



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



**EGGS UP**  
GRILL



# KILLIAN'S CROSSING

Roberts Branch Parkway | Columbia, SC

## 400-Acre Mixed-Use Development

### RETAIL FOR LEASE

±1,225 - ±2,500 SF | ±1,922 SF available immediately

### 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** – ±1,225 - ±2,500 SF | ±1,922 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)  
±1,275 SF (end cap)  
Full building ±2,500 SF

- 2 ±1,922 SF (inline)

### AVAILABLE PLANNED NEIGHBORHOOD RETAIL CENTER

- 3 ±13,500 SF retail strip
- 4 ±4,000 SF build-to-suit or ground lease



Dine Shop Play Stay



## Leasing Plan



Planned Neighborhood Retail Center | Available ±13,500 SF





# KILLIAN'S CROSSING

Surrounding Area

DEMOGRAPHICS 2025 EST



**Population**  
1 mile: 3,311  
3 miles: 43,679  
5 miles: 107,548



**Daytime Population**  
1 mile: 4,785  
3 miles: 36,153  
5 miles: 96,179



**Households**  
1 mile: 1,452  
3 miles: 17,437  
5 miles: 42,876



**Avg. Household Income**  
1 mile: \$78,602  
3 miles: \$88,804  
5 miles: \$100,104





# 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 2025**



$\pm 861,314$

Population Columbia  
Metro

\$1.8B

### Direct visitor spending



$\pm 354,750$

Households



\$2.8B

### Economic impact







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