

SHOPPES AT FOREST HILLS

2710 GERVAIS STREET, COLUMBIA, SC 29204

FOR LEASE

CONTACT BROKER FOR LEASE RATE

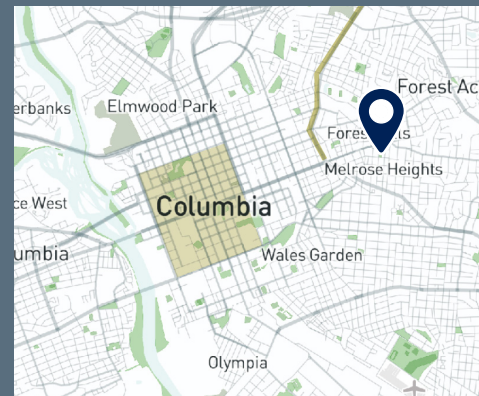
**TRINITY
PARTNERS**

TRINITY-PARTNERS.COM
1501 MAIN ST. SUITE 410
COLUMBIA, SC 29201



±15,630 SF Premier Neighborhood Shopping Center to be Renovated & Rebranded

- ±1,000 - 15,630 SF available
- Excellent Visibility on a heavily traveled road with a strong traffic count of 11,130 VPD
- Located on the Gervais St. corridor surrounded by the Forest Hills, Melrose Heights, and Heathwood communities with extremely attractive demographics
- Located minutes from Downtown Columbia and Forest Acres
- Ample parking
- Great signage opportunities
- Tall ceiling heights
- Zoned MU-1 (Mixed Use), which allows for medical & dental, eating & drinking establishments, office uses, beauty salons & barbershops, nail salons, general consumer goods retailers, grocery or food markets, and home furnishing concepts



CONTACT

WILLIAM MILLS 803.567.1794
WMILLS@TRINITY-PARTNERS.COM

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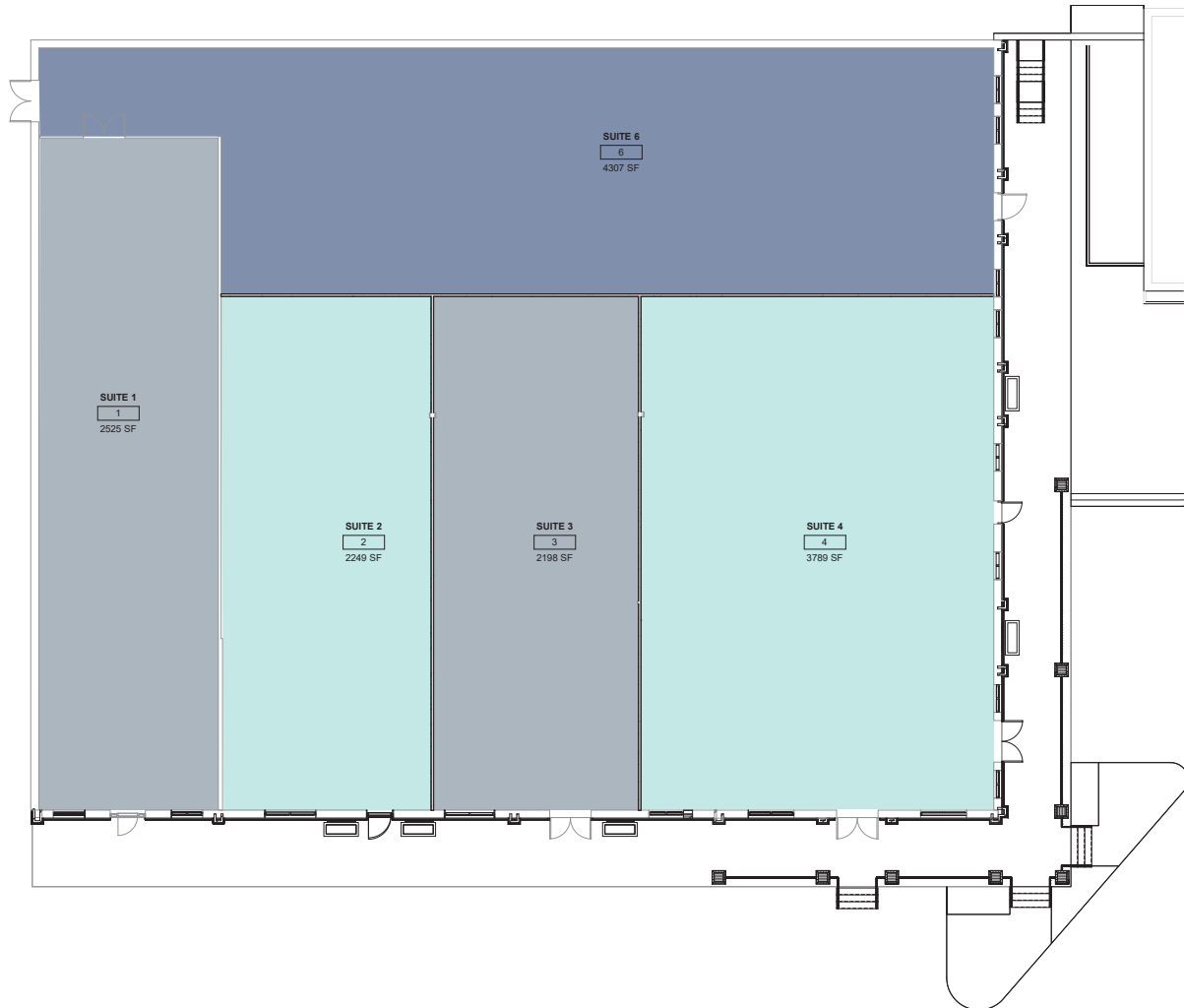
FLOOR PLAN

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① SUITE PLAN
1/8" = 1'-0"

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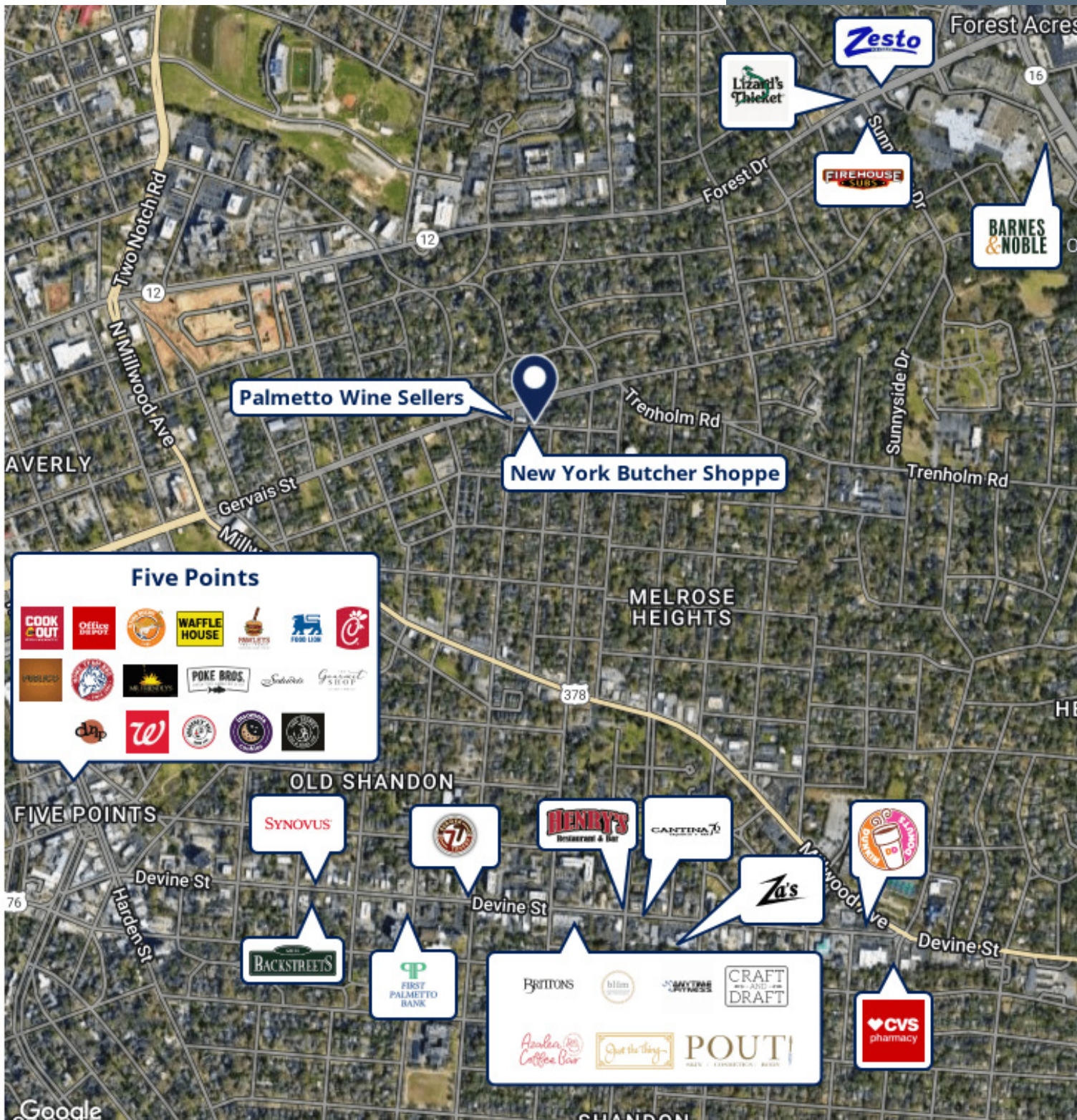
CONCEPTUAL SPACE PLAN – SPACES CAN BE MODIFIED, COMBINED, OR SPLIT UP

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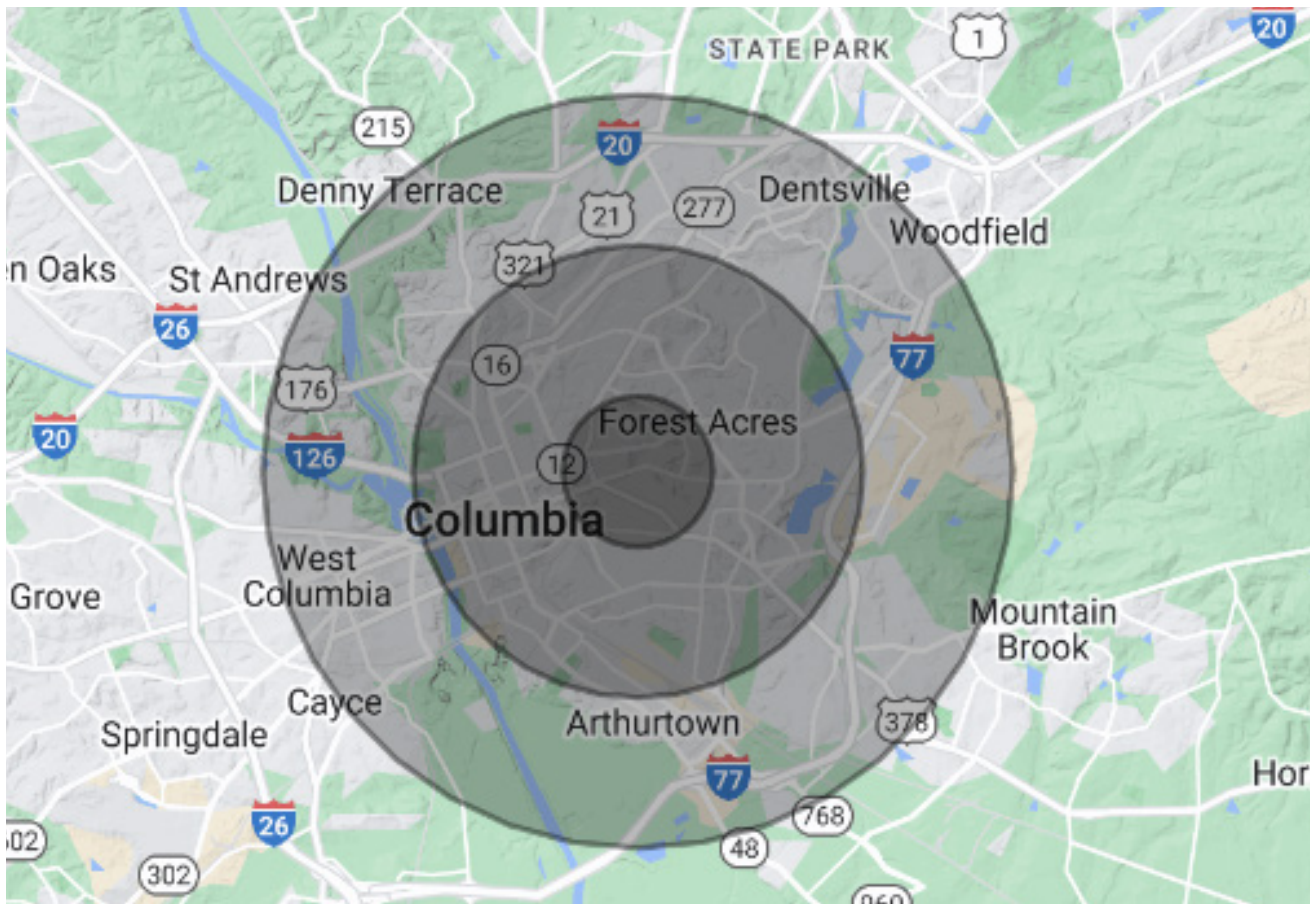
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DEMOGRAPHICS

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,552	78,744	167,613
Average Age	33.5	33.1	33.7
Average Age (Male)	32.1	31.5	31.9
Average Age (Female)	35.7	34.7	35.5
Total Households	5,014	37,176	74,904
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$71,837	\$66,394	\$62,324
Average House Value	\$247,442	\$213,659	\$177,702

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