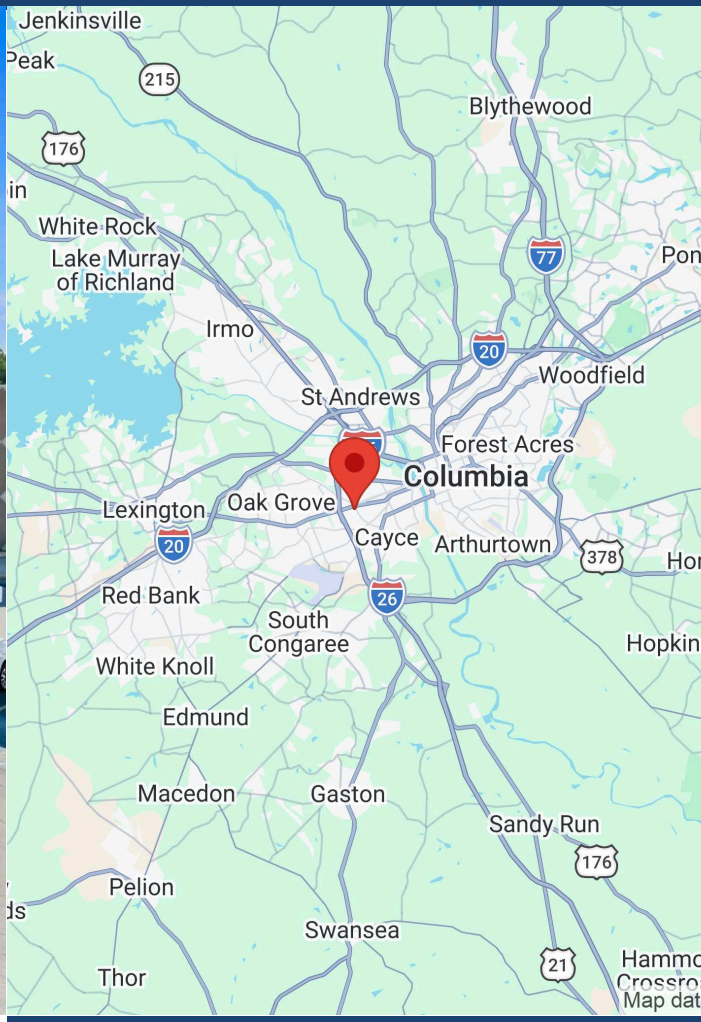
WEST SIDE PLAZA

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	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 leased to a value- and service-oriented tenant roster with a 17-year average tenant tenure. The property sits in a submarket with 2.2% retail vacancy.

Major Tenants: Hobby Lobby, Advance Auto, Harbor Freight Tools, Dollar Tree, CATO
Neighbours: Planet Fitness, McAlisters Deli, Dominos, T-Mobile, Little Caesars

ZRP

ZIFF REAL ESTATE PARTNERS

FOR LEASING INFORMATION
Culler Bennett
843.724.3485
cbennett@ziffcre.com
www.ziffcre.com

WEST SIDE PLAZA

2305 AUGUSTA ROAD // WEST COLUMBIA, SC 29169

Available | Coming Available | Occupied | Non-Controlled



SUITE#	Tenant Name	GLA(SF)
2305-A	AVAILABLE	24,889 SF
2307	AVAILABLE	31,609 SF

SUITE#	Tenant Name	GLA(SF)
2305-B	HOBBY LOBBY	51,578 SF
2309	CATO	6,300 SF
2311	SHOE SHOW	6,000 SF
2315	RENT-A-CENTER	4,000 SF
2317	IT'S FASHION	3,000 SF
2319	MARINER FINANCE	1,600 SF
2321	SALLY BEAUTY	1,600 SF
2323	DABCITY TOBACCO	1,600 SF
2325	BOOST MOBILE	1,200 SF
2327	H&R BLOCK	1,200 SF
2329	NUMBER 1 CHINESE	1,200 SF
2331	UPS	1,200 SF
2333	GAMESTOP	1,600 SF
2335	TASTY WINGS & SEAFOOD	2,500 SF
2337	NATIONAL VISION	3,000 SF
2339	FIELDWORKS	3,000 SF
2341	ONEMAIN FINANCIAL GROUP	1,600 SF
2345	ART NAILS	2,400 SF
2347A	DOLLAR TREE	11,127 SF
2347B	HARBOR FREIGHT TOOLS	16,051 SF
2349	ADVANCE AUTO	46,649 SF

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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