



**PRISMA**  
HEALTH<sup>SM</sup>



**EGGS UP**  
GRILL



# KILLIAN'S CROSSING

Roberts Branch Parkway | Columbia, SC

## 400-Acre Mixed-Use Development

### RETAIL FOR LEASE

±1,205 - ±3,865 SF of retail space

### PLANNED NEIGHBORHOOD RETAIL CENTER

±13,500 SF retail strip and ±4,000 SF build-to-suit or ground lease

### CONTACT

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# KILLIAN'S CROSSING

Roberts Branch Parkway

Welcome to Killian's Crossing – a 400-acre mixed-use community featuring a variety of retail, dining, residential and healthcare developments.

Killian's Crossing is located less than 15 minutes from downtown Columbia, South Carolina, at the intersection of I-77 and Killian Road (Exit 22) in Northeast Columbia. It combines residential, retail, and commercial spaces in a walkable, community-focused setting.

## HIGHLIGHTS

- **Move-in Ready** – retail spaces (±1,205 - 3,865 SF)
- **Additional Availabilities** – planned neighborhood retail center (±13,500 SF retail strip and ±4,000 SF build-to-suit or ground lease)
- **Interstate Proximity** – convenient access to Interstate 77
- **High Traffic Area** – Killian Road is a major corridor with ±37,900 vehicles passing daily
- **Population Growth** – increasing population, new neighborhoods/housing and nearby Scout Motors are fueling population growth and are expected to drive job creation and retail demand



Dine



Shop



Play



Stay





# KILLIAN'S CROSSING

## Retailers & Availabilities

### AVAILABLE SPACES

- 1 ±1,225 SF (end cap)  
±1,225 SF (end cap)  
Full building ±2,500 SF
- 2 ±1,510 SF (inline)
- 3 ±3,865 SF (inline)
- 4 ±1,205 SF (inline)

### AVAILABLE PLANNED NEIGHBORHOOD RETAIL CENTER

- 6 ±13,500 SF retail strip
- 7 ±4,000 SF build-to-suit or ground lease





Dine



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Play



Stay



## Leasing Plan





# KILLIAN'S CROSSING

Surrounding Area

DEMOGRAPHICS 2024 EST

**Population**  
1 mile: 2,000  
3 miles: 38,231  
5 miles: 104,455

**Daytime Population**  
1 mile: 3,708  
3 miles: 33,503  
5 miles: 93,008

**Households**  
1 mile: 1,017  
3 miles: 14,674  
5 miles: 40,697

**Avg. Household Income**  
1 mile: \$74,231  
3 miles: \$90,379  
5 miles: \$96,793





# COLUMBIA HIGHLIGHTS

The annual pace of inbound migration increased to 2,590 people per year in Columbia.

## Fastest-growing state last year

CNN Business 2024

## #1 Best State for manufacturing

Site Selection Group 2023

## #13 Best State to Start a Business

Wallethub 2025

## #5 South's Best Cities on the Rise

*Southern Living 2024*

**COLUMBIA COMMUNITY 2024**



$\pm 861,576$

Population Columbia  
Metro

\$1.8B

### Direct visitor spending



$\pm 338,860$

Households



\$2.8B

## Economic impact







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