



FOR LEASE

Retail Space Available in Forest Park Shopping Center

4711 Forest Drive
Columbia, SC 29206

- ±1,400-SF retail space available
- Excellent access to the stable and affluent Forest Acres market
- High traffic counts with ±27,300 VPD on Forest Drive
- Strong anchor tenants
- Tenants include Lowes Foods, CVS, Eggs Up Grill and more

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FOREST ACRES, COLUMBIA, SC

Forest Park Shopping Center

Forest Park Shopping Center is one of Columbia, South Carolina's most attractive neighborhood shopping centers. Located in the heart of Forest Acres, Forest Park offers excellent access to the stable and affluent Forest Acres market. This center is adjacent to a \$60 million mixed-use development on the former Cardinal Newman School site consisting of 256 apartments, complemented by $\pm 42,000$ SF of commercial shops including ground-level shops on the side facing Forest Drive.

HIGHLIGHTS

- Available $\pm 1,400$ SF
- Signalized intersection
- Pylon signage
- Tenants include Lowes Foods, Eggs Up Grill, CVS, Tropical Smoothie, Jimador Real Mexican Cuisine, along with an attractive mix of local and regional boutique retailers and national brands



Strong Demographics

$\pm 165,162$ total population
within 5 miles



Great Visibility

on Forest Drive
 $\pm 27,300$ VPD



Desirable Location

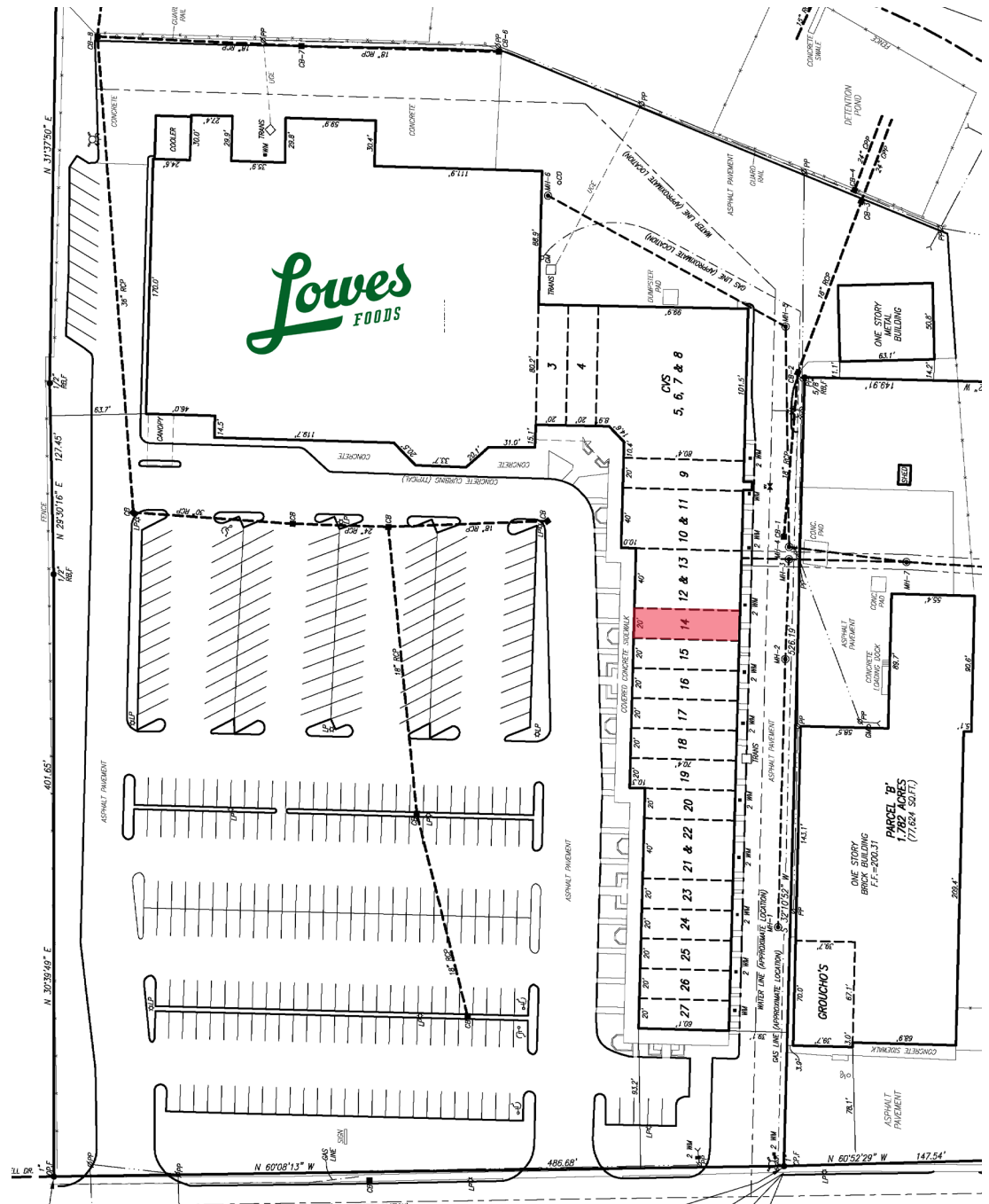
in affluent
Forest Acres



FOREST ACRES, COLUMBIA, SC

Forest Park Shopping Center

SUITE	TENANT	SF est
1-2	Lowes Foods	51,528
3	UPS	1,600
4	Carolina Hearing	1,600
5-8	CVS	9,475
9	Roots Integrative Medicine	1,600
10-11	Legacy Martial Arts	3,200
12-13	Southern Children	2,800
14	AVAILABLE	1,400
15-16	Eggs Up Grill	2,800
17	Salon Bella	1,400
18	Sport Clips	1,400
19	Drayer Physical Therapy	1,400
20	Warhammer	1,200
21-22	Palm Beach Tan	2,400
23	Lillian's Bakery & Eatery	1,200
24	Tropical Smoothie	1,200
25	Lee Nails	1,200
26-27	Jimador Real Mexican Cuisine	2,400
Total		89,803



Forest Drive

FOREST ACRES, COLUMBIA, SC

Forest Park Shopping Center & Cardinal Crossing



RETAIL CORRIDOR Forest Dr & I-77



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Demographics 2025 est.	1 mile	3 miles	5 miles
Population	7,002	68,866	165,162
Daytime Population	8,145	76,071	234,555
Number of Households	3,398	28,838	70,232
Average Household Income	\$159,873	\$119,200	\$92,105

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