



FOR LEASE

Retail Space Available in Forest Park Shopping Center

**4711 Forest Drive
Columbia, SC 29206**

- ±1,400-SF retail space for lease in Forest Acres
- Excellent access to the stable and affluent Forest Acres market
- High traffic counts with ±26,300 VPD on Forest Drive
- Strong anchor tenants
- Tenants include Lowes Foods, CVS, Eggs Up Grill and more

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Property Overview

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. The 90,000-square-foot center's tenants include Lowes Foods, Eggs Up Grill, CVS, UPS Store, along with an attractive mix of local and regional boutique retailers and national brands. This center is adjacent to A \$60 million mixed-use development on the former Cardinal Newman School site consisting of 256 apartments, complemented by ±42,000 SF of commercial shops including ground-level shops on the side facing Forest Drive.

HIGHLIGHTS



Beautifully
Landscaped



Excellent
Visibility



Forest Acres
Market



Signalized
Intersection



Pylon
Signage

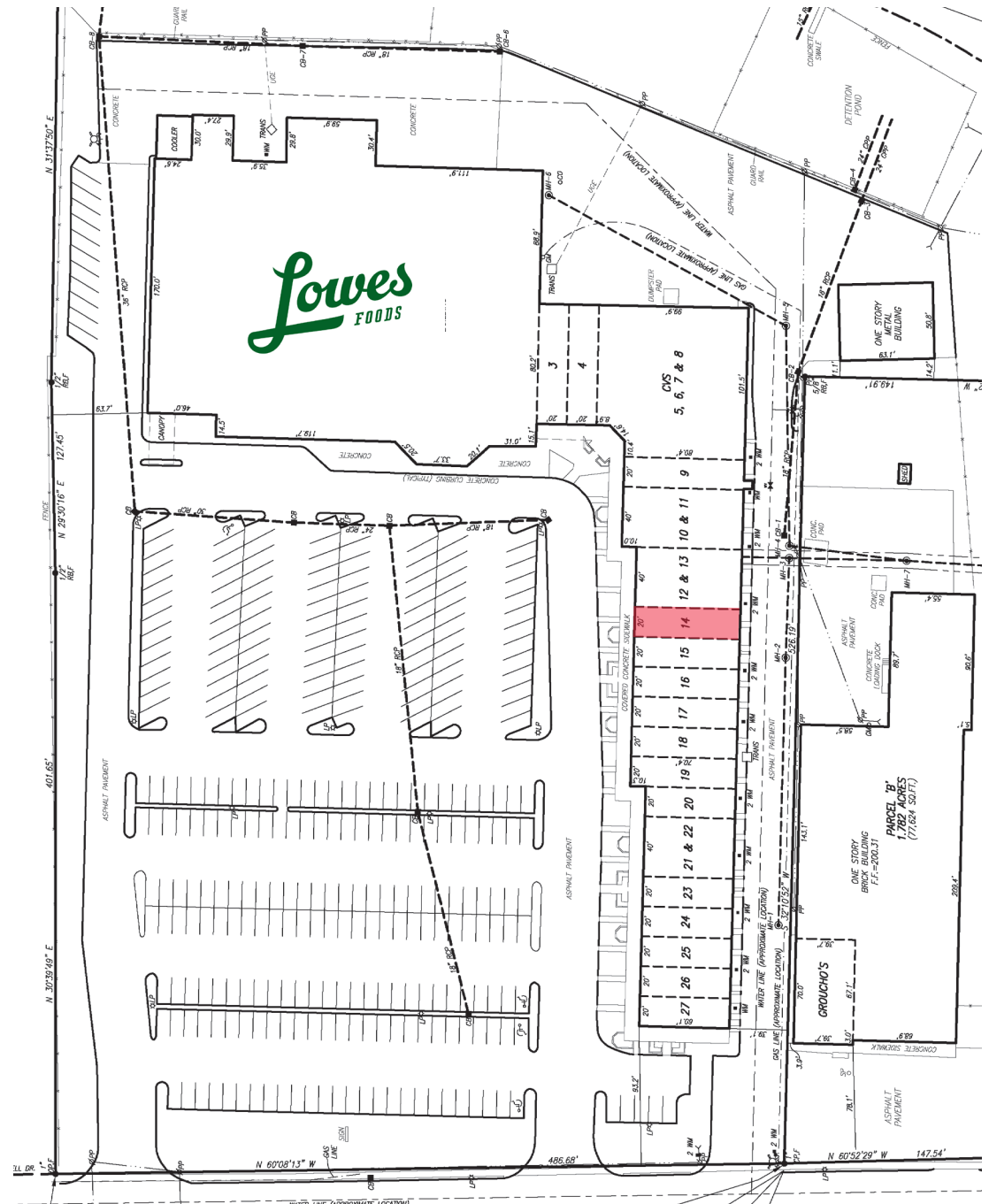


Strong Anchor
Tenants



Site Plan

SUITE	TENANT	SF
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	Games Workshop	1,200
21-22	Ultra Tan	2,400
23	Lillian's Bakery & Eatery	1,200
24	Coming Soon: Tropical Smoothie	1,200
25	Lee Nails	1,200
26-27	TakoSushi	2,400
Total		89,803



Forest Drive

Forest Drive & I-77 Retail Corridor



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Demographics 2025 <i>est.</i>	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
Median Household Income	\$100,292	\$70,513	\$55,802