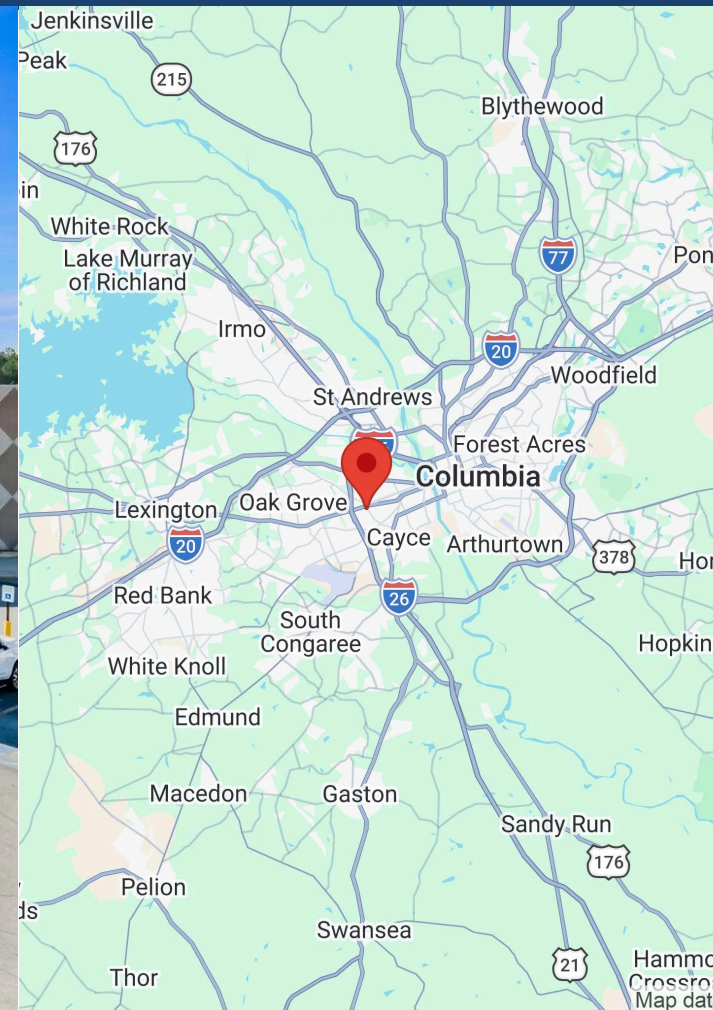


WEST SIDE PLAZA

2305 AUGUSTA ROAD // WEST COLUMBIA, SC 29169



OWNED GLA
222,630 SF

TRAFFIC COUNTS
Augusta Road : 36,600 VPD
Dreher Road : 14,200 VPD

DEMOGRAPHICS
Population
Avg Income

	1 Mile	3 Mile	5 Mile
Population	5,459	46,251	131,428
Avg Income	\$71,779	\$79,926	\$79,513

West Side Plaza is a 222,630 square foot community retail center at 2305 Augusta Road in West Columbia, South Carolina, within the Columbia MSA. Built in 1985 and situated on 21.71 acres, the center is 99% leased to a value- and service-oriented tenant roster with a 17-year average tenant tenure.

Anchor and major tenants include Hobby Lobby (74,194 SF), Advance Auto Parts (46,649 SF), Revolution/MUV Fitness (31,609 SF), Harbor Freight Tools (16,051 SF) and Dollar Tree (11,127 SF). The property sits in a submarket with 2.2% retail vacancy.

Major Tenants: Hobby Lobby, Advance Auto, Revolution Fitness, Harbor Freight Tools, Dollar Tree



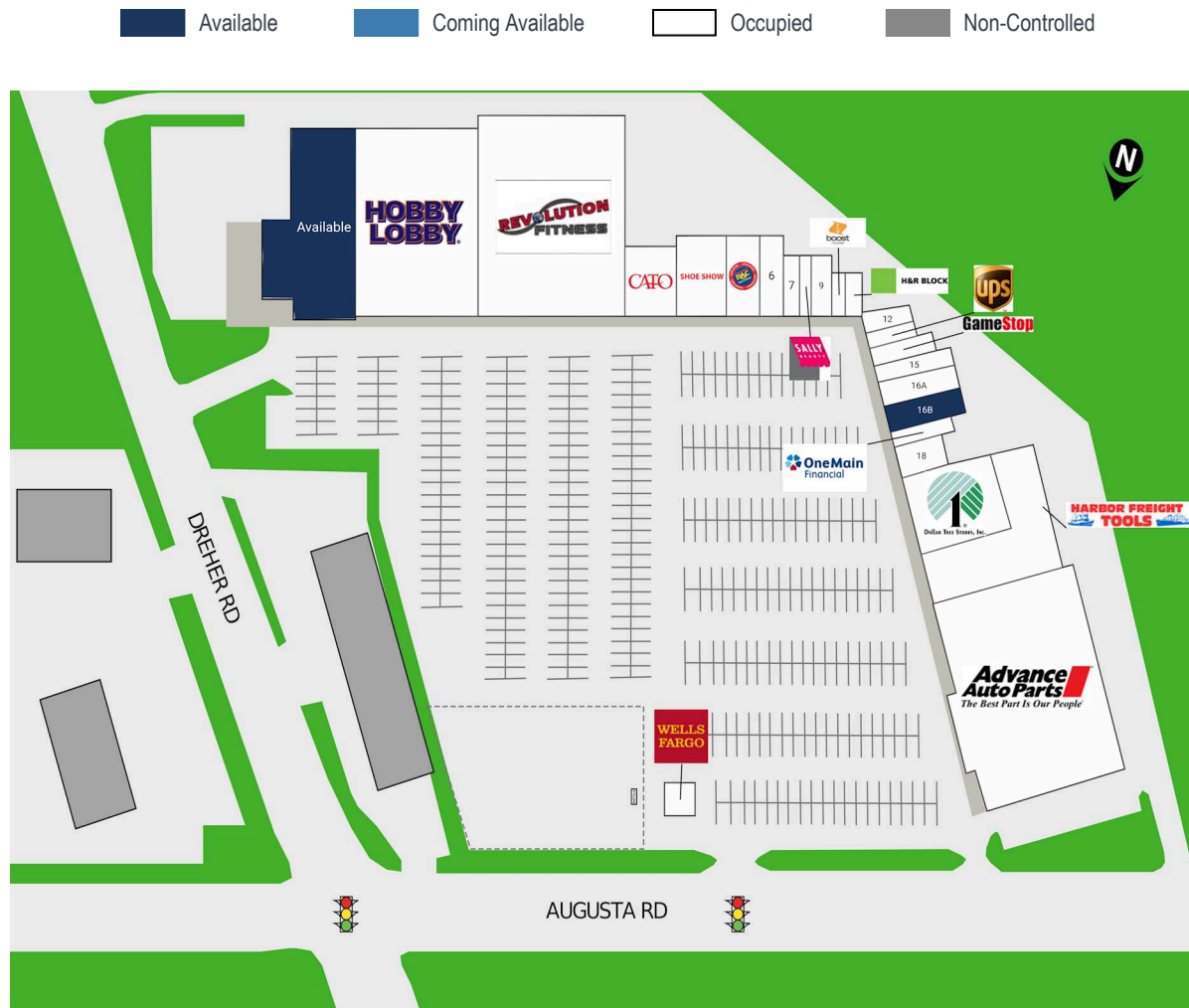
**ZIFF
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PARTNERS**

FOR LEASING INFORMATION

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WEST SIDE PLAZA

2305 AUGUSTA ROAD // WEST COLUMBIA, SC 29169



SUITE#	Tenant Name	GLA(SF)
1A	AVAILABLE	23,388 SF
16B	AVAILABLE	3,000 SF

SUITE#	Tenant Name	GLA(SF)
1B	HOBBY LOBBY	51,578 SF
2	REVOLUTION FITNESS	31,609 SF
3	CATO	6,300 SF
4	SHOE SHOW	6,000 SF
5	RENT-A-CENTER	4,000 SF
6	IT'S FASHION	3,000 SF
7	MARINER FINANCE	1,600 SF
8	SALLY BEAUTY	1,600 SF
9	DABCITY/TOBACCO VAPE	1,600 SF
10	BOOST MOBILE	1,200 SF
11	H&R BLOCK	1,200 SF
12	NUMBER 1 CHINESE	1,200 SF
13	UPS	1,200 SF
14	GAMESTOP	1,600 SF
15	TASTY WINGS & SEAFOOD	2,500 SF
16A	NATIONAL VISION	3,000 SF
17	ONEMAIN FINANCIAL GROUP	1,600 SF
18	ART NAILS	2,400 SF
19	DOLLAR TREE	11,127 SF
20	HARBOR FREIGHT TOOLS	16,051 SF
21	ADVANCE AUTO	46,649 SF
22	WELLS FARGO ATM	

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



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