

# 1201

Main Street

COLUMBIA | SOUTH CAROLINA

CAPITOL  
center



±6,467 SF GROUND FLOOR RETAIL SPACE FOR LEASE

**CBRE**

# OVERVIEW

The Capitol Center's ground floor retail space is nestled in the vibrant core of downtown Columbia, directly adjacent to the South Carolina State Capitol Complex, Main Street, and the Congaree Vista Districts. With its prominent visibility as the tallest office tower in South Carolina and high foot traffic at the corner of Assembly and Gervais Streets, Capitol Center is ideal for retailers looking to establish a flagship location in the Columbia market.

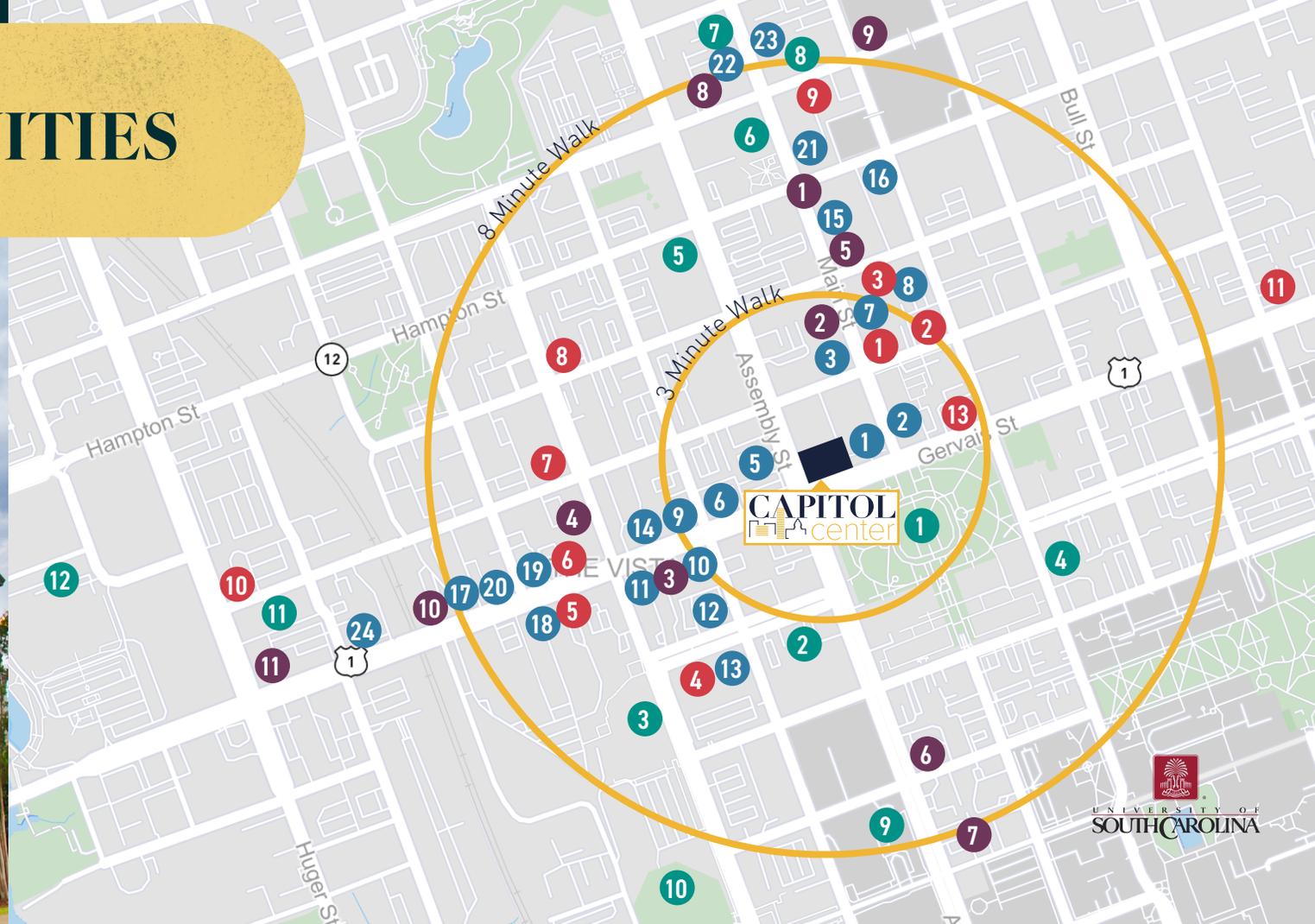
# SPACE HIGHLIGHTS

- **+6,467 SF of ground floor retail space, subdividable**
- **Ideally located at the corner of Assembly and Gervais Streets, connecting the Main Street and Congaree Vista Districts**
- **Over 1,200 employees located in building and daytime population of over 3,200 within a 5 minute walk**
- **Contact broker for lease rate**





# AREA AMENITIES



## EATERIES

1	Halls Chophouse	10	Oyster Bar Columbia	-	Sakitumi Grill and Sushi Bar
2	Bourbon	11	Motor Supply Co. Bistro	20	Jimmy John's
3	Cantina 76	-	LongHorn Steakhouse	-	Grill Marks
-		12	Five Guys Burgers & Fries	21	Cowboy Brazilian Steakhouse
4	Moa Korean BBQ & Bar	-	Monterrey Mexican	-	Hampton St Vineyard
5	Cola's Restaurant	13	Ruth's Chris Steakhouse	22	The Grand on Main
6	Mellow Mushroom	14	Blue Marlin	-	Hendrix Restaurant
-	Swanson's Deli	15	Starbucks	-	Smoked
-	Takosushi	16	Greek Boys	23	The Venue
7	Market on Main	17	Steel Hands Vista	-	Main Course
8	Palmetto Club	18	Old Chicago Pizza	-	Sandwich Depot
9	Panera Bread	19	Di Vino Rosso	24	Chipotle Mexican Grill

## LODGING

1	Sheraton Columbia
2	Holiday Inn
3	Columbia Marriott
4	Hilton Columbia
5	Hampton Inn by Hilton
6	Hyatt Place
7	Aloft Columbia
8	Holiday Inn Express & Suites
9	Hotel Trundle
10	Spring Hill Suites
11	Hilton Garden Inn
12	Cambrian Hotel Columbia
13	Moxy Marriott

## SHOPPING & SERVICES

1	Soda City Market
2	Granger Owings
-	Circa Barbershop
3	Urban Outfitters
4	Peanut Man
5	Sylvan Jewelers
6	CVS
7	FedEx Office
8	Mast General Store
9	Prisma Health
10	The UPS Store
11	Publix Super Market

## POINTS OF INTEREST

1	South Carolina State House
2	The Senate
3	Convention Center
4	Town Theatre
5	Richland County Library
6	Columbia Museum of Art
7	Nickelodeon Theatre
8	The Player's Club
9	Koger Center for the Arts
10	Colonial Life Arena
11	Trustus Theater
12	South Carolina State Museum





# MARKET OVERVIEW

Columbia is the capital, the second largest city, and the commercial, industrial, governmental, and educational hub for South Carolina. Located at the geographical center of the state, Columbia is well-positioned as the midpoint of the east coast, centered between New York City and Miami, FL. Charlotte, NC and Charleston, SC are within two-hours, and Atlanta, GA is only three-hours by car. Columbia, one of the first planned cities in the United States, is laid out in a traditional grid along the Congaree River.

The city is also situated at the confluence of the Broad and Saluda Rivers, which combine to create the Congaree River. These rivers, along with nearby Lake Murray and an abundance of park land, make Columbia a hot spot for outdoor recreation. Its humid subtropical climate makes the area a popular year-round destination with mild winters, early springs, warm autumns, and "Famously Hot" summers.

Columbia is home to the University of South Carolina, the state's largest and flagship university with a student population of over 34,000, whose attractive and historic campus in the south part of the downtown area adds a dose of college town feel, several amenities, and sports and arts related entertainment to the area. Columbia also benefits from a major military impact as the home of McEntire Joint National Guard Station and Fort Jackson, the largest and most active initial entry training center in the U.S. Army.

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	18,546	84,156	168,521
Average Household Income	\$70,240	\$80,449	\$82,404
Households	5,745	37,873	75,445
Daytime Population	66,559	158,002	252,155



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