

FOR LEASE

Retail/Restaurant Opportunity in the Vista

807 Gervais Street | Columbia, SC 29201

HIGHLIGHTS

- Suite 101 and 104 | ±3,671 SF (retail/office space) - *Available April 2027*
- Suite 103 | ±3,054 SF (restaurant space)
- Retail/office space features large showroom windows, high metal coffered ceilings and original hardwood floors
- Strong visibility on Gervais Street with ±31,700 vehicles passing daily
- Walking distance to Colonial Life Arena, the University of South Carolina (Fall 2025 40,000 students enrolled) and Central Business District

Located in the heart of Columbia's vibrant Vista district, 807 Gervais Street offers exceptional access to one of the city's most popular dining, entertainment and nightlife destinations. Surrounded by established restaurants, bars, retail shops, downtown businesses and University of South Carolina activity, the area attracts strong pedestrian traffic throughout the day and evening.

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LEASE RATE:

$24.00/SF

NNN

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807 Gervais Street

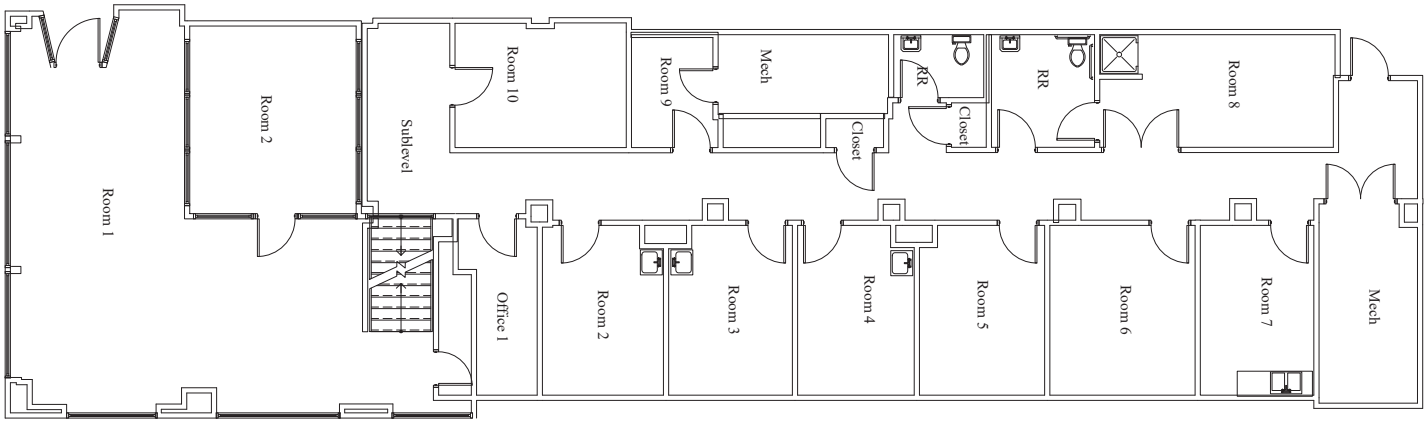








Suite 101 and 104 Floor Plan



Suite 103











Demographics 2026 *est*	1 mile	3 miles	5 miles
Population	15,308	81,704	166,131
Daytime Population	53,160	149,067	243,592
Households	5,339	37,842	77,022
Median Age	22.3	29	33.5

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