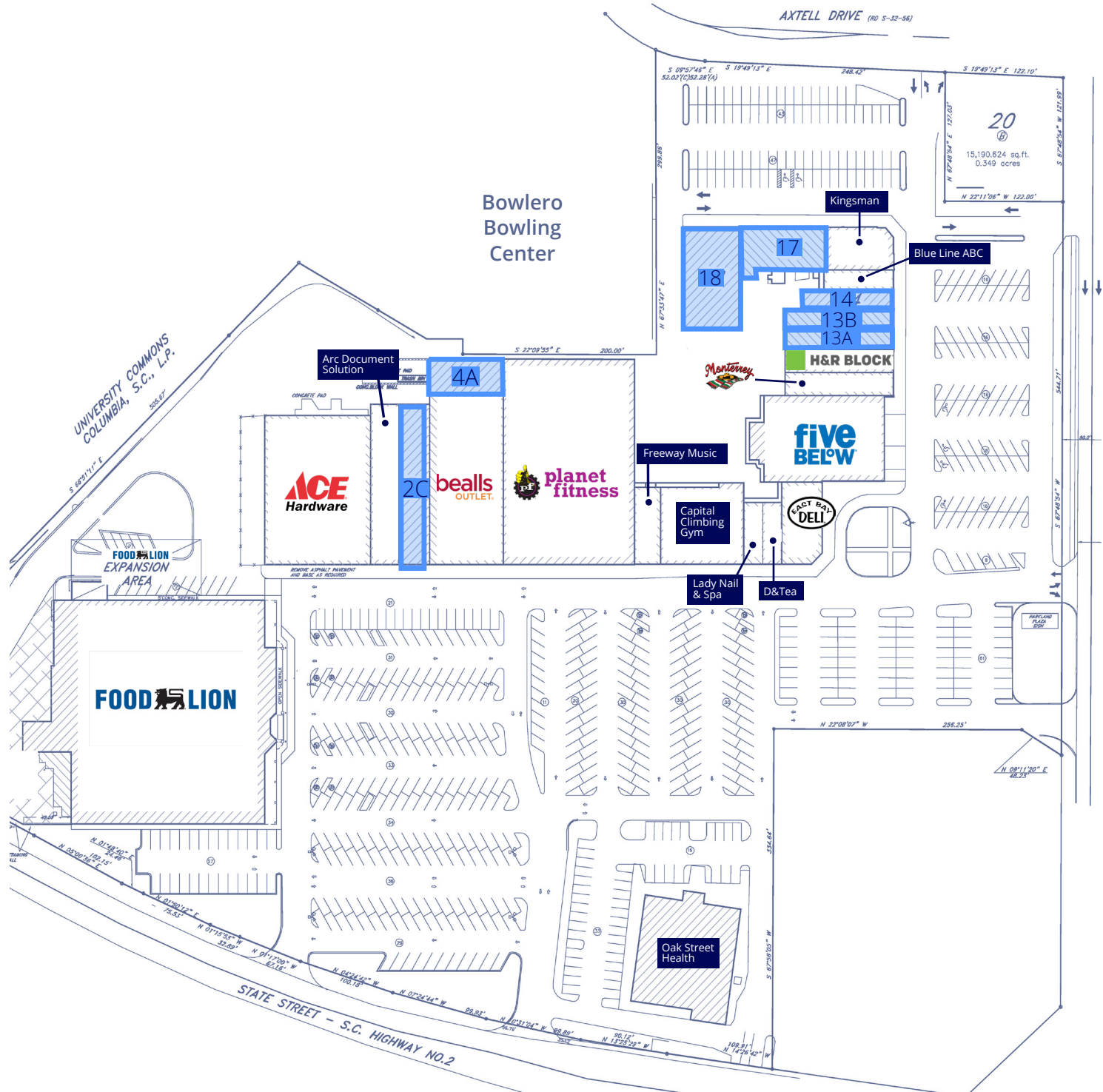
Space 13A ±2,200 SF

Space 13B ±2,200 SF

Space 14 ±1,800 SF

Space 17 ±4,270 SF

Space 18 ±6,000 SF



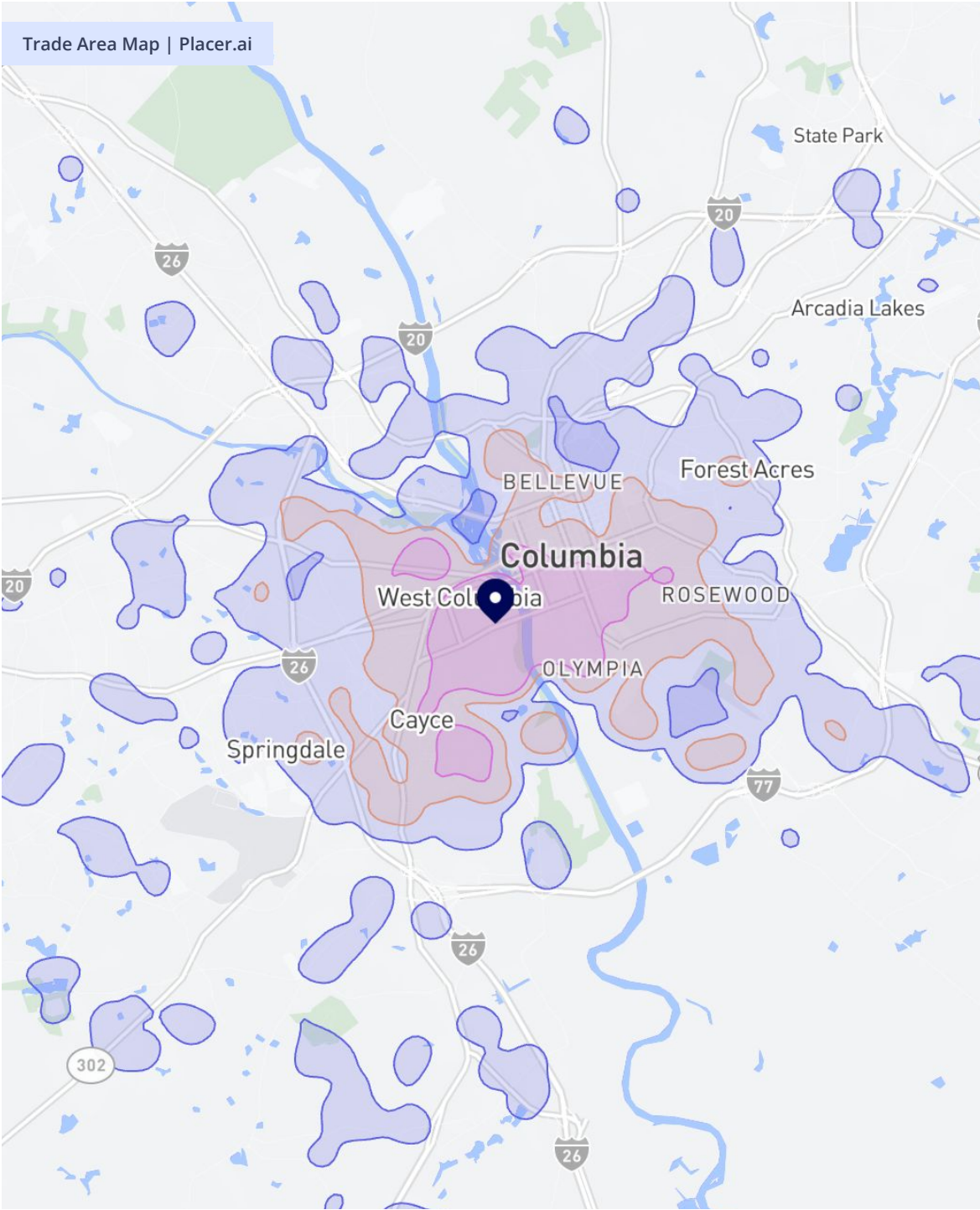
Parkland Plaza

Trade Area Overview

The map to the right, created by Placer.ai, illustrates the actual trade area for Parkland Plaza based on the number of consumer visits. The blue-shaded area represents 70% of visits to the center. This highlights Parkland Plaza’s **unique positioning to serve the markets of Downtown Columbia, USC, Cayce and West Columbia.**

The center attracts over 2.5 million visits annually.

	30% of Visits 6-min drive time	50% of Visits 10-min drive time	70% of Visits 16-min drive time	Columbia Metro Area
Population	25,961	65,221	174,570	1,130,266
Households	9,522	27,743	76,067	465,923
Avg. Household Income	\$63,750	\$79,111	\$81,450	\$91,164
Columbia Metro Area				
Population growth (2000-2025)	40.9%	21.3%	8.8%	21.3%
Population growth (2025-2030)	4.7%	4.1%	3.5%	2.5%



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 over 40,000 enrolled students (2025). The property is conveniently located within three minutes of several off-campus student housing complexes.



Downtown Columbia

Housing Map

Apartments

1	Vista Commons	±184
2	Main Street Living	±186
3	Acasa Vista Towers	±263
4	Canalside Lofts	±374
5	Granby Mills	±146
6	Indigo at Brickworks	±186
7	Granby Oaks	±146
8	Olympia Mills	±200
9	Cornell Arms	±136
10	Palms on Main	±53
11	Claire Tower	±121
12	Devine District	±144
13	Granby Crossing	±168
14	Advenir at One Eleven	±224
15	Land Bank Lofts	±113
16	1321 Lofts	±130
17	700 Woodrow	±75
18	Brookland	±204
19	Sola Station	±339
20	Palmetto Compress	±202
21	The Cottages at the Mills	±116
22	The Rowan	±350
23	Silver Station (2027)	±288
24	Palmetto Place (2026)	±174
25	Devine and Heidt	±55
26	LOCAL Columbia	±221
Total		±4,798

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

Units

1	Hub on Campus	±847
2	Saga Columbia	±760
3	Lofts at USC	±356
4	Redpoint Crossing	±1,209
5	Stadium Suites	±924
6	21 Oaks	±660
7	Cayce Cove	±430
8	Alight Columbia Living	±696
9	College Town on the River	±472
10	Empire	±688
11	650 Lincoln	±802
12	Greene Crossing	±517
13	Park Place	±637
14	The Row at the Stadium	±504
15	Rivers Edge	±496
16	612 Whaley	±180
17	Station at Five Points	±660
18	The Orchard	±308
19	Verve Columbia (est. completion Fall 2026)	±960
20	The Retreat	±695
21	Gateway 737	±938
22	The Standard at Columbia	±678
23	Sawyer on Lincoln	±278
24	Walk2Campus Student Living	±54
25	1050 Idlewild Blvd (2026)	±826
26	The Nine at Columbia	±486
27	oLiv (2027)	±2,150
Total		±18,106

University of South Carolina

Fall 2025

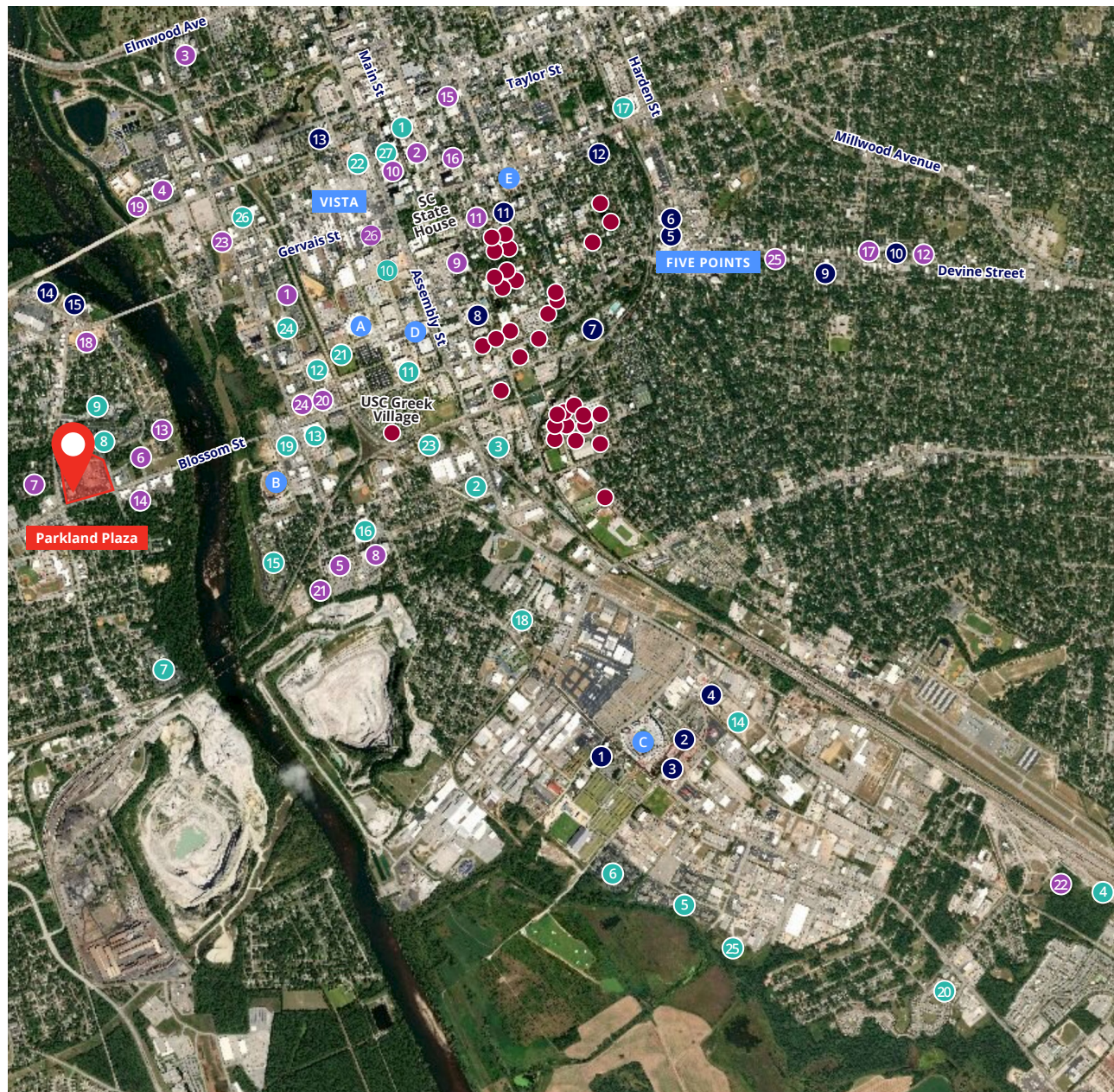
Enrollment: 40,000

On-Campus Beds: ±9,702

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



Downtown/University Multifamily Market Overview

2026 Demographics 2026 est

Occupancy Rate: 91.2%

Avg. Monthly Rental Rate: \$2,089

Total Units: 16,930

Population: 25,966

Households: 10,072

Average Household Income: \$71,667

Columbia, South Carolina

METRO OVERVIEW

Columbia, South Carolina, has experienced significant economic growth in recent years, driven by strategic investments and urban revitalization. As the state capital and home to the University of South Carolina, it has strong foundations in government and education, while expansions into advanced manufacturing, technology, tourism and mixed-use real estate are diversifying its economy. Major projects like industrial facilities and downtown redevelopment are creating jobs and attracting residents, contributing to ongoing economic momentum in the region.

MAJOR EMPLOYERS



COLUMBIA MSA DEMOGRAPHICS 2026 est.

Population	876,141
2026-2031 Population Change	0.65%
Total Households	363,607
2026-2031 Household Change	1.05%
Avg. Household Income	\$103,150
Avg. HH Income Projection (2031)	\$119,151



Fastest-growing
state last year

U.S. Census 2025

#1 Best manufacturing
workforce in the nation

Site Selection Group 2025

#6 Best Places for Young
Professionals in South Carolina

Niche 2025

#5 South's Best
Cities on the Rise

Southern Living 2024

#13 Best State to
Start a Business

Wallethub 2025

#1 International Business
School — USC Darla Moore

U.S. News 2026



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