

CENTRAL MIDLANDS COUNCIL OF GOVERNMENTS

2005 COMMERCIAL REAL ESTATE SURVEY



Prepared By:
CMCOG Staff

January 2006

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www.centralmidlands.org

Price: \$50.00





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PLANNING AND RESEARCH SERVICES

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The CMCOG Commercial Real Estate Report is an annual survey of the office and retail market within the Central Midlands Region. The analysis provides insight into recent development trends and economic vitality, which are essential components of the regional land use and transportation planning process. Key findings for the year 2005 include:

- *Office space in the Greater Columbia Area reported a 16.6% vacancy rate for 2005, a 3.0% decrease from last year. The market absorbed a total of 223,209 sq ft.*
- *Retail space in the Greater Columbia Area reported a 11.1% vacancy rate, a 0.4% increase from last year. The market absorbed an average of 257,452 sq ft over the past three years.*
- *The 164 warehouses surveyed in the Greater Columbia Area contained 6,317,184 sq ft of gross leasable area.*
- *The Greater Columbia Area reported 263 parcels of developable land for a total of 11,439 acres.*

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ABBREVIATIONS USED IN THIS SURVEY

Lease Types

F= Full Services, owner pays taxes, insurance and capital improvements (substantial repairs).

N=Net Lease, owner pays only two of the items from above.

D=Double net lease, owner pays only one of the items from the three above.

T=Triple net lease, owner pays none of the three items listed above.

Status of Construction

UC=Under Construction

UR=Under Renovation

PL=Planned for Construction

AREA MAPS

Overview of Columbia Market Areas

Area 1 – Downtown

Area 2 – South Columbia

Area 3 – East Columbia

Area 4 – North Columbia

Area 5 – Saint Andrews

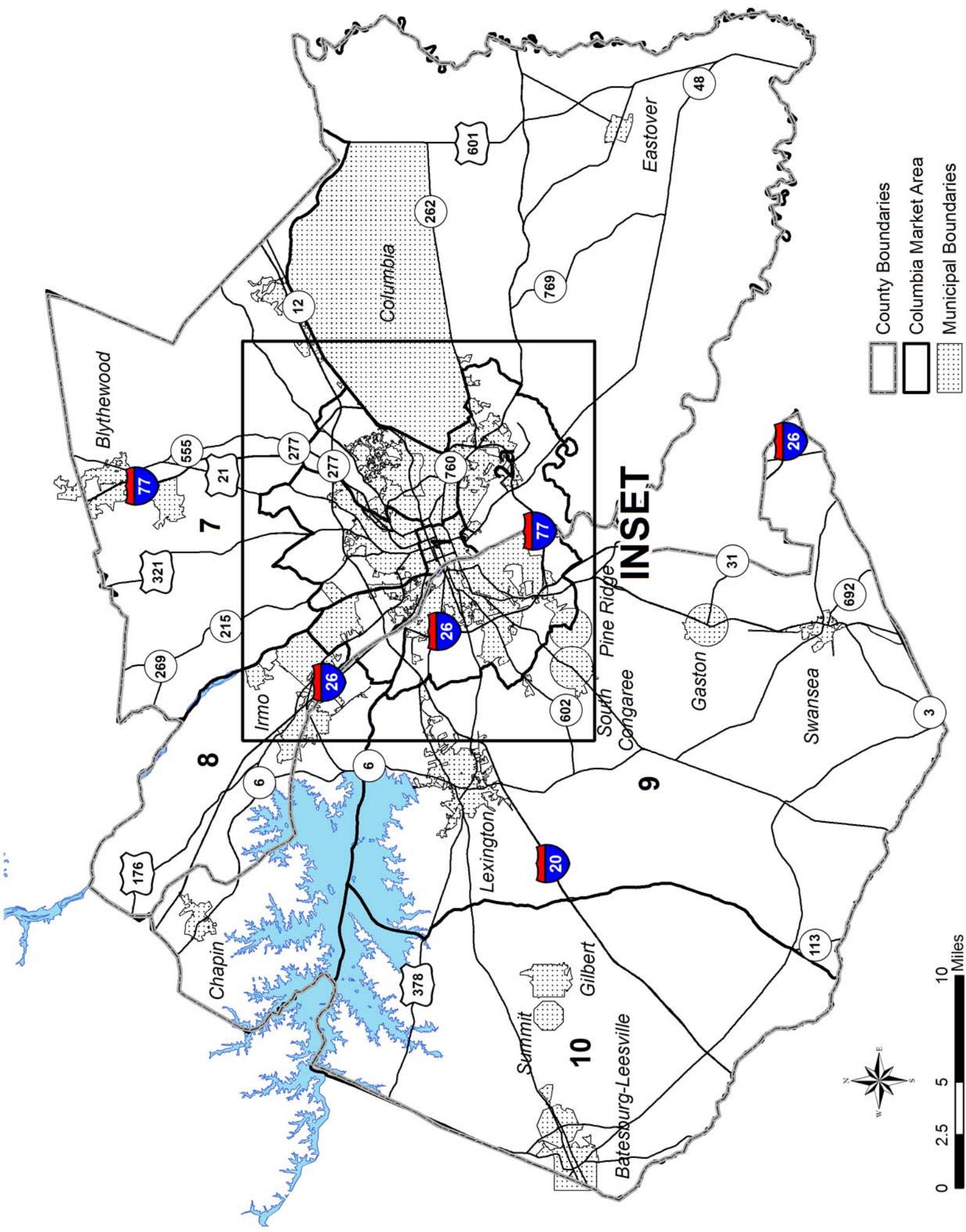
Area 6 – Cayce/West Columbia

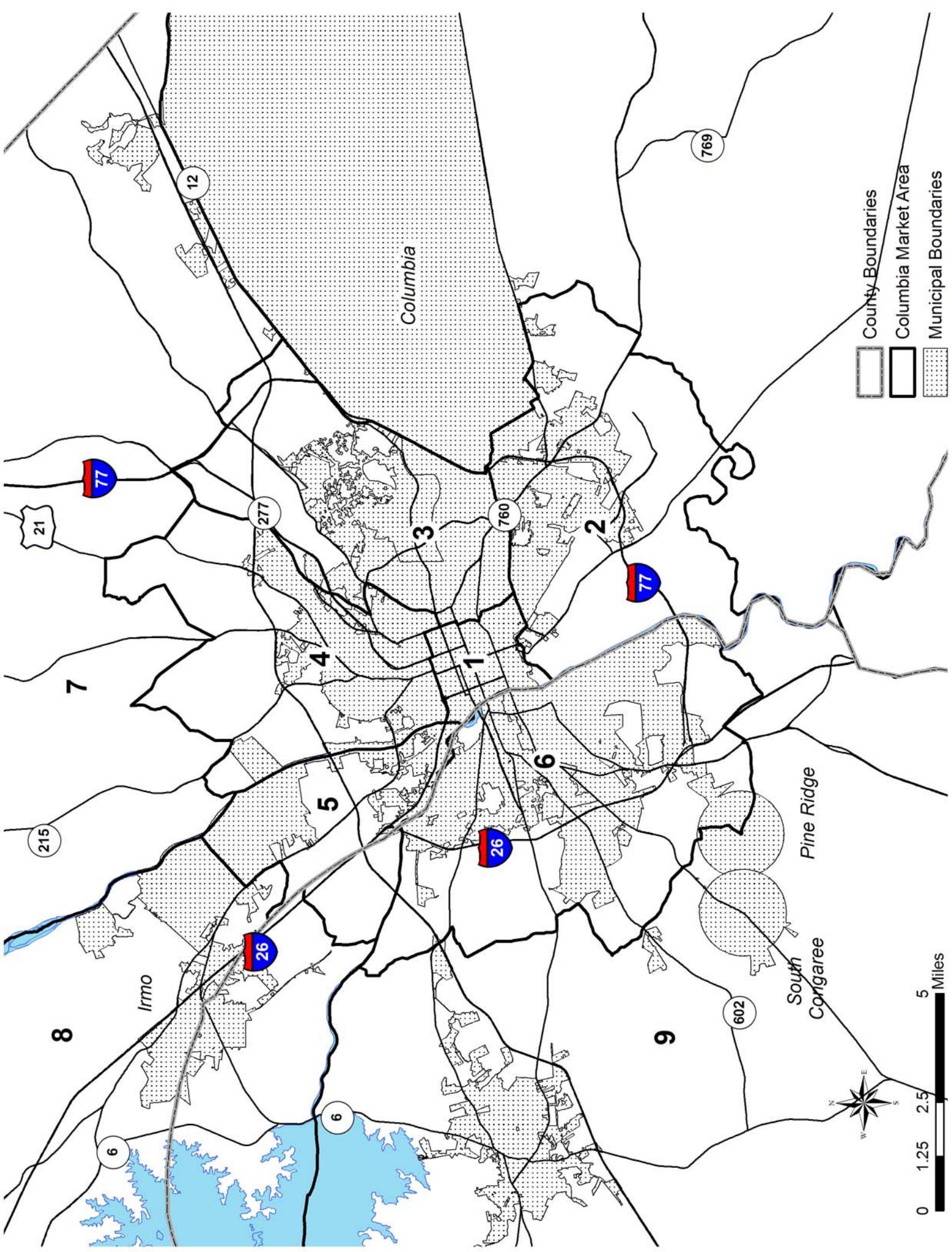
Area 7 – Richland Northeast

Area 8 – Dutch Fork/Irmo

Area 9 – Lexington

Area 10 – Batesburg-Leesville





CHAPTER 1 - OFFICE SPACE

1.1 SURVEY OVERVIEW

The December 2005 survey of the Greater Columbia Area office market included 396 existing office properties totaling 12,926,725 square feet according to the annual survey conducted by the Central Midlands Council of Governments. The survey identified 2,145,038 square feet of available space for a vacancy rate of 16.6%. Since the last survey in December of 2004, rentable office space decreased 15.1 percent. The overall vacancy rate decreased 3.0 percent since the survey a year ago. The 2005 Greater Columbia Area; multi-tenant office market absorbed 223,209 square feet of previously vacant or new office space in this survey. The trends in vacancy rates for office space since the surveys began in 1977 can be seen in Table 7. The vacancy rate in this survey is 16.6 percent, about the same as the 1985- 1989 circa, twenty years ago. More than 70.7 percent of the office market is located in Richland County: out of the 359,630 square feet of rentable space planned and under construction, 245,803 square feet of rentable --space planned and under construction is in that submarket.

New office leases in the Greater Columbia Area have an average rental rate of \$14.46 per square foot, up \$0.69 per square foot from the last survey. Two years ago the average rental rate was \$14.11 per square foot. Office space in the Downtown area is renting for \$16.38 per square foot. The availability rate for the Downtown area is 11.8 percent, down 2.5 percentage points from one year earlier.



1.2 FUTURE OFFICE SPACE

There are thirty structures planned and under construction in this survey. Complete listings of the structures planned and under construction appear on Table 1 by area, name and size of the buildings. One building is under renovation for a total of 74,000 rentable square feet.

1.3 OFFICE SPACE SURVEYED

Three buildings, totaling 54,185 square feet, were submitted for addition to the survey by participating agents. The largest structure was in Area 6 with 40,000 square feet. Size changes were reported on structures netting an increase in rentable square footage of 68,890

square feet. Three buildings were deleted, due to owner occupancy, from the survey equaling 104,700 square feet. Two structures totaling 49,000 square feet were deleted due to demolition. Two additional structures totaling 14,500 square feet were erroneously reported.

The Greater Columbia Area office market has been divided into 10 areas with similar internal characteristics for further detailed analysis. Table 3 portrays the 10 areas by name, number of buildings rentable and vacant square footage, vacancy rate, market share and new lease rental rate average per square foot. By examining Table 3, it is apparent that the Downtown submarket (Area 1) contained the most office space with 39 percent, followed by the St. Andrews (Area 5) with 18.3 percent and the East Columbia (Area 3) with 16.0 percent. The remaining seven areas make up 26.7 percent of the office market, collectively.

1.4 DOWNTOWN - AREA 1 (CENTRAL BUSINESS DISTRICT)

Rentable square footage went from 5,142,444 square feet in December 2004 to 5,045,185, square feet in December 2005, down 97,259 square feet, or 1.9 percent. Seven structures changed in size deleting a total of 69,535 square feet from this submarket. One new structure was added totaling 22,276 square feet, one 21,000 square foot structure was demolished and one 29,000 square foot structure was converted to Retail space. The average lease rate is \$16.38 per square foot. Slightly less than half of all the rentable space, 39 percent is located in the Downtown or Central Business District. When this office survey began in 1977, the Downtown area contained 51 percent of the metropolitan leasable office space. Eighty-two of the 396 centers surveyed are in the Downtown area, where absorption of office space revealed a positive figure of 44,231 square feet. This submarket has two buildings under construction: one at Huger and Gregg streets and another 74,000 square feet structure under renovation.



1.5 SOUTH COLUMBIA - AREA 2

South Columbia once had the smallest amount of office space surveyed until Area 10, Batesburg/Leesville, was added. 224,900 square feet or 1.8 percent of the completed office space surveyed is located in this area. 120,000 square feet was reported vacant for a vacancy rate of 53.4 percent, the highest of the ten areas. The average

new lease rate for these structures is \$3.89 per square foot. Currently there are no new plans for construction in this area.

1.6 NORTH COLUMBIA - AREA 4

The third largest office submarket in the Greater Columbia Area is the East Columbia area with 95 of the 396 office structures surveyed. The area contains 16 percent or 2,080,731 square feet of the completed office space inventoried, a decrease of 2,609 square feet or 0.1 percent from one year ago. Area 3 has a 22.1 percent vacancy rate or 460,319 square feet. The average rental rate on a new lease for the East Columbia Area is \$13.48 per square foot. Change in size netted a negative figure of 2,609 square feet. Two new structures were added totaling 13,791 square feet, one 18,000 square foot structure was deleted due to owner occupancy. There are two structures under construction in this area.

1.7 EAST COLUMBIA - AREA 3

North Columbia is the sixth largest submarket and is dominated by medical office buildings. Many of the tenants in this area are geared toward the medical industry and utilize Palmetto Richland Memorial Hospital. Sixteen of the 396 completed office and office distribution centers surveyed are located in this area totaling 587,891 square feet or 4.5 percent of the rentable office space in the Greater Columbia Area and the second lowest availability rate, 4.1 percent of all the submarkets in the Greater Columbia Area. The average rental rate for new leases in this area is \$14.75 per square foot. No projects are planned or under construction for this area.



1.8 ST. ANDREWS - AREA 5

The vacancy rate for the leasable office space in St. Andrews area was 21.2 percent, placing sixth lowest in the Columbia Area market. The St. Andrews area has 18.3 percent of the total office space surveyed, making it the second largest area with a total of 2,360,938 square feet. One new structure added 99,497 square feet to this submarket. One structure totaling 60,480 square feet was changed to zone 8. One 20,000 square foot structure was deleted due to owner occupancy, 20,566 square feet was added due to change in size. The new lease rate for this submarket is \$13.76 per square foot. Two structures are under construction in this area.

1.9 CAYCE/WEST COLUMBIA - AREA 6

The Cayce/West Columbia area is the fifth largest submarket of the 10 areas with 5.0 percent of the total completed office space surveyed, totaling 682,705 square feet with a vacancy rate of 20.9%. One building totaling 40,000 square feet was added to this area. The average rental rate for new leases in this submarket is \$10.02 per square foot.

1.10 RICHLAND NORTHEAST - AREA 7

The Richland Northeast area is relatively new to the survey, added in June 1988. This area has experienced high residential growth since that time. Commercial development tends to follow residential growth, making this area the fourth largest in terms of office space. 1,198,203 square feet of office space was surveyed with a vacancy rate of 11.8 percent. There was a positive 13,000 square feet in size change. Three structures are planned for this area and ten structures totaling 133,859 square feet are under construction for this area. One structure had 10,000 square feet deleted due to erroneous reporting. The average rental rate for this area is \$13.96 per square foot.

1.11 DUTCH FORK/IRMO/CHAPIN - AREA 8

The Dutch Fork/Irmo/Chapin area is also a relatively new area added in June 1988. Growth continues northwest of the city of Columbia along Interstate I-26. This area is the seventh largest, containing 842,179 square feet, and a vacancy rate of 7.7 percent. The average rental rate for new leases in this submarket is \$15.74 per square foot. One new structure was added to this area with a total of 60,480 square feet. One structure totaling 14,500 square feet was deleted due to double listing. Five new buildings are under construction for this area, totaling 68,030 square feet.

1.12 LEXINGTON - AREA 9

This is the fourteenth survey to include Area 9, the Lexington area. This submarket which includes the town of Lexington and the surrounding area, has been experiencing rapid residential growth in the past fifteen years. This area takes eighth place in terms of leasable office space. Area 9 decreased 66,700 square feet in size due to owner occupancy. The vacancy rate for this area is 41.0 percent,

the second highest in the ten areas. The average rental rate for new leases in this submarket is \$10.91 per square foot. Three structures are under construction.

1.13 BATESBURG/LEESVILLE - AREA 10

Located in the western most portion of Lexington County, the Batesburg-Leesville area is the newest and smallest area in the survey. Two structures total 7,665 square feet. This area has a 0.0 percent vacancy rate, the lowest of the ten areas. The average rental rate is currently \$5.00 per square foot. One new building is under construction.

1.14 OFFICE SPACE - BY YEAR BUILT

In Table 4, office and office distribution centers are analyzed by the year the structure was built. Twenty-four percent of leasable office space in the Greater Columbia Area was built since 1990 or 85 of 396 buildings surveyed as leasable office space. Eighty-five of these were added during the 1985-89 period. One hundred thirty-two buildings were added from 1970 through 1984. Ninety-four were added since 1939. Overall, 15.2 percent of the space built in 1985 to the present is vacant.

1.15 OFFICE SPACE - BY LEASE RATES

Table 5 displays a tabulation of office space square footage by the new lease rate. The \$15.00 per square footage and over category, the highest priced category, accounted for 47.8 percent of the 396 buildings surveyed or 6,181,899 square feet with a vacancy rate of 12.3 percent in the 89 out of the 396 buildings surveyed. The next highest price space, \$14.00 to \$14.99 contained 6.5 percent of leasable space with a 14.4 percent vacancy rate in 26 buildings. Vacant space and corresponding vacancy percentage rates appear in this table.

1.16 OFFICE SPACE - BY SIZE AND SUBMARKET

Table 6 displays completed office space by building size and submarket. Office structures were analyzed for vacancy rates depending on the size of the structure within each area. Four size

categories were chosen; less than 15,000 square feet; 15,000-49,999; 50,000-99,999 square feet and 100,000 square feet or greater. Office structures surveyed in the 100,000 square feet or greater category, accounted for 44.3 percent of office space surveyed with a vacancy rate of 13.3 percent, the lowest percentage rate in the Greater Columbia Area. The highest vacancy rate of 21.4 percent was in the 15,000 square foot or less category or 9.3 percent of office space surveyed. The second lowest vacancy rate of 18.3 percent was in the 15,000-49,999 square foot category or 23.1 percent of office space surveyed. The second highest vacancy rate of 18.4 percent was in the 50,000 –99,999 square foot category or 23.3 percent of office space surveyed. Vacancies vary by submarkets.

1.17 METHODOLOGY

This survey is the 32nd office survey of the Greater Columbia Area conducted by Central Midlands Council of Governments. Three hundred ninety-six office and office distribution centers with a minimum of 5,000 square feet of rentable space were tabulated and analyzed on the following pages. Of these, all 396 are completely constructed and available for occupancy or occupied qualifying them for use in the vacancy and rental rate analysis. Leasing agents and owners of office and office distribution centers were contacted by mail or telephone for location, year of construction, size, vacant space, rental rates, lease type, and leasing contracts as of September 2005 for each of the rentable office structures in the market, meeting the size requirement. Subleasing conditions were not sought because it is beyond the scope of our research to survey each tenant in order to account for sublet space and add it to our vacancy and rental rate statistics.

**Table 1.1
2005 Office and Distribution Buildings Planned for Construction
Greater Columbia Area**

| Planned | | | | |
|----------------|--------------------------------|--------------------|-----------------------|-------------|
| Area | Building | Address | Square Footage | Type |
| 6 | | 746 Sunset Blvd | 4,200 | B |
| | | Total | 4,200 | |
| 7 | Windsor Square Business Center | 2700 Alpine Rd | 16,350 | OD |
| 7 | Windsor Square Business Center | 9300 Windsor Lake | 27,025 | OD |
| 7 | Summit Terrace | 117 Summit Terrace | 30,268 | |
| | | Total | 73,643 | |
| | | Grand Total | 77,843 | |

Under Construction

| Area | Building | Address | Square Footage | Type |
|--------------------------------|-----------------------------|-------------------------|-----------------------|-------------|
| 1 | | 1433 Gregg St | 7,803 | |
| 1 | | 501 Huger St | 8,000 | |
| | | Total | 15,803 | |
| 3 | | 7701 Trenholm Rd Ext | 6,698 | |
| 3 | | 1751 St Julian Place | 8,000 | |
| 5 | | 200 Center Pointe Blvd | 11,927 | |
| 5 | | 2000 Center Pointe Blvd | 4,467 | |
| 6 | | 110 Sunset Blvd | 12,000 | |
| | | Total | 43,092 | |
| Windsor Square Business Center | | | | |
| 7 | | 2711 Alpine Rd | 22,800 | OD |
| 7 | | 117 Alpine Rd | 11,500 | |
| 7 | | Blythewood Rd | 14,000 | |
| 7 | | Wildewood Park Dr | 17,838 | |
| 7 | | Blythewood Rd | 8,000 | |
| 7 | Office Park on Sparkleberry | Sparkleberry Rd | 12,000 | B |
| 7 | | 797 Old Clemson Rd | 4,000 | |
| 7 | | 120 Hobart Rd | 11,300 | |
| 7 | | 110 Gateway Corp Blvd | 20,421 | |
| 7 | | 720 Old Clemson Rd | 12,000 | |
| | | Total | 133,859 | |
| 8 | | 494 Lake Murray Blvd | 17,863 | |
| 8 | | 7805 St Andrews Rd | 10,135 | |
| 8 | | 735 Saturn Pkwy | 10,032 | |
| 8 | | 917 Chapin Rd | 18,000 | |
| 8 | | 136 Stonemark Lane | 12,000 | A |
| | | Total | 68,030 | |
| 9 | | 4723 Sunset Blvd | 4,899 | |
| 9 | | Caughman Farm Lane | 5,000 | A |
| 9 | | 4568 Sunset Blvd | 4,424 | |
| | | Total | 14,323 | |
| 10 | | 1012 Lake Village Rd | 6,500 | |
| | | Total | 6,500 | |
| | | Grand Total | 281,607 | |

Under Renovation

| Area | Building | Address | Square Footage | Type |
|-------------|-------------------|--------------------|-----------------------|-------------|
| 1 | Palmetto Building | 1400 Main Street | 74,000 | |
| | | Total | 74,000 | |
| 9 | Gantt Building | 1 Gantt Street | 5,400 | B |
| | | Total | 5,400 | |
| | | Grand Total | 79,400 | |

Table 1.2
2005 Office Absorption Figures (In Square Feet)

| Year | Greater Columbia Area | | | Downtown Columbia | | |
|-------------|------------------------------|-----------------|-----------------|--------------------------|--------------|-----------------|
| | Total | Rentable | Occupied | Absorbed | Total | Rentable |
| 2005 | 12,926,725 | 10,781,707 | 223,209 | 5,045,185 | 4,451,179 | 44,231 |
| 2004 | 13,029,212 | 10,558,498 | 110,721 | 5,142,444 | 4,406,948 | 143,762 |
| 2003 | 12,752,374 | 10,447,777 | -71,955 | 4,845,121 | 4,263,186 | -58,189 |
| 2002 | 12,737,043 | 10,519,732 | -62,378 | 4,956,685 | 4,321,375 | -49,725 |
| 2001 | 11,963,772 | 10,582,110 | 563,451 | 4,799,680 | 4,371,100 | 205,580 |
| 2000 | 11,251,140 | 10,018,659 | 352,699 | 4,602,537 | 4,165,520 | 45,906 |
| 1999 | 10,614,173 | 9,665,960 | 551,999 | 4,570,206 | 4,119,614 | 262,197 |
| 1998 | 10,137,502 | 9,113,961 | 187,760 | 4,461,873 | 3,857,417 | 20,249 |
| 1997 | 9,907,434 | 8,927,201 | 409,708 | 4,337,416 | 3,837,168 | 148,316 |
| 1996 | 9,781,862 | 8,517,493 | 197,012 | 4,307,452 | 3,688,852 | 109,054 |
| 1995 | 9,747,991 | 8,320,481 | 220,949 | 4,224,682 | 3,579,798 | 37,089 |
| 1994 | 9,579,718 | 8,099,532 | 71,393 | 4,240,269 | 3,574,336 | -37,838 |
| 1993 | 9,436,267 | 8,028,139 | 33,500 | 4,123,655 | 3,612,174 | 4,464 |
| 1992 | 9,435,799 | 8,099,703 | 191,666 | 4,095,360 | 3,607,710 | 53,729 |
| 1991 | 9,126,847 | 7,552,442 | 129,330 | 4,045,745 | 3,475,656 | 24,600 |
| 1990 | 8,676,329 | 7,199,675 | 269,942 | 4,054,381 | 3,427,628 | 92,550 |
| 1989 | 8,325,003 | 6,610,104 | 425,090 | 3,988,430 | 3,244,514 | 184,729 |
| 1988 | 6,597,452 | 5,786,201 | 698,919 | 3,411,490 | 2,922,712 | 544,531 |
| 1987 | 6,223,994 | 5,087,282 | 317,435 | 2,744,173 | 2,378,181 | 25,485 |
| 1986 | 5,473,277 | 4,769,847 | 643,713 | 2,262,430 | 2,352,696 | 250,010 |
| 1984 | 4,396,060 | 3,896,481 | 861,255 | 2,262,430 | 1,984,624 | 624,620 |

NOTE: This absorption figure is for twelve (12) months.

Table 1.3
2005 Office Space Survey By Area
Greater Columbia Area

| Area | Location | Total | Market Share (%) | Rentable | Vacant | % | Rental |
|-----------------------|---------------------|------------------|-------------------------|-----------------|---------------|---------------|---------------|
| | | Buildings | (%) | Sq. Ft | Sq. Ft | Vacant | Avg/SF |
| 1 | Downtown | 82 | 39.0 | 5,045,185 | 594,006 | 11.8 | \$16.38 |
| 2 | South Columbia | 9 | 1.8 | 224,900 | 120,000 | 53.4 | 3.89 |
| 3 | East Columbia | 95 | 16.0 | 2,080,731 | 460,319 | 22.1 | 13.48 |
| 4 | North Columbia | 16 | 4.5 | 587,891 | 23,985 | 4.1 | 14.75 |
| 5 | St. Andrews | 70 | 18.3 | 2,360,938 | 499,624 | 21.2 | 13.76 |
| 6 | Cayce/West Columbia | 42 | 5.0 | 642,705 | 134,399 | 20.9 | 10.02 |
| 7 | Richland Northeast | 34 | 9.3 | 1,198,203 | 140,919 | 11.8 | 13.96 |
| 8 | Dutch Fork/Irmo | 28 | 3.4 | 442,179 | 34,046 | 7.7 | 15.74 |
| 9 | Lexington | 18 | 2.6 | 336,328 | 137,740 | 41.0 | 10.91 |
| 10 | Batesburg-Leesville | 2 | 0.1 | 7,665 | 0 | 0.0 | 5 |
| Greater Columbia Area | | 396 | 100 | 12,926,725 | 2,145,038 | 16.6 | \$14.46 |

Central Midlands Council of Governments

A Type

| Area | Location | Total Buildings | Market Share (%) | Rentable Sq. Ft | Vacant Sq. Ft | % Vacant | Rental Avg/SF |
|------------------------------|---------------------|--------------------|---------------------|--------------------|------------------|-------------|------------------|
| 1 | Downtown | 20 | 50.1 | 3,336,727 | 313,006 | 9.4 | \$18.37 |
| 2 | South Columbia | 0 | 0.0 | 0.0 | 0.0 | 0.0 | N/A |
| 3 | East Columbia | 13 | 10.4 | 694,128 | 129,790 | 18.7 | 16.68 |
| 4 | North Columbia | 5 | 4.1 | 271,394 | 0.0 | 0.0 | 18.27 |
| 5 | St. Andrews | 13 | 13.4 | 889,852 | 120,253 | 13.5 | 15.53 |
| 6 | Cayce/West Columbia | 5 | 2.6 | 172,576 | 35,874 | 20.8 | 12.23 |
| 7 | Richland Northeast | 17 | 13.9 | 922,111 | 56,479 | 6.1 | 15.21 |
| 8 | Dutch Fork/Irmo | 12 | 4.7 | 309,438 | 18,146 | 5.9 | 17.3 |
| 9 | Lexington | 4 | 0.8 | 53,700 | 4,500 | 8.4 | 9.35 |
| 10 | Batesburg-Leesville | 0 | 0.0 | 0 | 0 | 0.0 | N/A |
| Greater Columbia Area | | 89 | 100 | 6,649,926 | 678,108 | 10.2 | \$17.05 |

B Type

| Area | Location | Total Buildings | Market Share (%) | Rentable Sq. Ft | Vacant Sq. Ft | % Vacant | Rental Avg/SF |
|------------------------------|---------------------|--------------------|---------------------|--------------------|------------------|-------------|------------------|
| 1 | Downtown | 60 | 31.2 | 1,682,358 | 280,940 | 16.7 | \$12.32 |
| 2 | South Columbia | 4 | 0.5 | 27,400 | 10,000 | 36.5 | 8.85 |
| 3 | East Columbia | 66 | 22.6 | 1,221,668 | 280,304 | 22.9 | 12.59 |
| 4 | North Columbia | 6 | 2.7 | 148,313 | 11,777 | 7.9 | 16.53 |
| 5 | St. Andrews | 52 | 26.1 | 1,409,171 | 363,046 | 25.8 | 12.84 |
| 6 | Cayce/West Columbia | 35 | 7.7 | 418,007 | 85,525 | 20.5 | 9.65 |
| 7 | Richland Northeast | 17 | 5.1 | 276,092 | 84,440 | 30.6 | 9.66 |
| 8 | Dutch Fork/Irmo | 15 | 2.2 | 125,541 | 15,900 | 13.2 | 8.97 |
| 9 | Lexington | 7 | 1.7 | 89,128 | 33,830 | 38.0 | 13.51 |
| 10 | Batesburg-Leesville | 2 | 0.2 | 7,665 | 0 | 0.0 | 5.00 |
| Greater Columbia Area | | 264 | 100 | 5,400,343 | 1,165,762 | 21.6 | \$12.23 |

OD Type

| Area | Location | Total Buildings | Market Share (%) | Rentable Sq. Ft | Vacant Sq. Ft | % Vacant | Rental Avg/SF |
|------------------------------|---------------------|--------------------|---------------------|--------------------|------------------|-------------|------------------|
| 1 | Downtown | 2 | 3.0 | 26,100 | 0 | 0 | \$3.35 |
| 2 | South Columbia | 5 | 22.5 | 197,500 | 110,000 | 55.7 | 3.25 |
| 3 | East Columbia | 16 | 18.8 | 164,935 | 50,225 | 30.5 | 6.48 |
| 4 | North Columbia | 5 | 19.2 | 168,184 | 12,188 | 7.2 | 7.55 |
| 5 | St. Andrews | 5 | 7.1 | 61,915 | 16,325 | 26.4 | 8.69 |
| 6 | Cayce/West Columbia | 2 | 5.9 | 52,122 | 13,020 | 24.9 | 6.94 |
| 7 | Richland Northeast | 0 | 0.0 | 0 | 0 | 0.0 | N/A |
| 8 | Dutch Fork/Irmo | 1 | 1.4 | 12,200 | 0 | 0.0 | 10.00 |
| 9 | Lexington | 8 | 22.1 | 193,500 | 99,410 | 51.4 | 8.64 |
| 10 | Batesburg-Leesville | 0 | 0.0 | 0 | 0 | 0.0 | N/A |
| Greater Columbia Area | | 44 | 100 | 876,456 | 301,168 | 34.4 | \$6.27 |

Table 1.4
2005 Office Space By Year Built

| Year | Buildings | Rentable Sq. Ft | Vacant Sq. Ft | % Vacant | New Lease Avg/SF |
|-----------|-----------|-----------------|---------------|----------|------------------|
| 2005 | 1 | 6,394 | 0 | 0.0 | N/A |
| 2004 | 3 | 432,401 | 124,072 | 28.7 | \$23.24 |
| 2003 | 3 | 21,750 | 5,200 | 23.9 | N/A |
| 2002 | 6 | 196,803 | 19,545 | 9.9 | 17.19 |
| 2001 | 8 | 442,329 | 66,324 | 15 | 18.22 |
| 2000 | 8 | 213,121 | 33,037 | 15.5 | 17.29 |
| 1999 | 11 | 734,714 | 40,091 | 5.5 | 14.70 |
| 1998 | 3 | 90,460 | 1,170 | 1.3 | 10.51 |
| 1997 | 3 | 43,175 | 1,587 | 3.7 | 11.08 |
| 1996 | 6 | 169,932 | 11,425 | 0.06 | 15.84 |
| 1995 | 3 | 51,139 | 37,561 | 73.4 | 12.62 |
| 1994 | 1 | 59,540 | 0 | 0.0 | 16.50 |
| 1993 | 2 | 68,888 | 1,250 | 18.5 | 11.90 |
| 1990-1992 | 27 | 590,119 | 109,436 | 18.5 | 10.09 |
| 1985-1989 | 85 | 3,829,708 | 601,029 | 15.7 | 14.61 |
| 1980-1984 | 40 | 1,348,904 | 140,989 | 10.5 | 15.78 |
| 1975-1979 | 31 | 788,999 | 173,859 | 22 | 12.48 |
| 1970-1974 | 61 | 2,102,306 | 342,326 | 16.3 | 12.60 |
| 1960-1969 | 22 | 498,246 | 142,703 | 28.6 | 12.08 |
| 1940-1959 | 17 | 284,254 | 98,903 | 34.8 | 10.14 |
| >1939 | 10 | 263,446 | 47,314 | 18 | 11.23 |
| NA | 45 | 690,097 | 147,197 | 21.3 | 13.91 |
| | 396 | 12,926,725 | 2,145,038 | 16.6 | \$14.46 |

Table 1.5
2005 Completed Office Space By New Lease Rate

| NEW LEASE RATE | NO. OF BLDGS. | RENTABLE SQ. FT | VACANT SQ. FT | % VACANT |
|-----------------------|---------------|-----------------|---------------|----------|
| NA | 48 | 1,497,178 | 337,065 | 22.5 |
| Less than \$9.00 | 60 | 951,581 | 203,493 | 21.4 |
| \$9.00-\$9.99 | 21 | 318,575 | 124,076 | 38.9 |
| \$10.00-\$10.99 | 41 | 621,969 | 121,166 | 19.5 |
| \$11.00-\$11.99 | 14 | 205,928 | 91,251 | 44.3 |
| \$12.00-\$12.99 | 66 | 1,444,801 | 264,760 | 18.3 |
| \$13.00-\$13.99 | 31 | 863,035 | 123,608 | 14.3 |
| \$14.00-\$14.99 | 26 | 841,759 | 121,571 | 14.4 |
| \$15.00 & over | 89 | 6,181,899 | 758,028 | 12.3 |
| Greater Columbia Area | 396 | 12,926,725 | 2,145,018 | 16.6 |

Table 1.6
2005 Completed Office Space By Building Size and Zone

| SIZE (RENTABLE SF) | COLUMBIA METRO | AREA 1 | AREA 2 | AREA 3 | AREA 4 | AREA 5 | AREA 6 | AREA 7 | AREA 8 | AREA 9 | AREA 10 |
|---------------------------|-------------------|-----------------------------|---------|----------|--------------------------------|-----------|---------|------------------------------|---------|---------|---------|
| TOTAL RENTABLE SPACE | 12,926,725 | 5,045,185 | 224,900 | 2,080731 | 587,891 | 2,360,938 | 642,705 | 1,198,203 | 442,179 | 336,328 | 7,665 |
| TOTAL VACANT SPACE | 2,145,038 | 594,006 | 120,000 | 460,319 | 23,986 | 499,624 | 134,399 | 140,919 | 34,045 | 137,740 | 0 |
| % VACANT | 16.6 | 11.8 | 53.3 | 22.1. | 4.1 | 21.2 | 20.9 | 11.8 | 7.7 | 41.0 | 0 |
| ≥ 100,000 SF | 5,735,220 | 3,557,565 | 170,000 | 392,134 | 0 | 1,013217 | 0 | 456,304 | 0 | 144,000 | 0 |
| VACANT SPACE | 764,218 | 334,611 | 90,000 | 52,261 | 0 | 213,682 | 0 | 0 | 0 | 73,660 | 0 |
| % VACANT | 13.3 | 9.4 | 52.9 | 13.3 | 0.0 | 21.1 | 0.0 | 0.0 | 0.0 | 51.2 | 0.0 |
| 50,000–99,999 SF | 2,987,562 | 582,591 | 0 | 630,851 | 397,452 | 722,630 | 102,248 | 337,012 | 111,780 | 0 | 0 |
| VACANT SPACE | 542,896 | 105,033 | 0 | 213,687 | 9,027 | 81,467 | 26,875 | 104,607 | 2,200 | 0 | 0 |
| % VACANT | 18.4 | 18.0 | 0.0 | 33.9 | 2.3 | 11.3 | 26.3 | 31.0 | 2.0 | 00.0 | 0.0 |
| 15,000–49,999 SF | 3,004,418 | 641,276 | 20,000 | 722,662 | 166,622 | 512,567 | 403,979 | 286,424 | 200,558 | 155,328 | 0 |
| VACANT SPACE | 580,481 | 99,339 | 20,000 | 133,594 | 8,688 | 163,525 | 77,590 | 12,320 | 15,095 | 50,330 | 0 |
| % VACANT | 18.3 | 15.5 | 100 | 17.3 | 5.2 | 31.9 | 19.2 | 4.3 | 8.1 | 32.4 | 0.0 |
| <15,000 SF | 1,199,525 | 263,753 | 34,900 | 335,084 | 23,817 | 112,524 | 136,478 | 118,463 | 129,841 | 37,000 | 7,665 |
| VACANT SPACE | 257,426 | 55,023 | 10,000 | 60,777 | 6,250 | 40,950 | 29,934 | 23,992 | 16,750 | 13,750 | 0 |
| % VACANT | 21.4 | 20.9 | 25.7 | 18.1 | 26.5 | 36.4 | 21.9 | 20.3 | 36.0 | 37.5 | 0.0 |
| Area 1: Downtown Columbia | | Area 4: North Columbia | | | Area 7: Richland Northeast | | | Area 10: Batesburg-Leesville | | | |
| Area 2: South Columbia | | Area 5: St. Andrews | | | Area 8: Dutch Fork/Irmo/Chapin | | | | | | |
| Area 3: East Columbia | | Area 6: Cayce/West Columbia | | | Area 9: Lexington | | | | | | |

Table 1.7
Historical Trends in Office Space

| <u>Date</u> | Rentable <u>Sq.Ft</u> | Vacant <u>Sq.Ft</u> | % <u>Vacant</u> | Rentable <u>Sq.Ft</u> | Vacant <u>Sq.Ft</u> | % <u>Vacant</u> | % Total Market |
|-------------|--------------------------|------------------------|--------------------|--------------------------|------------------------|--------------------|-------------------|
| Dec-05 | 12,926,725 | 2,145,038 | 16.6 | 5,045,185 | 594,006 | 11.8 | 39 |
| Dec-04 | 13,029,212 | 2,470,714 | 19 | 5,142,444 | 735,496 | 14.3 | 39.5 |
| Dec-03 | 12,752,374 | 2,304,597 | 18.1 | 4,845,121 | 581,935 | 12 | 38 |
| Dec-02 | 12,737,043 | 2,217,311 | 17.4 | 4,956,685 | 635,310 | 12.8 | 38.9 |
| Dec-01 | 11,963,772 | 1,381,662 | 11.6 | 4,799,680 | 428,580 | 8.9 | 40.1 |
| Dec-00 | 11,251,140 | 1,232,481 | 11 | 4,602,537 | 437,017 | 9.5 | 40.3 |
| Dec-99 | 10,614,173 | 948,263 | 8.9 | 4,570,206 | 450,592 | 9.9 | 43.1 |
| Dec-98 | 10,137,502 | 1,023,541 | 10.1 | 4,461,873 | 604,456 | 13.5 | 44 |
| Dec-97 | 9,907,434 | 980,233 | 9.9 | 4,337,416 | 500,248 | 11.5 | 43.8 |
| Dec-96 | 9,781,862 | 1,264,369 | 12.9 | 4,307,452 | 618,600 | 14.3 | 44 |
| Jun-95 | 9,747,991 | 1,427,510 | 14.6 | 4,224,682 | 644,884 | 15.2 | 43.3 |
| Jun-94 | 9,597,718 | 1,498,186 | 15.6 | 4,240,269 | 665,993 | 15.7 | 44.2 |
| Jun-93 | 9,436,267 | 1,408,128 | 14.9 | 4,123,655 | 511,481 | 12.4 | 43.7 |
| Jun-92 | 9,489,799 | 1,390,096 | 14.7 | 4,095,360 | 487,650 | 11.9 | 43.2 |
| Jun-91 | 9,126,847 | 1,574,405 | 17.3 | 4,045,745 | 570,089 | 14.1 | 44.3 |
| Jun-90 | 8,676,329 | 1,476,654 | 17 | 4,054,381 | 626,753 | 15.5 | 46.7 |
| Jun-89 | 8,325,003 | 1,714,899 | 20.6 | 3,988,430 | 743,916 | 18.7 | 47.9 |
| Jun-88 | 6,957,452 | 1,171,251 | 16.8 | 3,411,490 | 488,788 | 14.3 | 49 |
| Jun-87 | 6,223,994 | 1,136,712 | 18.3 | 2,744,173 | 365,992 | 13.3 | 44.1 |
| Jun-86 | 5,473,277 | 703,430 | 12.9 | 2,622,100 | 309,404 | 11.6 | 48.6 |
| Jun-85 | 4,850,274 | 724,140 | 14.9 | 2,422,296 | 319,610 | 13.2 | 49.9 |
| Jun-84 | 4,396,060 | 499,579 | 11.4 | 2,262,430 | 277,806 | 12.3 | 51.5 |
| Jun-83 | 3,401,416 | 366,190 | 10.8 | 1,546,430 | 186,426 | 12.1 | 45.5 |
| Jun-82 | 3,193,968 | 272,944 | 8.5 | 1,473,997 | 136,443 | 9.3 | 46.1 |
| Jun-81 | 3,023,248 | 315,004 | 10.4 | 1,437,997 | 167,040 | 11.6 | 47.6 |
| Jun-80 | 2,833,056 | 274,452 | 9.7 | 1,435,157 | 144,535 | 10.1 | 50.7 |
| Jun-79 | 2,670,619 | 276,133 | 10.3 | 1,356,452 | 144,125 | 10.6 | 50.8 |
| Jun-78 | 2,827,598 | 350,150 | 12.4 | 1,624,452 | 166,509 | 10.3 | 57.4 |
| Jun-77 | 2,742,921 | 495,915 | 18.1 | 1,594,980 | 252,795 | 15.8 | 58.1 |

Table 1.8
Summary of Office Space Surveys
Greater Columbia Area 2005

| <u>Area</u> | | <u>Dec-98</u> | <u>Dec-99</u> | <u>Dec-00</u> | <u>Dec-01</u> | <u>Dec-02</u> | <u>Dec-03</u> | <u>Dec-04</u> | <u>Dec-05</u> |
|-------------|------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Metro | Leasable Office Sq. Ft | 10,137,502 | 10,614,173 | 11,251,146 | 11,963,772 | 12,737,043 | 12,752,374 | 13,029,212 | 12,926,725 |
| | Vacant Sq. Ft | 1,023,541 | 948,263 | 1,232,481 | 1,381,662 | 2,217,311 | 2,304,597 | 2,470,714 | 2,145,018 |
| | % Vacant | 10.1 | 8.9 | 11 | 11.6 | 17.4 | 18.1 | 19 | 16.6 |
| 1 | Leasable Office Sq. Ft | 4,461,873 | 4,570,206 | 4,602,537 | 4,799,680 | 4,956,685 | 4,845,121 | 5,142,444 | 5,045,185 |
| | Vacant Sq. Ft | 604,456 | 450,592 | 437,017 | 428,580 | 635,310 | 581,935 | 735,496 | 594,006 |
| | % Vacant | 13.5 | 9.9 | 9.5 | 8.9 | 12.8 | 12 | 14.3 | 11.8 |
| 2 | Leasable Office Sq. Ft | 63,500 | 63,500 | 83,500 | 253,500 | 253,500 | 252,900 | 252,900 | 224,900 |
| | Vacant Sq. Ft | 8,450 | 8,450 | 24,500 | 114,000 | 122,100 | 122,400 | 121,200 | 120,000 |
| | % Vacant | 13.3 | 13.3 | 29.3 | 45 | 48.2 | 48.4 | 47.9 | 53.3 |
| 3 | Leasable Office Sq. Ft | 1,728,112 | 1,769,340 | 1,877,399 | 1,903,979 | 1,811,575 | 2,046,340 | 2,083,340 | 2,080,731 |
| | Vacant Sq. Ft | 139,149 | 204,464 | 175,996 | 241,022 | 376,854 | 445,350 | 520,103 | 460,319 |
| | % Vacant | 8.1 | 11.6 | 12.7 | 12.7 | 20.8 | 21.8 | 25 | 22.1 |
| 4 | Leasable Office Sq. Ft | 680,083 | 475,477 | 475,477 | 486,227 | 486,227 | 491,227 | 489,345 | 587,891 |
| | Vacant Sq. Ft | 14,376 | 14,376 | 10,300 | 7,800 | 10,753 | 27,380 | 51,010 | 23,985 |
| | % Vacant | 2.1 | 3 | 2.2 | 1.6 | 2.2 | 5.6 | 10.4 | 4.1 |
| 5 | Leasable Office Sq. Ft | 1,766,206 | 1,816,546 | 2,022,367 | 2,265,523 | 2,330,928 | 1,238,847 | 2,416,383 | 2,360,938 |
| | Vacant Sq. Ft | 128,813 | 150,077 | 191,777 | 265,346 | 316,190 | 481,135 | 503,709 | 499,624 |
| | % Vacant | 7.3 | 8.3 | 9.5 | 11.7 | 13.6 | 20.1 | 20.8 | 21.2 |
| 6 | Leasable Office Sq. Ft | 599,659 | 665,095 | 681,130 | 714,462 | 728,883 | 718,275 | 642,705 | 642,705 |
| | Vacant Sq. Ft | 27,915 | 36,239 | 68,994 | 105,548 | 105,440 | 118,532 | 157,234 | 134,399 |
| | % Vacant | 4.7 | 5.4 | 10.1 | 14.8 | 14.5 | 16.5 | 24.5 | 20.9 |
| 7 | Leasable Office Sq. Ft | 479,687 | 860,699 | 1,058,499 | 1,045,373 | 1,352,767 | 1,217,742 | 1,195,203 | 1,198,203 |
| | Vacant Sq. Ft | 26,172 | 13,330 | 235,000 | 162,052 | 300,116 | 219,399 | 148,162 | 140,919 |
| | % Vacant | 5.5 | 1.5 | 22.2 | 15.5 | 22.1 | 18 | 12.4 | 11.8 |
| 8 | Leasable Office Sq. Ft | 213,517 | 218,117 | 283,938 | 313,985 | 405,785 | 368,749 | 396,199 | 442,179 |
| | Vacant Sq. Ft | 27,460 | 18,465 | 42,733 | 11,782 | 68,525 | 29,076 | 34,920 | 34,045 |
| | % Vacant | 12.9 | 8.5 | 5 | 3.8 | 16.9 | 7.9 | 5.8 | 7.7 |
| 9 | Leasable Office Sq. Ft | 137,200 | 167,528 | 158,628 | 173,378 | 403,028 | 415,508 | 403,028 | 336,328 |
| | Vacant Sq. Ft | 46,750 | 52,300 | 46,164 | 45,532 | 282,023 | 279,390 | 198,880 | 137,740 |
| | % Vacant | 34 | 31.2 | 29.1 | 26.3 | 69.9 | 67.2 | 0 | 41 |
| 10 | Leasable Office Sq. Ft | 7,665 | 7,665 | 7,665 | 7,665 | 7,665 | 7,665 | 7,665 | 7,665 |
| | Vacant Sq. Ft | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | % Vacant | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

2005 Inventory of Office Space

#BLDGs LEASE

| ZONE | COUNTY | BUILDING | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | | PHONE | |
|------|--------|----------|------|----------------------|--------|----------|---------|----------|---------|--------------|-------------|---------|---------|----------------------|-----------------------------|----------|
| | | | | | | | | | | | | | | | | |
| 1 | A | R | 1999 | 1411 Gervais Street | - | 55,186 | 55,186 | 0 | 1 | 5 | F | \$18.75 | \$18.75 | David Lockwood | Colliers-Keenan | 254-2300 |
| 1 | | R | | 1433 Gregg Street | UC | 7,803 | 7,803 | 0 | | | | | | | | |
| 1 | B | R | 1950 | 1600 Gervais Street | - | 7,875 | 7,875 | 1 | 1 | | | | | | | 799-8638 |
| 1 | B | R | | 1830 Bull Street | - | 4,200 | 4,200 | 1,050 | 1 | 2 | | \$12.00 | \$12.00 | No leasing Agent | | |
| 1 | | R | | 501 Huger Street | UC | 8,000 | 8,000 | 0 | | | | | | | | |
| 1 | B | R | | Cm Assembly@Whaley | - | 7,000 | 7,000 | 0 | 1 | 2 | | | | | | |
| 1 | B | R | 1959 | 1115 Calhoun Street | - | 10,600 | 10,600 | 2,800 | 1 | 1 | | | | | | |
| 1 | A | R | 1989 | 1901 Main St | - | 304,000 | 302,844 | 22,738 | 1 | 10 | | \$17.50 | \$18.50 | Paul Hartley | NAM Avant | 799-4009 |
| 1 | B | R | 1976 | 1401 Main Street | - | 228,005 | 205,360 | 0 | 1 | 14 | F | \$14.00 | \$14.00 | David Loy | Exc. Mgmt. & Leasing | 797-5409 |
| 1 | A | R | 1988 | 1441 Main Street | - | 274,222 | 270,000 | 37,400 | 1 | 1 | F | \$17.00 | \$17.50 | Mary Winter Teaster | CB Richard Ellis/Columbia | 744-9824 |
| 1 | B | R | 1975 | 1516 Washington St | - | 55,000 | 55,000 | 1 | 5 | | | \$1.00 | \$1.00 | Mike Powers | Seibels Bruce Group, Inc. | 744-9824 |
| 1 | B | R | 1950 | 1517 Hampton Court | - | 10,000 | 10,000 | 0 | 1 | 3 | F | \$15.00 | \$15.00 | Martin Moore | Grubbs&Ellis/Wilson/Kibler | 771-9884 |
| 1 | B | R | 1966 | 1529 Hampton Street | - | 21,000 | 15,000 | 1,000 | 1 | 2 | F | \$11.00 | \$11.00 | Bill Sargent | Colliers-Keenan | 748-2277 |
| 1 | B | R | 1999 | 2016 Sumter St | - | 10,182 | 10,182 | 5,091 | 1 | 2 | F | \$14.00 | \$14.00 | John Sellers | Colliers-Keenan | 779-8600 |
| 1 | A | R | 2001 | 700 Gervais St | - | 76,000 | 76,000 | 14,095 | 1 | 1 | F | \$18.50 | \$18.50 | David Lockwood | Colliers-Keenan | 254-2300 |
| 1 | B | R | 1986 | 1320 Elmwood Avenue | - | 6,000 | 5,600 | 0 | 1 | 2 | D | \$9.50 | \$9.50 | Stan Aaron | Aaron & Dorton Properties | 779-7854 |
| 1 | B | R | 1912 | 1332 Main St | - | 37,000 | 17,000 | 3,000 | 1 | 3 | F | \$12.00 | \$15.00 | Edward C Barnes | Washington& Main Associates | 254-0350 |
| 1 | B | R | 1959 | 900 Assembly Street | - | 36,000 | 35,000 | 1 | 5 | | F | \$17.50 | \$17.50 | Isabella Martinez | CB Richard Ellis/Columbia | 779-7777 |
| 1 | B | R | 1984 | 1615 Barnwell Street | - | 4,800 | 4,800 | 0 | 1 | 1 | T | \$3.00 | \$3.00 | John D. Baker | Baker & Baker | 254-8987 |
| 1 | OD | R | | 1213 Lady Street | - | 20,000 | 20,000 | 2,400 | 1 | 2 | F | \$10.50 | \$10.50 | Walter Taylor | Colliers Keenan | 254-2300 |
| 1 | B | R | 1994 | Assembly & Richland | - | 63,500 | 59,540 | 0 | 1 | 5 | F | \$16.50 | \$16.50 | Jeff Hein | Walter Taylor & Co | 254-1050 |
| 1 | A | R | 2001 | Huger St & Taylor | - | 180,000 | 180,000 | 0 | 1 | 5 | F | | | A. L. Saad | NAM Avant | 744-9824 |
| 1 | A | R | 1984 | 914 Richland | - | 12,625 | 12,625 | 0 | 3 | 2 | F | \$12.75 | \$12.75 | C. Marshall Kibler | A. L. Saad & Co | 254-3795 |
| 1 | B | R | 1960 | 1722-24 Main St | - | 16,620 | 11,000 | 9,754 | 1 | 2 | F | \$13.00 | \$14.00 | Jeff Hein | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 1 | B | R | 1989 | 1931 Bull Street | - | 9,900 | 9,242 | 0 | 1 | 2 | N | \$10.50 | \$10.50 | Walt Gee | NAM Avant | 744-9825 |
| 1 | B | R | 1987 | 1201 Main Street | - | 466,000 | 466,000 | 20,000 | 1 | 25 | F | \$18.50 | \$17.50 | David Lockwood | Colliers Keenan | 252-2728 |
| 1 | A | R | 1999 | 150 Main Street | - | 145,584 | 145,584 | 8,000 | 1 | 7 | F | \$18.50 | \$19.50 | Walt Gee | Williams,Gee & Company, PA | 254-2300 |
| 1 | B | R | 1950 | 1321 Lady Street | - | 120,000 | 100,000 | 35,000 | 1 | 8 | F | \$11.00 | \$12.00 | William S Minter III | Colliers Properties | 779-7190 |
| 1 | B | R | 1955 | 1300 Sumter St | - | 13,000 | 12,482 | 4,123 | 1 | 2 | F | \$15.00 | \$15.00 | C. Marshall Kibler | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 1 | B | R | 1950 | 504-08 Gervais | - | 5,000 | 5,000 | 0 | 1 | 1 | F | \$11.50 | \$13.00 | Charles Brooks | Brooks Properties | 787-1500 |
| 1 | B | R | 1950 | 514 Gervais St | - | 3,700 | 3,700 | 0 | 1 | 1 | | \$14.00 | \$16.00 | Charles Brooks | Brooks Properties | 787-1500 |

2005 Inventory of Office Space

#BLDG'S

LEASE

#FLOORS

AVG. RENT SF

#NEW RENT SF

CONTACT

COMPANY

PHONE

| ZONE | COUNTY | BUILDING | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | PHONE |
|------|--------|------------------------------|----------------|----------------------|--------|----------|---------|----------|---------|--------------|-------------|----------------------|-----------------------------|------------|
| 1 | B | R Creason Bldg | 1970 | 1247 Sumter Street | - | 10,511 | 10,511 | 2,020 | 1 | \$15.50 | \$15.50 | Leasing Agent | First Citizens Bank | 733-2073 |
| 1 | A | R Derrick-Stubbs-Suth Bldg | 1999 | 508 Hampton Street | - | 32,000 | 32,000 | 0 | 1 | \$15.50 | \$15.50 | Martin Moore | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 1 | B | R DuPre Bldg | 807 Gervais St | - | 34,500 | 23,000 | 8,185 | 1 | 3 | \$14.00 | \$14.00 | J. Michael Edwards | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 1 | B | R Elmwood Avenue | 1972 | 900 Elmwood Ave | - | 15,182 | 14,176 | 0 | 1 | \$14.25 | \$14.50 | Julian Gignilliat | Gignilliat, Savitz & Bettis | 799-9311 |
| 1 | B | R Fourteen Hundred Bldg | 1972 | 1400 Pickens St | - | 70,000 | 63,600 | 13,750 | 1 | \$6 | \$6 | David Lockwood | Colliers Keenan | 254-2300 |
| 1 | B | R Fourteen Hundred Building | 1972 | 1400 Pickens Street | - | 70,000 | 63,600 | 13,750 | 1 | \$6 | \$6 | David Lockwood | Colliers Keenan | 254-2300 |
| 1 | B | R Futuritech Bldg | 1920 | 1400 Laurel St | - | 5,000 | 4,800 | 2,500 | 1 | \$2 | \$2 | Rusty DePass | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 1 | B | R Gadsden Office Building | 1955 | 1315 Gadsden St | - | 12,000 | 12,000 | 0 | 1 | \$2 | \$2 | Ben D. Arnold | Arnold Companies | 731-4321 |
| 1 | B | R Gervais Street | 1903 | 902 Gervais Street | - | 19,600 | 19,600 | 4,600 | 1 | \$2 | \$2 | Pete Hyman | Hyman Law Firm | 1-662-5000 |
| 1 | B | R Gervais Street | 1920 | Gervais & Lincoln | - | 25,000 | 25,000 | 3,000 | 1 | \$2 | \$2 | David Lockwood | Colliers Keenan | 254-2300 |
| 1 | B | R Gervais Street | 1920 | 801 Gervais Street | - | 17,500 | 16,000 | 0 | 1 | \$1 | \$1 | Cubby Culbertson | Culbertson | 256-4500 |
| 1 | B | R Gervais Street | 1989 | 400 Gervais St | - | 8,400 | 8,400 | 1,600 | 1 | \$2 | \$2 | Walter Cate | Colliers-Keenan | 254-2300 |
| 1 | B | R Hampton Street | 1954 | 1712 Hampton Street | - | 15,000 | 12,000 | 6,000 | 1 | \$2 | \$2 | John D. Baker | Baker & Baker | 254-8987 |
| 1 | OD | R Huger Street | 1935 | 925 Huger street | - | 23,100 | 21,300 | 0 | 1 | \$2 | \$2 | Scott McCarthy | Kahn Development Co | 419-0235 |
| 1 | B | R Huger Street Building | 1950 | 1102 Huger St | - | 5,880 | 5,880 | 5,880 | 1 | \$1 | \$1 | Charles Brooks | Brooks Properties | 787-1500 |
| 1 | B | R Jefferson Building | 1965 | 2026 Assembly St | - | 7,505 | 6,313 | 2,000 | 1 | \$2 | \$2 | Jeff Hein | NAI Avant | 744-9824 |
| 1 | B | R Jefferson Executive Center | 1961 | 1813 Main Street | - | 31,625 | 27,500 | 0 | 1 | \$3 | \$3 | George Lee | Professional Realty | 419-2666 |
| 1 | B | R Jefferson Square | 1970 | 1801 Main Street | - | 148,000 | 144,000 | 2,300 | 1 | \$12.00 | \$12.00 | Jeremy Wilson | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 1 | A | R Keenan Complex | 1983 | 1224 Sumter Street | - | 42,300 | 37,450 | 0 | 1 | \$3 | \$3 | David Lockwood | Colliers-Keenan | 254-2300 |
| 1 | A | R Keenan Complex | 1986 | 1330 Lady Street | - | 113,700 | 109,200 | 58,788 | 1 | \$6 | \$6 | David Lockwood | Colliers-Keenan | 254-2300 |
| 1 | B | R Keenan Complex | 1939 | 1224 Sumter St | - | 110,000 | 91,446 | 4,438 | 1 | \$10 | \$10 | David Lockwood | Colliers-Keenan | 254-2300 |
| 1 | B | R Land America Building | 1975 | 1903 Gadsden Street | - | 10,000 | 10,000 | 0 | 1 | \$2 | \$2 | Greg Marturano | | 359-9419 |
| 1 | B | R Liberty House | 1971 | 2001 Assembly Street | - | 22,400 | 18,935 | 0 | 1 | \$2 | \$2 | James Craig | Liberty Management, Inc. | 779-6128 |
| 1 | B | R Luther M Lee Building | 1930 | 1314 Lincoln Street | - | 15,000 | 11,000 | 0 | 1 | \$3 | \$3 | Chris Isgett | Lee Building Partnership | 799-9811 |
| 1 | B | R Main Street | 1988 | 1634 Main Street | - | 20,688 | 13,794 | 0 | 1 | \$3 | \$3 | Marion D. Turbeville | Darville Business Adv | 765-1230 |
| 1 | B | R Marion Street | 1961 | 1612 Marion Street | - | 66,000 | 33,000 | 0 | 1 | \$4 | \$4 | Beronica Whisman | Colliers-Keenan | 254-2300 |
| 1 | A | R Meridian | 2004 | 1320 Main Street | - | 360,000 | 360,000 | 120,000 | 1 | \$17 | \$17 | David Lockwood | Colliers-Keenan | 254-2300 |
| 1 | B | R Palmetto Building | 1913 | 1400 Main St | UR | 74,000 | 71,000 | 51,152 | 1 | \$15 | \$15 | Vin Patel | | 782-4500 |
| 1 | A | R Palmetto Center | 1983 | 1426 Main Street | - | 456,218 | 456,218 | 0 | 1 | \$20 | \$20 | Bob Wright | SCANA Corporation | 217-8083 |
| 1 | B | R Palmetto Technology Center | 1965 | 1501 Hampton St | - | 61,795 | 61,795 | 0 | 1 | \$2 | \$2 | Jeff Hein | NAI Avant | 744-9825 |
| 1 | B | R Number One Main Street | 1912 | 1200 Main Street | - | 35,731 | 35,024 | 7,500 | 1 | \$11 | \$11 | Louis Smith | Number One Main,LIC | 252-9990 |
| | | | | | | 20,000 | 20,000 | 0 | 1 | \$1 | \$1 | | Burgess Mills | 256-1996 |

2005 Inventory of Office Space

#BLDGs LEASE

| ZONE | COUNTY | BUILDING | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | NEW RENT SF | CONTACT | COMPANY | | PHONE |
|------|--------|-----------------------------|------|----------------------|--------|----------|---------|----------|--------------------|-------------|---------|---------------------|-----------------------------|----------|
| | | | | | | | | | | | | #BLDGs | LEASE | |
| 1 | B | R Regions Bank | 1980 | 1010 Gervais Street | - | 23,000 | \$12.50 | \$12.50 | 1 | 4 | N | John Sellers | Colliers-Keenan | 254-2300 |
| 1 | B | R Renaissance Building | 1980 | 1334 Sumter Street | - | 24,300 | \$9.50 | \$12.50 | 1 | 3 | F | Peter Cannon | PPC, Inc. | 252-4146 |
| 1 | B | R RNB Bldg | 1930 | 1208 Washington St | - | 22,276 | \$11.00 | \$11.00 | 2 | 2 | F | David Loy | Exec Mgmt & Leasing | |
| 1 | B | R Russell & Jeffcoat Realty | 1985 | 1022 Calhoun Street | - | 14,000 | \$10.00 | \$10.00 | 2 | 2 | T | Robert Russell | Russell & Jeffcoat Realty | 779-6000 |
| 1 | A | R SC Bank & Trust | 2002 | 520 Gervais | - | 53,000 | \$19.50 | \$19.50 | 1 | 4 | F | Paul Hartley | NAI Avant | 744-9824 |
| 1 | A | R SC Bar Building | 1988 | 950 Taylor Street | - | 24,000 | \$13.00 | \$13.00 | 0 | 1 | F | Robert S Wells | SC Bar | 799-6653 |
| 1 | A | R Southern Bell Building | 1987 | 401 Laurel Street | - | 175,000 | \$10.00 | \$10.00 | 6 | 6 | T | John D. Baker | Baker & Baker | 254-8987 |
| 1 | A | R Suggs & Kelly Bldg | 1999 | 500 Taylor Street | - | 65,300 | \$18.00 | \$18.00 | 1 | 4 | F | Al Babinec | Danville Bus. Advisors, LLC | 765-1230 |
| 1 | B | R Summersett Building | 1965 | 2008 Marion Street | - | 11,600 | \$14.30 | \$14.30 | 0 | 2 | F | Al L. Saad | A. L. Saad & Co | 776-1307 |
| 1 | B | R Sylvan Building | | 1201 Hampton Street | - | 16,000 | \$10.00 | \$10.00 | 0 | 1 | F | Leasing Agent | Lincoln Property Management | 254-3795 |
| 1 | B | R The Pavilion | 1988 | Thurmond Mall | - | 39,031 | \$14.00 | \$14.00 | 1 | 3 | F | David Lockwood | Colliers Keenan | 799-1919 |
| 1 | A | R The Tower at 1301 Gervais | 1974 | Gervais & Sumter St | - | 300,000 | \$16.00 | \$16.00 | 1 | 20 | F | Mary Winter Teaster | CB Richard Ellis/Columbia | 254-2300 |
| 1 | A | R Washington Mutual | 1983 | 1333 Main Street | - | 203,000 | \$14.50 | \$14.50 | 11,000 | 1 | 7 | Peter Cannon | PPC, Inc | 779-7777 |
| 1 | B | R Washington St | 1954 | 1233 Washington St | - | 46,200 | \$16.50 | \$16.50 | 1,500 | 1 | 10 | David Loy | Exec. Mgmt. & Leasing | 252-4146 |
| 1 | B | R Washington Street | 1974 | 1100-1124 Washington | - | 27,642 | \$10.00 | \$10.00 | 4,037 | 1 | 1 | Roger Crouch | Crouch Construction Company | 771-9884 |
| 2 | B | R | 1979 | 7356 Garners Ferry | - | 14,000 | \$10.00 | \$10.00 | 12,000 | 2,000 | 1 | No Leasing Agent | No Leasing Agent | 781-7302 |
| 2 | OD | R Bobbin Bleheim Building | | 1110 Shop Rd | - | 20,000 | \$3.50 | \$3.50 | 20,000 | 1 | 1 | Ben Wright | Ben Wright Real Estate Co | 776-4978 |
| 2 | B | R Patrick Building | 1979 | 8012 Garners Ferry | - | 6,250 | \$5.20 | \$5.20 | 5,000 | 0 | 1 | Marshall Kibler | Carolina Properties | 779-7190 |
| 2 | B | R Sims House | | 1329 Blanding St | - | 5,600 | \$12.00 | \$12.00 | 5,600 | 1 | 2 | Alan Moyd | Grubbs&Ellis/Wilson/Kibler | 695-1133 |
| 2 | OD | R South Park Center | 1970 | 3130 Bluff Road | - | 170,000 | \$18.00 | \$18.00 | 90,000 | 3 | 1 | Marsha Davis | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 2 | OD | R Sumter Hwy Bus Park Ph I | 1987 | 8009 Sumter Hwy | - | 7,500 | \$14.00 | \$14.00 | 114,091 | 0 | 1 | Emily Walker | Colliers-Keenan | 254-2300 |
| 2 | B | R Veterans Road | 1988 | 211 Veterans Road | - | 4,800 | \$14.00 | \$14.00 | 4,800 | 0 | 1 | Emily Walker | CB Richard Ellis/Columbia | 779-7777 |
| 3 | B | R | | 4015 Forest Drive | - | 15,000 | \$12.00 | \$12.00 | 7,791 | 5,500 | 1 | Emily Walker | CB Richard Ellis/Columbia | 779-7777 |
| 3 | A | R | | 7909 Parklane Rd | - | 114,091 | \$10.50 | \$10.50 | 7,909 | 3,407 | 1 | Emily Walker | CB Richard Ellis/Columbia | 779-7777 |
| 3 | B | R | | 1901 Blarney Dr | - | 3,800 | \$8.00 | \$8.00 | 1901 Blarney Dr | 3,800 | 1 | Emily Walker | CB Richard Ellis/Columbia | 779-7777 |
| 3 | B | R | | 2110 Beeline Blvd | - | 7,791 | \$8.00 | \$8.00 | 2110 Beeline Blvd | 7,791 | 1 | Emily Walker | CB Richard Ellis/Columbia | 779-7777 |
| 3 | B | R | | 1607 Harden Street | - | 6,000 | \$8.00 | \$8.00 | 1607 Harden Street | 6,000 | 1 | Emily Walker | CB Richard Ellis/Columbia | 779-7777 |
| 3 | B | R | | 7701 Trenholm Ext | UC | 6,698 | \$13.00 | \$13.00 | 7701 Trenholm Ext | 6,698 | 0 | Charles C. Thompson | LandSource, Inc | 254-2125 |
| 3 | B | R | 1980 | 1913 Marion Street | - | 5,000 | \$12.00 | \$12.00 | 6 Monckton Blvd | 5,000 | 1,250 | Mac Ogburn | CB Richard Ellis/Columbia | 779-7777 |
| 3 | OD | R | | 6 Monckton Blvd | - | 4,800 | \$8.25 | \$8.25 | 2712 Millwood Ave | 4,800 | 0 | Scott Capelle | CB Richard Ellis/Columbia | 779-7777 |
| 3 | OD | R | | 2712 Millwood Ave | - | 37,000 | \$8.00 | \$8.00 | 2712 Millwood Ave | 37,000 | 1 | Mary Winter Teaster | CB Richard Ellis/Columbia | 779-7777 |
| 3 | B | R | 1985 | 6222 Garners Ferry | - | 18,000 | \$698 | \$698 | Vin Patel | 18,000 | 3,000 | Vin Patel | CB Richard Ellis/Columbia | 695-1111 |

2005 Inventory of Office Space

LEASE

| ZONE | COUNTY | BUILDING | TYPE | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | PHONE |
|------|--------|------------------------------------|------|----------------------|---------|--------|----------|---------|----------|---------|--------------|-------------|------------------------------|------------------------------|----------|
| 3 | R | 1751 St Julian Pl | UC | 6,000 | 6,000 | 0 | 1 | 4 | F | \$12.50 | \$12.50 | | Burgess Mills | M Burgess Mills & Associates | 256-1996 |
| 3 | B | R 1800 St Julian Place | 1993 | 1800 St Julian Place | - | 64,722 | 61,388 | 0 | 1 | 4 | \$12.50 | | Linda Bucher | Caldwell Banker | 933-0302 |
| 3 | B | R 2628 Millwood Avenue | 1956 | 2628 Millwood Avenue | - | 6,500 | 5,700 | 725 | 1 | 1 | \$10.00 | \$11.00 | Margaret M Ficks | Prop-Care | 771-0217 |
| 3 | B | R 2632 Millwood Ave | 1962 | 2632 Millwood Ave | - | 7,996 | 7,996 | 0 | 1 | 2 | \$5.00 | \$5.00 | John H Wright | David Rodarte | 771-9090 |
| 3 | B | R 2805 Partners | 1970 | 2805 Millwood Ave | - | 8,500 | 7,500 | 0 | 1 | 2 | F | \$12.00 | Mark Taylor | Wright Properties Ltd | 736-2019 |
| 3 | B | R 302 Berkshire Drive | 1984 | 302 Berkshire Dr | - | 1,450 | 1,450 | 0 | 1 | 1 | F | \$10.00 | John E Taylor & Assoc Realty | Don E Taylor & Assoc Realty | 782-4500 |
| 3 | B | R 5 Calendar Court | 1979 | 5 Calendar Court | - | 6,000 | 5,000 | 0 | 1 | 2 | F | \$10.00 | Mark Taylor | Adams Eaddy & Associates | 254-9404 |
| 3 | B | R Adams Eaddy Building | 1976 | 2230 Devine | - | 20,000 | 18,000 | 0 | 1 | 2 | F | \$9.75 | Bill Eaddy | The Gary Realty | 691-4626 |
| 3 | B | R Arcadian Plaza | 1977 | 4949 Two Notch Rd | - | 16,104 | 14,923 | 3,600 | 2 | 2 | F | \$9.50 | Charles Gary | Brawley Bldg L.L.C. | 252-7693 |
| 3 | B | R Brawley Building | 1973 | 1735 St Julian Place | - | 18,000 | 16,500 | 1,800 | 1 | 3 | F | \$12.50 | Ronald E Robbins | Crouch Construction Company | 781-7302 |
| 3 | B | R Calendar Court | 1984 | 14 Calendar Court | - | 6,500 | 6,500 | 3,500 | 1 | 2 | N | \$10.00 | Roger Crouch | CB Richard Ellis/Columbia | 779-7777 |
| 3 | B | R Calendar Court | 1983 | 10 Calendar Court | - | 6,500 | 6,500 | 900 | 1 | 2 | | \$12.00 | Emily Walker | William Durham Company | 781-7302 |
| 3 | B | R Carlisle Offices | 1960 | 3128-48 Carlisle St | - | 8,500 | 8,500 | 0 | 1 | 1 | T | | William Durham III | William Durham Company | 256-3591 |
| 3 | B | R Carlisle Street | 1969 | 3145 Carlisle Street | - | 7,200 | 7,200 | 1,950 | 1 | 1 | F | \$15.00 | Roger Crouch | William Durham Company | 781-7302 |
| 3 | B | R Christine | | 3135 Millwood Ave | - | 13,000 | 13,000 | 0 | 1 | 2 | T | | William Durham III | William Durham Company | 256-3591 |
| 3 | B | R Dentsville Office Mall | 1950 | 6701 Two Notch Road | - | 17,000 | 15,000 | 0 | 3 | 1 | F | \$8.70 | H R Hahn | Dentsville Office Mall | 788-2509 |
| 3 | B | R Devine Street | 1971 | 2927 Devine Street | - | 6,100 | 6,000 | 0 | 1 | 2 | N | \$10.00 | W Ralph Garris | W Ralph Garris | 799-3346 |
| 3 | B | R Devine Street | 1968 | 3014 Devine St | - | 6,799 | 6,287 | 817 | 1 | 2 | F | \$10.00 | Darlene G. Lynch | Sadler Company | 254-6311 |
| 3 | B | R East Village Plaza | 1987 | 2601 Millwood Ave | - | 12,600 | 12,600 | 11,215 | 1 | 2 | T | | William Durham III | William Durham Company | 256-3591 |
| 3 | B | R Edens Enterprises | 1971 | 4015 W. Beltline | - | 4,000 | 4,000 | 2,000 | 1 | 1 | | \$9.00 | Gerald Steel | NAI Avant | 254-0100 |
| 3 | B | R Elliott Building | 1970 | 2231 Devine Street | - | 13,502 | 13,502 | 800 | 1 | 3 | F | \$11.25 | Ben Brantley | CB Richard Ellis/Columbia | 779-7777 |
| 3 | A | R Fontaine Bus Crr Ph II | 1987 | 400 Arbor Lake Dr. | - | 70,505 | 70,505 | 23,738 | 1 | 1 | F | \$16.00 | Beronica Whisnant | Colliers Keenan | 254-2300 |
| 3 | A | R Fontaine Bus. Ctr. Ph III | 1989 | 200 Arbor Lake Dr | - | 58,522 | 56,522 | 38,843 | 1 | 3 | F | \$16.50 | Beronica Whisnant | Colliers Keenan | 254-2300 |
| 3 | A | R Fontaine Business Center Phase I | 1985 | 300 Arbor Lake Dr | - | 99,173 | 99,173 | 37,831 | 1 | 1 | F | \$16.00 | Beronica Whisnant | Colliers Keenan | 254-2300 |
| 3 | A | R Fontaine Bus Crr Phs 5 | 1990 | 201 Arbor Lake Drive | - | 21,471 | 21,471 | 1 | 1 | N | | \$12.00 | Al Barts | Colliers Keenan | 254-2300 |
| 3 | B | R Forest Drive | 1984 | 3137 Forest Drive | - | 6,000 | 6,000 | 0 | 1 | 1 | F | \$7.50 | Dr. Ellis | Forest Drive Properties, LLC | 794-1868 |
| 3 | B | R Forest Drive | 1987 | 3924 Forest Drive | - | 14,822 | 14,822 | 2,200 | 1 | 2 | F | \$10.50 | Scott McCarthy | Kahn Development Co | 419-0235 |
| 3 | B | R Forest Plaza Office Park | 1989 | 3321 Forest Drive | - | 15,339 | 15,339 | 3,292 | 1 | 2 | O | \$13.00 | Faye Henderson | Rosen Real Estate | 252-9321 |
| 3 | B | R Harold H. Adams, Jr. | 1988 | 1100 Shirley Street | - | 20,000 | 18,000 | 2,500 | 1 | 2 | F | \$11.00 | Harold H. Adams, Jr | Adams & Assoc. International | 758-1400 |
| 3 | B | R Heritage Building | 1973 | 1777 St Julian Place | - | 43,800 | 39,500 | 0 | 1 | 4 | F | \$11.50 | Burgess Mills | M Burgess Mills & Associates | 256-1996 |
| 3 | B | R Homeowners Mortgage | 1968 | 2530 Devine | - | 21,000 | 21,000 | 0 | 1 | 2 | F | \$13.00 | Ben Brantley | CB Richard Ellis/Columbia | 779-7777 |
| 3 | A | R Kilgore | 1974 | 4700 Forest Drive | - | 21,980 | 21,980 | 0 | 1 | 2 | F | \$13.50 | Leon Jones | Leon Jones Ins | 790-5600 |

2005 Inventory of Office Space

LEASE

| TYPE | ZONE COUNTY BUILDING | YEAR ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | PHONE | |
|------|--------------------------------------|---------------------------|--------|----------|---------|----------|---------|--------------|-------------|---------|--------------------|------------------------------|--------------|
| 3 B | R Kittrell Center | 1971 2711 Middleburg Dr | - | 77,168 | 74,288 | 1,500 | 1 | 4 | F | \$13,00 | Burgess Mills | 256-1996 | |
| 3 B | R Landmark 1 | 1973 3600 Forest Dr | - | 71,790 | 70,575 | 35,108 | 1 | 4 | F | \$14,00 | Paul Hartley | 744-9824 | |
| 3 B | R Landmark 2 | 1975 3700 Forest Dr | - | 84,450 | 81,537 | 33,107 | 1 | 5 | F | \$14,00 | Paul Hartley | 744-9824 | |
| 3 B | R Landmark 3 | 1973 3830 Forest Dr | - | 23,000 | 11,242 | 0 | 1 | 2 | F | \$12,00 | John Sellers | 254-2300 | |
| 3 B | R Landmark 4 | 1976 3710 Landmark Drive | - | 73,094 | 66,651 | 36,102 | 1 | 4 | F | \$14,00 | Paul Hartley | 744-9824 | |
| 3 B | R Landmark Drive | 1986 3614 Landmark Drive | - | 7,250 | 7,250 | 0 | 1 | 2 | F | \$8,50 | Mr. Edwards | 532-4999 | |
| 3 B | R Landmark Drive | 1985 3610 Landmark Drive | - | 6,500 | 6,500 | 0 | 1 | 2 | F | \$9,50 | Mr. Edwards | 532-4999 | |
| 3 A | R Laurel One | 1989 3200 Devine Street | - | 20,000 | 18,300 | 0 | 1 | 2 | F | \$14,50 | JD Miot III | 256-1393 | |
| 3 B | R Market Place | 2001 1001 Harden St | - | 28,000 | 28,000 | 1 | 1 | 2 | F | \$14,50 | Rox Pollard | Colliers Keenan | 254-2300 |
| 3 B | R Middleborough | 1974 1825 St. Julian | - | 8,050 | 7,200 | 0 | 1 | 2 | F | \$8,00 | C. Michael Munson | CMM Realty, Inc | 779-1844 |
| 3 B | R Middleburg Drive | 1972 2718 Middleburg Dr | - | 9,600 | 8,425 | 0 | 1 | 2 | F | \$12,00 | Billy Way | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 3 B | R Middleburg Mall | 1969 2700 Middleburg Dr | - | 34,231 | 34,231 | 4,128 | 1 | 2 | F | \$14,00 | Burgess Mills | M Burgess Mills & Associates | 256-1996 |
| 3 B | R Middleburg Plaza | 1970 2712 Middleburg Dr | - | 50,212 | 50,212 | 7,458 | 1 | 2 | F | \$10,00 | Robin Dial | Dial-Dunlap & Associates Inc | 799-6244 |
| 3 B | R Millwood Avenue | 1972 2627 Millwood Avenue | - | 9,400 | 8,800 | 3,300 | 1 | 1 | N | \$12,00 | William Durham III | William Durham Company | 256-3591 |
| 3 B | R Monckton Boulevard | 1978 4 Monckton Boulevard | - | 4,800 | 4,800 | 0 | 1 | 2 | F | \$8,00 | Dr Ellis | Dr Ellis | 788-9593 |
| 3 B | R Ott Road | 1965 616 Ott Road | - | 6,871 | 6,871 | 1,350 | 1 | 1 | F | \$8,10 | Robert Weston | Weston Management Co. | 254-2663 |
| 3 B | R Palmetto Place | 1960 2638 Two Notch Rd | - | 141,303 | 141,303 | 48,854 | 1 | 1 | D | \$16,00 | Tommy Johnson | Colliers Keenan | 254-2300 |
| 3 B | R Parklane Centre | 1989 7499 Parklane Road | - | 49,240 | 49,240 | 8,878 | 1 | 1 | D | \$16,00 | Geri Fewster | Waters Inc | 704-333-0794 |
| 3 B | R Pinnacle Professional Park | 1978 6941 N Trenholm Road | - | 40,680 | 40,680 | 13,000 | 1 | 1 | F | \$11,00 | Ben Brantley | CB Richard Ellis/Columbia | 779-7777 |
| 3 A | R Providence Medical Building I | 1979 2750 Laurel Street | - | 50,000 | 41,413 | 0 | 1 | 3 | F | \$18,25 | Mary Keefe Surles | Cogdell Developers | 779-2680 |
| 3 A | R Providence Medical Building II | 1985 2601 Laurel Street | - | 24,024 | 18,820 | 0 | 1 | 2 | F | \$18,25 | Mary Keefe Surles | Cogdell Developers | 779-2680 |
| 3 A | R Providence Medical Building III | 1991 1655 Brabham Ave | - | 56,064 | 44,413 | 0 | 1 | 3 | F | \$19,56 | Roy Mitchell | Cogdell Developers | 779-2680 |
| 3 B | R Richland Building | 1972 2611 Forest Drive | - | 43,000 | 43,000 | 500 | 1 | 2 | F | \$13,50 | Tim Russell | Richland Mall | 782-7575 |
| 3 A | R Richland Mall | 1988 3400 Forest Drive | - | 136,740 | 136,740 | 0 | 1 | 1 | F | \$18,25 | Patsy Ransom | Consera Health Care | 454-2340 |
| 3 A | R Richland Memorial Medical Center N | 1987 115 Blamey Drive | - | 45,000 | 38,700 | 1,500 | 1 | 2 | F | \$18,25 | John H Wright | Wright Properties Ltd | 736-2019 |
| 3 OD | R Shakespeare Road | 1985 5808 Shakespeare Rd | - | 10,000 | 10,000 | 1,500 | 1 | 1 | F | \$5,50 | John H Wright | Wright Properties Ltd | 736-2019 |
| 3 OD | R Shakespeare Road | 1985 5820-30 Shakespeare | - | 10,000 | 10,000 | 0 | 1 | 1 | F | \$5,56 | John H Wright | Wright Properties Ltd | 736-2019 |
| 3 B | R St Julian Place | 1968 1701 St Julian Place | - | 14,000 | 12,700 | 0 | 1 | 2 | F | \$12,00 | Bill Sargent | Colliers Keenan | 254-2300 |
| 3 B | R St Julian Place | 1712 St Julian Place | - | 9,300 | 9,300 | 2,325 | 1 | 2 | F | \$13,00 | Burgess Mills | M Burgess Mills & Associates | 256-1996 |
| 3 A | R St Julian Place | 1984 1209 St. Julian Pl | - | 12,000 | 12,000 | 3,000 | 1 | 1 | F | \$12,50 | Lee Holloway | Leventis Drive Properties | 929-1191 |
| 3 B | R State Farm/Marion Hanna | 1998 1700 Decker Blvd | - | 5,600 | 5,600 | 1,170 | 1 | 1 | N | \$12,00 | Marion Hanna | State Farm | 782-1104 |
| 3 OD | R Trenholm Road | 1976 4910 Trenholm Road | - | 6,500 | 6,500 | 1,600 | 1 | 4 | N | \$8,50 | Alan Moyal | Grubbs&Ellis/Wilson/Kibler | 779-8600 |

2005 Inventory of Office Space

LEASE

| ZONE | COUNTY | BUILDING | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | PHONE | | |
|------|--------|---------------------------------------|------|------------------------|--------|----------|---------|----------|---------|--------------|-------------|---------|---------|----------------------|-----------------------------|----------|
| | | | | | | | | | | | | | #BLDGs | LEASE | | |
| 3 | OD | R Two Notch Commercial Park Phase 1 | 1987 | 1700 Alta Vista Dr | - | 15,100 | 15,100 | 3,650 | 1 | 1 | N | \$6.50 | \$6.50 | Mike Duffy | Resource Properties | 735-1108 |
| 3 | OD | R Two Notch Commercial Park Phase 2 | 1988 | 1700 Alta Vista Dr | - | 9,600 | 9,600 | 4,200 | 1 | 1 | N | \$6.50 | \$6.50 | Mike Duffy | Resource Properties, Inc. | 735-1108 |
| 3 | OD | R Two Notch Commercial Park Phase 3 | 1988 | 5515 Shakespeare Rd | - | 15,675 | 15,675 | 2,275 | 1 | 1 | N | \$6.50 | \$6.50 | Mike Duffy | Resource Properties, Inc | 735-1108 |
| 3 | B | R Wachovia Bank | | 4408 Forest Drive | - | 20,202 | 16,140 | 0 | 1 | 3 | F | \$14.75 | \$14.50 | Frank Cason | Colliers-Keenan | 254-2300 |
| 3 | B | R Windsor Center | 1984 | 300 Berkshire Drive | - | 9,225 | 9,225 | 1,025 | 1 | 2 | F | \$8.50 | \$8.50 | John H. Wright | Wright Properties Ltd | 736-2019 |
| 3 | OD | R Windsor Commercial Park | 1982 | 3025-41 McNaughton Dr- | - | 26,960 | 26,960 | 0 | 6 | 1 | F | \$6.25 | \$6.75 | John H. Wright | Wright Properties Ltd | 736-2019 |
| 3 | OD | R Windsor Commercial Park | 1982 | 3021 McNaughton Dr | - | 19,600 | 19,600 | 0 | 1 | 1 | F | \$6.25 | \$6.75 | John H. Wright | Wright Properties Ltd | 736-2019 |
| 4 | B | R | | 6904 Main Street | - | 5,000 | 5,000 | 5,000 | 1 | 1 | F | \$19.56 | \$19.56 | Jim Gordon | Gordon Commercial Realtors | 714-0811 |
| 4 | OD | R | | 100 Northeast Drive | - | 52,394 | 52,394 | 5,000 | 1 | 1 | D | \$9.50 | \$9.50 | Jim Gordon | Gordon Commercial Realtors | 254-1868 |
| 4 | B | R 1 Medical Park | 1985 | 1 Medical Park Road | - | 72,000 | 57,400 | 0 | 1 | 4 | F | \$19.56 | \$19.56 | Mary Keefe Surles | Cogdell Developers | 779-2680 |
| 4 | OD | R 110 Sunbelt Blvd. (Near I-20) | 1997 | 110 Sunbelt Blvd | - | 15,750 | 15,750 | 0 | 1 | 1 | T | \$4.70 | \$8.00 | Ben D. Arnold | Arnold Companies | 731-4321 |
| 4 | A | R 2 Medical Park | 1974 | 2 Medical Park Rd | - | 98,000 | 79,081 | 0 | 1 | 6 | | \$17.50 | \$18.50 | Patsy Ransom | Consera Health Club | 454-2340 |
| 4 | A | R 2 Medical Park | 1974 | 2 Medical Park Road | - | 98,000 | 79,081 | 0 | 1 | 6 | F | \$17.50 | \$18.50 | Chip Grant | Consera Health Care | 454-2340 |
| 4 | OD | R 20/21 Business Center | 1990 | I-20 & US 21 | - | 47,020 | 45,340 | 7,188 | 1 | 1 | N | \$8.50 | \$8.50 | Jeff Hein | NAI Avant | 744-9825 |
| 4 | A | R 3 Medical Park | 1988 | 3 Medical Park Road | - | 91,500 | 72,400 | 0 | 1 | 5 | F | \$19.56 | \$19.56 | Mary Keefe Surles | Cogdell Developers | 779-2680 |
| 4 | A | R 4 Medical Park | 1975 | 4 Medical Park Road | - | 20,416 | 20,416 | 0 | 1 | 3 | F | \$17.75 | \$17.75 | Chip Grant | Consera Health Care | 454-2340 |
| 4 | A | R 4 Medical Park | 1975 | 4 Medical Park Rd | - | 20,416 | 20,416 | 0 | 1 | 3 | | \$16.00 | \$16.50 | Patsy Ransom | Consera Health Club | 454-2340 |
| 4 | OD | R Broad River Center, Phase I | 1987 | 3875 Lucius Road | - | 5,200 | 5,200 | 0 | 1 | 1 | N | \$5.30 | \$5.30 | Charles Merriweather | Parkway Associates | 776-4917 |
| 4 | B | R Elmwood Ave | 1984 | 1331 Elmwood Ave | - | 57,096 | 57,096 | 4,027 | 1 | 3 | F | \$15.00 | \$15.00 | Charles Small | Diversified Dev. | 256-5299 |
| 4 | B | R Elmwood Avenue | 1979 | 903 Elmwood Avenue | - | 5,000 | 4,600 | 1,250 | 1 | 2 | F | \$11.00 | \$11.00 | Charles Graham | Furman Fulmer Company | 765-0475 |
| 4 | B | R Main Street | 1950 | 2330 Main Street | - | 9,017 | 9,017 | 0 | 1 | 1 | F | \$9.00 | \$9.00 | Mike Gibson | Tona Commercial Realty | 781-5195 |
| 4 | B | R Standish Medical Bldg | 1987 | 4100 N Main Street | - | 17,001 | 15,200 | 1,500 | 1 | 2 | F | \$16.00 | \$18.00 | Albert Humphrey MD | Albert Humphrey MD | 754-0006 |
| 4 | OD | R Winhill Center (Monticello & I-20) | 1998 | 145 Windhill Road | - | 49,500 | 49,500 | 0 | 1 | 1 | T | \$5.00 | \$5.50 | Ben D. Arnold | Arnold Companies | 731-4321 |
| 5 | B | R | 1986 | 652 Bush River Rd | - | 23,488 | 23,488 | 6,200 | 1 | 2 | F | \$8.00 | \$8.00 | C. Michael Munson | CMM Realty, Inc | 779-1844 |
| 5 | R | | | 2000 Center Pointe D | UC | 4,647 | 4,647 | 0 | | | | | | Jim Anderson | Structoners | 731-9498 |
| 5 | A | R | 2005 | Stonebridge Drive | - | 6,394 | 6,394 | 0 | 1 | 1 | | | | Roger Crouch | Crouch Construction Company | 781-7302 |
| 5 | B | R 1030 St Andrews Rd | 1995 | 1030 St Andrews Rd | - | 4,800 | 4,800 | 1,000 | 1 | 1 | | \$11.50 | \$11.50 | Vin Patel | | 782-4500 |
| 5 | B | R 2301 Bush River Road | 1986 | 2301 Bush River Road | - | 7,200 | 7,200 | 1,200 | 1 | 1 | N | | | Beronica Whisman | Colliers-Keenan | 254-2300 |
| 5 | A | R Atrium Stoneridge | 1988 | 140 Stoneridge Dr | - | 120,000 | 108,201 | 24,748 | 1 | 6 | F | \$15.50 | \$15.50 | Frank Cason | Colliers-Keenan | 254-2300 |
| 5 | A | R Bell South - PCS | 1987 | 317 Zimalcrest Dr | - | 18,000 | 18,000 | 18,000 | 1 | 1 | N | \$9.50 | \$9.50 | David Lockwood | Colliers-Keenan | 254-2300 |
| 5 | A | R Berkeley Bldg | 2002 | 200 Center Point Cir | - | 74,069 | 74,069 | 16,000 | 1 | 4 | | \$18.50 | \$18.50 | Larry Frisk | Real Estate Equity Mgmt | 254-9798 |
| 5 | B | R Bush River Road | | Bush River Road | - | 23,000 | 23,000 | 0 | 1 | 2 | F | | | Mike Duffy | Resource Properties, Inc. | 735-1108 |
| 5 | OD | R Business Park of St Andrews Phase 1 | 1989 | 1401 St Andrews Rd | - | 15,600 | 15,600 | 1,950 | 1 | 1 | N | \$7.75 | \$7.75 | | | |

2005 Inventory of Office Space

#BLDGs LEASE

| ZONE | COUNTY | BUILDING | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | PHONE | | |
|------|--------|--|-------------------|----------------------|--------|----------|---------|----------|---------|--------------|-------------|---------|-------------------|----------------------|------------------------------|--------------|
| 5 | OD | R Business Park of St. Andrews Phase 2 | 1990 | 1410 St Andrews Rd | - | 16,015 | 16,015 | 0 | 1 | 1 | N | \$7.75 | Mike Duffy | 735-1108 | | |
| 5 | OD | R Business Park of St. Andrews Phase 3 | 1996 | 1404 St. Andrews | - | 16,550 | 16,550 | 3,125 | 1 | 1 | N | \$7.75 | Mike Duffy | 735-1108 | | |
| 5 | A | R Center Point I | 1989 | 2000 Center Point Dr | - | 72,266 | 72,266 | 9,808 | 1 | 4 | F | \$17.00 | Beronica Whisnant | Colliers Keenan | 254-2300 | |
| 5 | A | R Center Point II | 1996 | 100 Center Point Cir | - | 80,000 | 80,000 | 0 | 1 | 2 | F | \$17.25 | \$17.75 | Beronica Whisnant | Colliers Keenan | 254-2300 |
| 5 | A | R Center Point V | 1997 | 1370 Browning Rd | - | 19,425 | 19,425 | 1,587 | 1 | 1 | F | \$16.75 | \$16.75 | Beronica Whisnant | Colliers Keenan | 254-2300 |
| 5 | A | R Colonial Life Building | 1986 | 1200 Colonial Life | - | 160,000 | 160,000 | 0 | 1 | 4 | F | \$13.50 | \$13.50 | W C Cantey | Cantey & Co | 256-7150 |
| 5 | A | R Crown Point | 2000 | 1400 Browning Road | - | 37,000 | 37,000 | 19,489 | 1 | 1 | F | \$20.00 | \$20.00 | Mark Durlach III | Durlach Associates | 843-723-2801 |
| 5 | B | R Dutch Center | 1976 | 810 Dutch Sq. Blvd | - | 103,000 | 100,603 | 20,000 | 1 | 4 | F | \$12.50 | \$13.00 | Jeff Tenhover | Tenhover One, Inc. | 561-0070 |
| 5 | B | R Dutch Plaza | 1974 | 800 Dutch Square Bl | - | 72,742 | 72,742 | 22,652 | 4 | 2 | F | \$13.50 | \$14.00 | Scott McCarthy | Kahn Development Co | 41-*0235 |
| 5 | B | R Executive Office Park | 1996 | 1341 Garner Lane | - | 14,000 | 14,000 | 7,900 | 1 | 2 | F | \$13.50 | \$13.50 | Evelyn Turner | JTS Group | 319-5957 |
| 5 | B | R Executive One Center | 1988 | 1343 Garner Lane | - | 16,000 | 14,000 | 3,000 | 1 | 3 | F | \$13.00 | \$13.00 | Evelyn Turner | JTS Group | 319-5957 |
| 5 | B | R Federal Reserve Bank | 1974 | 1624 Browning Road | - | 31,856 | 31,856 | 1 | 1 | N | N | \$9.00 | \$9.00 | William S Minter III | Carolina Properties | 779-7190 |
| 5 | B | R Integra Bldg | 1985 | 500 Lawand Dr | - | 6,900 | 6,900 | 0 | 1 | 2 | F | \$14.00 | \$14.25 | Michael Dodds | Integra Realty Resources | 772-8282 |
| 5 | B | R Jamestown Square | 1984 | 1345 Garner Lane | - | 28,000 | 28,000 | 6,000 | 3 | 2 | F | \$12.00 | \$12.00 | Lewis Truesdale | Truesdale Commercial Service | 749-8464 |
| 5 | B | R Morninghill Dr | 1985 | 1506 Morninghill Dr | - | 17,544 | 17,544 | 3,500 | 1 | 1 | F | \$6.00 | \$6.00 | Roger Crouch | Crouch Construction Company | 781-7302 |
| 5 | B | R Northwest Building #2 | 1990 | 220 Outlet Point | - | 19,800 | 19,800 | 3,443 | 1 | 1 | N | \$13.50 | \$13.50 | Charles Small | Diversified Development | 256-5299 |
| 5 | A | R One Greystone | 1974 | 240 Stoneridge Drive | - | 66,640 | 61,550 | 2,570 | 1 | 4 | F | \$14.00 | \$15.00 | Billy Way | Grubbs&Ellis/Wilson/Kibler | 7798600 |
| 5 | B | R Rivermont | 1970 | Rivermont Dr | - | 222,000 | 222,000 | 50,480 | 3 | 2 | F | \$10.50 | \$10.50 | Ted Pitts | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 5 | B | R Stephenson Center | 1985 | 720 Gracern Road | - | 103,953 | 103,953 | 18,403 | 3 | 1 | F | \$14.50 | \$16.00 | Ben D. Arnold | Arnold Companies | 731-4321 |
| 5 | B | R Stoneridge Drive | 1980 | 223 Stoneridge Drive | - | 20,000 | 20,000 | 3,000 | 1 | 1 | F | \$14.00 | \$14.00 | Bill Sargent | Colliers Keenan | 257-4-2300 |
| 5 | A | R Stoneridge Drive | 1984 | 220 Stoneridge Dr | - | 65,572 | 61,039 | 11,533 | 1 | 4 | F | \$14.00 | \$15.00 | Billy Way | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 5 | B | R Stoneridge Drive Building | 1974 | 209 Stoneridge Drive | - | 17,295 | 16,535 | 6,000 | 1 | 2 | F | \$13.25 | \$13.25 | James Craig | Liberty Management, Inc. | 779-6128 |
| 5 | B | R Structoners Office | 1996 | 235 Stoneridge Drive | - | 8,080 | 8,080 | 1,300 | 1 | 1 | T | \$13.00 | \$13.00 | Jim Anderson | Structoners Inc | 731-9498 |
| 5 | A | R Two Greystone | 1980 | 246 Stoneridge Drive | - | 66,640 | 61,448 | 6,467 | 1 | 4 | F | \$14.00 | \$15.00 | Billy Way | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 7 | R | | | Wildewood Park Drive | UC | 17,838 | 17,838 | 0 | | | | | | | | |
| 7 | R | | | 117 Alpine Rd | UC | 11,500 | 11,500 | 0 | | | | | | | | |
| 7 | B | R | 1988 | 6699 Two Notch Road | - | 18,600 | 18,600 | 0 | 1 | 1 | T | \$12.00 | \$12.00 | Roger Crouch | Crouch Construction Company | 781-7302 |
| 7 | B | R | 1985 | 6525 Two Notch Road | - | 21,600 | 21,600 | 4,320 | 1 | 1 | F | \$9.00 | \$9.00 | Charles Graham | Furman Fulmer Company | 765-0475 |
| 7 | B | R | 9165 Two Notch Rd | - | 4,000 | 4,000 | 1,000 | 1 | 1 | F | \$10.00 | \$10.00 | No leasing Agent | | | |
| 7 | R | | | 110 Gateway Corp Blv | UC | 20,421 | 20,421 | 0 | | | | | | | | |
| 7 | R | | | 720 Old Clemson Rd | UC | 12,000 | 12,000 | 0 | | | | | | | | |
| 7 | R | | | Summit Terrace | PL | 30,268 | 30,268 | 0 | | | | | | | | |
| 7 | B | R | 1979 | 15 Monkton Blvd | - | 4,800 | 4,800 | 0 | 1 | 1 | F | \$2.00 | \$2.00 | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |

2005 Inventory of Office Space

LEASE

| ZONE | COUNTY | BUILDING | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | PHONE |
|------|--------|----------------------|------|---------|---------|----------|---------|----------|---------|--------------|-------------|----------------------|------------------------------|----------|
| 7 | R | 120 Hobart Rd | UC | 11,300 | 11,300 | 0 | | | | \$11.00 | | C. Marshall Kibler | Grubbs&Ellis/Wilson Kibler | 779-8600 |
| 7 | A | II Technology | - | 13,000 | 13,000 | 1 | 1 | | | \$11.00 | | | | |
| 7 | R | Blythewood Rd | UC | 14,000 | 14,000 | 0 | | | | | | J. Michael Edwards | Grubbs&Ellis/Wilson Kibler | 779-8600 |
| 7 | R | 797 Old Clemson Rd | UC | 4,900 | 4,900 | 0 | | | | | | David Jacobs | Atrium Development Inc | 736-7716 |
| 7 | R | Blythewood | UC | 6,000 | 6,000 | 0 | | | | | | Bill Stern | Stern & Stern | 419-1234 |
| 7 | B | 9367 Two Notch Rd | - | 10,000 | 10,000 | 2,200 | 1 | 2 | N | \$10.00 | \$12.00 | J. Michael Edwards | Grubbs&Ellis/Wilson Kibler | 779-8600 |
| 7 | A | 115 Atrium Way | - | 60,000 | 56,937 | 7,000 | 1 | 2 | F | \$16.50 | \$16.50 | David Jacobs | Atrium Development Inc | 736-7716 |
| 7 | A | 221 Dawson Road | - | 40,000 | 40,000 | 0 | 1 | 2 | F | \$18.80 | \$19.75 | David Jacobs | Atrium Development Inc | 736-7716 |
| 7 | A | 8910 Two Notch Road | - | 35,360 | 35,360 | 0 | 1 | 5 | F | \$16.75 | \$18.50 | Bill Stern | Stern & Stern | 419-1234 |
| 7 | A | Carolina Research Pk | - | 348,410 | 348,410 | 0 | 1 | 2 | T | \$12.00 | \$12.00 | Marty Holmes | Holmes Smith Development Inc | 748-1252 |
| 7 | A | Carolina Research Pk | - | 107,894 | 107,894 | 0 | 1 | 2 | T | \$16.50 | \$16.50 | Marty Holmes | Holmes Smith Development Inc | 748-1252 |
| 7 | A | Business Park Road | - | 60,000 | 60,000 | 3,218 | 1 | 2 | F | \$16.00 | \$17.00 | Scott McCarthy | Kahn Development Co | 419-0235 |
| 7 | A | 3010 Farrow Rd | - | 43,240 | 43,240 | 0 | 1 | 3 | F | \$17.00 | \$17.00 | J. Michael Edwards | Grubbs&Ellis/Wilson Kibler | 779-8600 |
| 7 | A | 3 Technology Circle | - | 10,000 | 10,000 | 0 | 1 | 1 | F | \$16.00 | \$16.00 | C. Marshall Kibler | Grubbs&Ellis/Wilson Kibler | 779-8600 |
| 7 | A | 1001 Pinnacle Point | - | 59,075 | 59,075 | 23,389 | 1 | 3 | | \$19.50 | \$19.50 | Bruce Harper | NAI Avant | 744-9824 |
| 7 | A | 110 Gateway Center | - | 42,102 | 42,102 | 0 | 1 | 2 | F | \$17.50 | \$17.50 | David Lockwood | Colliers-Keenan | 254-2300 |
| 7 | B | 13 Park Shore North | - | 4,992 | 4,992 | 840 | 1 | 1 | F | \$18.00 | \$18.00 | George Kreese | Kreese Partners | 738-7528 |
| 7 | A | Long Pointe Lane | - | 8,650 | 8,650 | 0 | 1 | 2 | F | \$16.00 | \$18.00 | Ben D. Arnold | Arnold Companies | 731-4321 |
| 7 | B | Sparkleberry Rd | UC | 12,000 | 12,000 | 0 | 1 | 3 | T | | | George Lee | Professional Realty | 419-2666 |
| 7 | B | 10261 Two Notch Rd | - | 71,000 | 71,000 | 71,000 | 1 | 2 | | \$9.50 | \$9.50 | William S Minter III | Carolina Properties | 779-7190 |
| 7 | A | 5 Lake Carolina Way | - | 11,921 | 11,921 | 1,872 | 1 | 2 | F | \$18.50 | \$20.00 | Ben D. Arnold | Arnold Companies | 731-4321 |
| 7 | B | 9365 Two Notch Road | - | 6,000 | 6,000 | 0 | 1 | 2 | N | \$12.00 | \$12.00 | J. Michael Edwards | Grubbs&Ellis/Wilson Kibler | 779-8600 |
| 7 | A | 710 Rabon Rd | - | 20,000 | 20,000 | 0 | 1 | 1 | F | \$20.00 | \$20.00 | Marsha Davis | Colliers-Keenan | 254-2300 |
| 7 | B | 1120 Sparkleberry Ln | - | 8,900 | 8,900 | 2,480 | 1 | 1 | | | | Robert Haas | Robert Haas Construction Co. | 788-9569 |
| 7 | B | 9320-30 Two Notch Rd | - | 10,000 | 10,000 | 0 | 2 | 1 | F | \$10.00 | \$10.50 | John H Wright | Wright Properties Ltd | 736-2019 |
| 7 | B | 9444-C Two Notch Rd | - | 7,000 | 7,000 | 0 | 1 | 1 | | \$14.00 | \$14.00 | Kanthi Thiagarajah | Southern Classic | 736-4200 |
| 7 | B | 8901 Farrow Road | - | 90,000 | 90,000 | 0 | 1 | 1 | N | \$8.50 | \$8.50 | Bill Stern | Stern & Stern | 419-1234 |
| 7 | B | 9308 Two Notch Rd | - | 5,000 | 5,000 | 0 | 2 | 1 | F | \$10.50 | \$10.75 | John H Wright | Wright Properties Ltd | 736-2019 |
| 7 | B | 9353 Two Notch Road | - | 4,200 | 4,200 | 0 | 1 | 2 | F | \$10.00 | \$10.00 | Dr J S Watson | Dr J S Watson | 788-5320 |
| 7 | B | 9400 Two Notch Rd | - | 10,000 | 10,000 | 2,600 | 1 | 1 | F | \$10.50 | \$11.00 | Billy Way | Grubbs&Ellis/Wilson Kibler | 736-2019 |
| 7 | A | 8900 Two Notch R | - | 41,022 | 41,022 | 0 | 1 | 3 | F | \$17.00 | \$18.50 | Bill Stern | Stern & Stern | 419-1234 |
| 7 | A | 1 Windsor Cove | - | 28,500 | 24,500 | 8,000 | 2 | 2 | F | \$12.50 | \$12.50 | Jim Fitzgerald | Windsor Lake Landing | 788-0686 |
| 7 | OD | 2700 Alpine Rd | PL | 16,350 | 16,350 | 0 | 1 | 1 | | | | Mike Duffy | Resource Properties,Inc | 735-1108 |

2005 Inventory of Office Space

TYPE

| ZONE | COUNTY | BUILDING | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | PHONE | | | |
|------|--------|----------------------------------|-----------------------------|-------------------------|----------------------|----------|---------|----------|---------|--------------|-------------|------------|--------------------------|-----------------------------|-----------------------------|---------------------------|----------|
| 7 | OD | R Windsor Square Business Center | | 9300 Windsor Lake Bl PL | 27,025 | 27,025 | 0 | 2 | 1 | | | Mike Duffy | Resource Properties, Inc | 735-1108 | | | |
| 7 | OD | R Windsor Square Business Center | | 2711 Alpine Rd | UC | 22,800 | 22,800 | 20,800 | 2 | 1 | N | \$8.00 | \$8.00 | Resource Properties, Inc | 735-1108 | | |
| 8 | R | | | 7805 St Andrews Rd | UC | 10,135 | 10,135 | 0 | | | | | | | | | |
| 8 | B | R | 2003 | 7825 Broad River Rd | - | 4,950 | 4,950 | 0 | 1 | 1 | | | Bud Godown | 'Thrivent Financial | 781-1034 | | |
| 8 | B | R | 409 B Piney Woods Rd | 409 B Piney Woods Rd | - | 7,500 | 7,500 | 0 | 1 | 1 | | | Roger Crouch | Crouch Construction Company | 781-7302 | | |
| 8 | B | R | 7620 North Woodrow Street | 7620 North Woodrow | - | 14,000 | 14,000 | 6,000 | 1 | 1 | N | \$8.50 | \$8.50 | Roger Crouch | Crouch Construction Company | 781-7302 | |
| 8 | A | R | Broad River & Lykes Lane | 7210 Broad River Rd | - | 25,000 | 25,000 | 1,500 | 1 | 1 | F | \$10.00 | \$10.00 | Bill Hawley | SC Properties | 781-9394 | |
| 8 | A | R | Davis-Garvin Building | 1985 | 1 Fernandina Court | - | 20,329 | 20,329 | 0 | 1 | 2 | F | \$16.00 | \$16.00 | Mark Fryer | First Venture Partnership | 732-0060 |
| 8 | B | R | Friarsgate Center | 1991 | N Royal Twr@Flagbury | - | 9,588 | 9,588 | 3,150 | 1 | 2 | N | \$9.50 | \$10.00 | Louis East | Louis East | 781-2016 |
| 8 | B | R | Sprint/Caldwell Banker Bldg | 1985 | 132 Harbison Blvd | - | 12,503 | 12,503 | 0 | 1 | 2 | F | | | David Loy | Exec. Mgmt. & Leasing | 771-9884 |
| 8 | OD | R | Westpark Office/Showroom | 1990 | 101 Westpark Blvd | - | 12,200 | 12,200 | 0 | 1 | 1 | N | \$10.00 | \$10.00 | John Burris | Burris Corporation | 551-5600 |

2005 Inventory of Office Space

| ZONE | COUNTY | BUILDING | TYPE | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | PHONE | |
|------|--------|----------|----------------------------|----------------------|---------|---------|----------|---------|----------|---------|--------------|-------------|---------|----------------|-------------------------------|----------|
| | | | | | | | | | | | | | | | | |
| 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 5 | L | | | 200 Center Pointe Dr | UC | 11,927 | 11,927 | 0 | | | | | | | | |
| 5 | OD | L | | 111-113 Exec. Pointt | - | 13,750 | 13,750 | 2 | 1 | N | \$12.00 | \$12.00 | | | | |
| 5 | B | L | Ashland Road | 2821 Ashland Road | - | 5,500 | 5,200 | 500 | 1 | 2 | F | \$10.00 | \$10.00 | Mack Blanchard | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 5 | B | L | Gardendale Office Park | 2800 Bush River Road | - | 11,200 | 11,200 | 2,000 | 8 | 1 | | \$10.00 | \$12.00 | Kathy Edwards | The Settlement | 731-2886 |
| 5 | B | L | Interstate Center | 16 Berry Hill Rd | - | 46,390 | 46,390 | 6,210 | 1 | 2 | | \$12.00 | \$13.50 | Tommy Johnson | Dial, Dunlap & Edwards | 799-6244 |
| 5 | B | L | Le Jac Office Park | 455 St Andrews Rd | - | 24,000 | 20,000 | 900 | 4 | 2 | F | \$9.50 | \$10.00 | Jack Peters | Colliers Keenan | 254-2300 |
| 5 | B | L | Market Pointe Center | Outlet Point Blvd | - | 188,000 | 188,000 | 90,000 | 1 | 1 | F | \$12.50 | \$12.50 | A. L. Saad | LeJac Realty, Inc. | 732-0868 |
| 5 | B | L | Seven Oaks Office Park | 540 St Andrews Rd | - | 10,400 | 8,500 | 1,200 | 2 | 3 | F | \$9.00 | \$9.50 | Bruce Hoverman | A. L. Saad & Co | 254-3795 |
| 5 | B | L | Synergy - Aiken Bldg | 201 Executive Cir Dr | - | 50,990 | 48,034 | 0 | 1 | 3 | F | \$16.00 | \$16.50 | Jeff Hein | Seven Oaks Development Corp. | 772-5097 |
| 5 | B | L | Synergy Congaree Bldg | 121 Executive Cir Dr | - | 62,560 | 53,505 | 4,765 | 1 | 2 | F | \$14.00 | \$14.00 | Jeff Hein | NAI Avant | 744-9825 |
| 5 | A | L | Synergy Converse Bldg | 250 Berryhill Road | - | 146,400 | 130,460 | 10,051 | 1 | 5 | F | \$15.00 | \$15.00 | Jeff Hein | NAI Avant | 744-9825 |
| 5 | B | L | Synergy Enorec Bldg | 111 Executive Cir Dr | - | 62,560 | 56,936 | 3,738 | 1 | 2 | F | \$14.00 | \$14.00 | Jeff Hein | NAI Avant | 744-9825 |
| 5 | B | L | Synergy Kingsgate Building | 110 Centerview Drive | - | 71,580 | 64,648 | 0 | 1 | 3 | | \$16.00 | \$16.50 | Jeff Hein | NAI Avant | 744-9825 |
| 5 | B | L | Synergy Sahada Bldg | 101 Executive Cir Dr | - | 52,520 | 49,900 | 19,490 | 1 | 2 | F | \$14.00 | \$14.00 | Jeff Hein | NAI Avant | 744-9825 |
| 5 | B | L | Synergy Santee Bldg | 100 Executive Cir Dr | - | 70,310 | 64,427 | 3,934 | 1 | 3 | F | \$14.00 | \$14.00 | Jeff Hein | NAI Avant | 744-9825 |
| 5 | B | L | Synergy Winthrop Bldg | 220 Executive Cir Dr | - | 50,990 | 45,430 | 32,775 | 1 | 3 | F | \$15.25 | \$15.25 | Jeff Hein | NAI Avant | 744-9825 |
| 5 | B | L | Unisys Bldg | 700 Jamil Road | - | 12,500 | 12,500 | 12,500 | 1 | 1 | D | | | Jeff Hein | NAI Avant | 744-9825 |
| 6 | B | L | | 746 Sunset Blvd | - | 4,800 | 4,800 | 0 | 1 | 1 | D | \$5.00 | \$5.00 | Paul Narang | Paul Narang | 796-0071 |
| 6 | B | L | | 912-986 Knox Abbott | - | 14,000 | 13,500 | 1,100 | 4 | 1 | F | \$13.00 | \$13.00 | Bob Hinson | PCTI Services | 791-3980 |
| 6 | L | | | 110 Sunset Blvd | UC | 12,000 | 12,000 | 0 | | | | | | | | |
| 6 | B | L | | 1900 Sunset | - | 7,800 | 7,800 | 7,800 | 1 | 1 | N | \$13.00 | \$13.00 | Jeremy Wilson | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 6 | B | L | | 1831 Airport Blvd | - | 10,000 | 10,000 | 0 | 1 | 1 | T | | | James E. Smith | James E. Smith Rental Company | 794-7040 |
| 6 | B | L | | 746 Sunset Blvd | PL | 4,200 | 4,200 | 0 | 1 | 1 | | | | Paul Narang | Paul Narang | 796-0071 |
| 6 | B | L | | 1904 Sunset | - | 5,958 | 5,958 | 1,500 | 1 | 1 | N | \$12.00 | \$12.00 | Jeremy Wilson | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 6 | OD | L | | 164 Lott Court | - | 10,000 | 10,000 | 10,000 | 1 | 1 | D | \$13.00 | \$13.00 | Bill Smith | WS Commercial Real Estate LLC | 731-9494 |
| 6 | B | L | 1215 Business Center | 1221 Knox Abbott Dr | - | 24,500 | 22,000 | 0 | 2 | 1 | F | \$13.00 | \$15.00 | Bob Hinson | PCTI Services | 791-3980 |
| 6 | B | L | 1833 Blvd | 1833 Airport Blvd | - | 7,350 | 7,350 | 1,000 | 1 | 1 | T | \$10.25 | \$10.25 | James E. Smith | James E. Smith Rental Company | 794-7040 |
| 6 | B | L | 989 Business Center | 989 Knox Abbott Dr | - | 17,500 | 16,500 | 850 | 1 | 2 | F | \$13.00 | \$15.00 | Bob Hinson | PCTI Services | 791-3980 |
| 6 | B | L | At-South-Airport | 2725 Banny Jones Ave | - | 34,276 | 32,239 | 25,081 | 1 | 2 | F | \$12.50 | \$12.50 | Charles Small | Diversified Development | 256-5299 |
| 6 | A | L | Center 1 | 101 Corporate Blvd | - | 30,000 | 3,485 | 3,485 | 1 | 1 | | \$10.50 | \$10.50 | David Lockwood | Colliers Keenan | 254-2300 |
| 6 | A | L | Center 2 | 102 Corporate Blvd | - | 35,000 | 0 | 0 | 1 | 1 | | | | David Lockwood | Colliers Keenan | 254-2300 |
| 6 | A | L | Center 4 | 104 Corporate Blvd | - | 47,328 | 5,514 | 47,328 | 1 | 1 | | \$10.50 | \$10.50 | David Lockwood | Colliers Keenan | 254-2300 |
| 6 | B | L | Charleston Highway | 1625 Charleston Hwy | - | 10,000 | 9,000 | 1,100 | 1 | 2 | F | \$9.50 | \$9.50 | Bill Hawley | SC Properties | 781-9394 |

2005 Inventory of Office Space

#BLDGs LEASE

| ZONE | COUNTY | BUILDING | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | PHONE | |
|------|--------|--------------------------------|------------------|----------------------|--------|----------|---------|----------|---------|--------------|-------------|---------|------------------|---------------------|--------------|
| | | | | | | | | | | | | | | | |
| 6 | B | L Granby Building | 1974 | 1801 Charleston Hwy | - | 46,000 | 43,090 | 7,000 | 2 | 2 | F | \$11.50 | \$12.00 | Louis Smith | 252-9990 |
| 6 | B | L Granby Law Building Phase 1 | 1975 | 1700-42 Sunset Blvd | - | 5,200 | 4,900 | 1,200 | 1 | 2 | N | \$10.00 | \$10.00 | Stan Kirkland | 796-9169 |
| 6 | B | L Granby Law Building Phase 2 | 1988 | Sunset Blvd | - | 5,800 | 5,000 | 0 | 1 | 2 | N | \$12.00 | \$12.00 | Stan Kirkland | 796-9160 |
| 6 | B | L Granby Village | 1981 | 1505 Charleston Hwy | - | 37,500 | 37,500 | 18,750 | 1 | 1 | S | \$9.00 | \$12.00 | Charlie Brown | 794-1420 |
| 6 | B | L Indigo Center | 1975 | 1200 12th Street | - | 5,800 | 5,600 | 0 | 1 | 1 | S | \$10.00 | \$11.00 | Bob Hinson | 791-3980 |
| 6 | OD | L Interstate Centre | 1990 | 724 Chris Drive | - | 42,122 | 42,122 | 3,000 | 1 | 1 | T | \$5.50 | \$5.50 | Gerri Fawster | 704-333-0794 |
| 6 | B | L Knox Abbott Drive | 1968 | 700 Knox Abbott Dr | - | 8,050 | 8,050 | 0 | 1 | 1 | N | \$10.50 | \$10.50 | Charles C. Thompson | 254-2125 |
| 6 | A | L Med Quest | 2999 Sunset Blvd | - | 10,000 | 10,000 | 0 | 1 | 1 | N | \$13.00 | \$13.00 | Chris Brownlee | 744-9813 | |
| 6 | B | L Medical Building | 206 Medical Park | - | 13,000 | 13,000 | 0 | 1 | 2 | N | \$2.00 | \$2.00 | No Leasing Agent | | |
| 6 | A | L Park Place Building | 1990 | 440 Park Place | - | 54,000 | 50,248 | 26,875 | 1 | 5 | F | \$14.50 | \$15.00 | Bill Sargent | 254-2300 |
| 6 | B | L Parson St Office Complex | 1972 | 229 Parson Street | - | 41,000 | 41,000 | 11,100 | 1 | 3 | N | \$10.00 | \$11.00 | Mark Taylor | 782-4500 |
| 6 | B | L Professional Building | 1968 | 528-32 Knox Abbott | - | 7,100 | 6,900 | 1,850 | 3 | 1 | F | \$11.50 | \$12.00 | Charles C. Thompson | 254-2125 |
| 6 | B | L Sunset Boulevard | 1977 | 744 Sunset Boulevard | - | 5,000 | 4,800 | 3,000 | 1 | 2 | F | \$5.00 | \$5.00 | Paul Narang | 796-0071 |
| 6 | B | L The Smith Center | 1991 | 3935-37 Sunset Blvd | - | 27,200 | 27,200 | 900 | 4 | 1 | F | \$0.67 | \$0.67 | Ernest L. Smith | 894-3525 |
| 6 | B | L Trade Zone 127 Bldg A-1 | 1989 | 101 Trade Zone Drive | - | 9,820 | 9,820 | 1,384 | 1 | 1 | N | | | Walker Cate | 254-2300 |
| 6 | B | L Trade Zone 127 Bldg A-2 | 1991 | 101 Trade Zone Drive | - | 15,000 | 15,000 | 1,910 | 1 | 1 | N | | | Walker Cate | 254-2300 |
| 6 | B | L Trade Zone 127 Bldg B | 1991 | 101 Trade Zone Drive | - | 15,000 | 15,000 | 0 | 1 | 1 | N | \$6.00 | \$6.50 | Walker Cate | 254-2300 |
| 6 | B | L Trade Zone 127 Bldg C | 1991 | 103 Trade Zone Drive | - | 52,000 | 52,000 | 0 | 1 | 1 | N | \$6.75 | \$8.50 | Walker Cate | 254-2300 |
| 7 | L | | | 1012 Lake Village Rd | UC | 6,500 | 6,500 | 0 | | | | | | No Leasing Agent | |
| 8 | B | L | 2003 | 7320 College Street | - | 5,000 | 4,800 | 1,200 | 1 | 2 | N | | | | |
| 8 | L | | | 917 Chapin Rd | UC | 18,000 | 18,000 | 0 | | | | | | | |
| 8 | L | | | 494 Lake Murray | UC | 17,863 | 17,863 | 0 | | | | | | | |
| 8 | L | | | 735 Saturn Pkwy | UC | 10,032 | 10,032 | 0 | | | | | | | |
| 8 | B | L 105 Ministry Drive | 1997 | 105 Ministry Drive | - | 8,000 | 8,000 | 0 | 1 | 1 | N | \$6.60 | \$6.60 | Roger Crouch | 781-7302 |
| 8 | B | L 131 Western Lane | | 131 Western Lane | - | 5,000 | 5,000 | 0 | 1 | 1 | N | | | Roger Crouch | 781-7302 |
| 8 | A | L 140 Grouch Construction Lane | 2003 | 140 Western Ln | - | 12,000 | 12,000 | 4,000 | 1 | 2 | N | | | Roger Crouch | 781-7302 |
| 8 | B | L 7714 Broad River Road | 1980 | 7714 Broad River Rd | - | 2,500 | 2,500 | 0 | 1 | 1 | N | \$12.00 | \$12.00 | Roger Crouch | 781-7302 |
| 8 | A | L Baptist NW Medical Building | 1986 | 320 Harbison Blvd | - | 39,880 | 32,408 | 1,446 | 1 | 2 | F | \$18.25 | \$18.25 | Mary Keefe Surles | 779-2680 |
| 8 | A | L Capitol City Insurance Bldg | 1989 | 3850 Fernandina Road | - | 24,000 | 24,000 | 0 | 1 | 2 | F | \$16.00 | \$16.00 | Jim Skiff | 732-0060 |
| 8 | B | L Charlestowne Court Phase 1 | 1985 | 6156 St Andrews Rd | - | 19,200 | 19,200 | 2,400 | 3 | 2 | F | \$9.00 | \$10.00 | Michael Nemec | 731-2266 |
| 8 | B | L Commercial Drive | 1978 | 160 Commercial Drive | - | 5,250 | 5,000 | 2,400 | 1 | 2 | F | \$9.00 | \$9.00 | All Landers | 772-6010 |
| 8 | A | L Executive One Center | 2000 | 3790 Fernandina Lane | - | 27,000 | 27,000 | 9,000 | 1 | 3 | F | \$16.00 | \$17.50 | Lewis Truesdale | 749-8464 |
| 8 | A | L Irmo Professional Co. | 2004 | 1 Wellness Blvd | - | 64,000 | 60,480 | 2,200 | 1 | 2 | F | \$22.50 | \$22.50 | David Jacobs | 736-7716 |

2005 Inventory of Office Space

TYPE

| ZONE COUNTY BUILDING | YEAR ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | LEASE | #BLDGs | NEW RENT SF | CONTACT | COMPANY | PHONE | |
|-----------------------------------|---------------------------|---------------|-----------------|----------------|-----------------|----------------|--------------|---------------|--------------------|----------------|-----------------|-------------------------------|----------|
| | | | | | | | | | | | | | |
| 8 A L Moore Building | 1999 1494 Lake Murray Bl | - | 4,800 | 4,600 | 0 | 1 | 2 | F | \$14.00 | \$14.00 | Rusty DePass | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 8 B L Shoppers Walk of Irmo | 1985 7715 St Andrews Rd | - | 19,500 | 19,500 | 750 | 1 | 1 | | | | Charlie Newman | The Newman Company | 781-2361 |
| 8 B L Simplex Grindell | 2 Harbison Way | - | 8,000 | 8,000 | 0 | 1 | 1 | | | | Bruce Harper | NAI Avant | 744-9824 |
| 8 A L Stonemark Bldg 1 | 136 Stonemark Lane | UC | 12,000 | 12,000 | 1 | 2 | F | | \$15.75 | \$15.75 | Dalton Sheppard | Sheppard Co llc | 749-4145 |
| 8 A L Stonemark Bldg II | 2001 136 Stonemark Lane | - | 10,000 | 10,000 | 0 | 1 | 1 | F | \$15.75 | \$15.75 | Dalton Sheppard | Sheppard Co llc | 749-4145 |
| 8 A L Westpark Business Center | 1996 111 Stonemark Lane | - | 9,500 | 9,200 | 0 | 1 | 2 | F | \$14.50 | \$14.50 | Jeff Tenhover | Tenhover One, Inc | 561-0070 |
| 8 A L Westpark Business Center II | 2002 107 Westpark Blvd | - | 51,300 | 51,300 | 0 | 1 | 3 | F | \$17.00 | \$17.00 | Jeff Tenhover | Tenhover One, Inc | 561-0070 |
| 8 A L Westpark Center | 2000 3800 Fernandina Rd | - | 33,121 | 33,121 | 0 | 1 | 2 | F | \$16.50 | \$17.00 | Jeff Tenhover | Tenhover One, Inc | 561-0070 |
| 9 A L | 2005 Caughman Farm Lane | UC | 5,000 | 5,000 | 1,500 | 1 | 2 | | \$18.50 | \$18.50 | Bill Smith | WS Commercial Real Estate LLC | 731-9494 |
| 9 OD L | 1991 1820-C Augusta Rd | - | 22,000 | 22,000 | 1 | 1 | N | | \$10.00 | \$10.00 | Roger Crouch | Crouch Construction Company | 781-7302 |
| 9 B L | 2215 Platt Springs | - | 6,300 | 6,300 | 2,000 | 1 | 1 | | | | Chet Ballentine | | 359-0909 |
| 9 L | 4723 Sunset Blvd | UC | 4,699 | 4,699 | 0 | | | | | | | | |
| 9 A L | 1991 1820-B Augusta Rd | - | 3,000 | 3,000 | 3,000 | 1 | 1 | | \$10.00 | \$10.00 | Roger Crouch | Crouch Construction Company | 781-7302 |
| 9 L | 4568 Sunset Blvd | UC | 4,424 | 4,424 | 0 | | | | | | | | |
| 9 B L 133 Vera Rd | 1991 133 Vera Rd | - | 7,500 | 7,500 | 7,500 | 1 | 1 | | | | Roger Crouch | Crouch Construction Company | 781-7302 |
| 9 OD L Augusta Highway | 1993 4319 Augusta Highway | - | 7,500 | 7,500 | 1,250 | 1 | 1 | F | \$7.00 | \$7.00 | Bill Hawley | SC Properties | 781-9394 |
| 9 OD L Cisco Building | 1986 3245 Platt Sprgs Rd | - | 144,000 | 144,000 | 73,660 | 1 | 1 | | | | Jeff Hein | NAI Avant | 744-9825 |
| 9 B L Gant Building | 1991 1 Gant Street | UR | 5,400 | 5,400 | 5,400 | 1 | 2 | | \$7.00 | \$9.00 | Larry Gant | Crouch Construction Company | 781-7302 |
| 9 A L Hope Ferry Center | 2002 Hope Ferry Road | - | 22,000 | 22,000 | 1,500 | 1 | 1 | | \$8.00 | \$10.00 | Wade P Keisler | Dawood Development Corp | 957-3303 |
| 9 B L I-20/378 Business Center | 2000 3955 Southeastern Bl | - | 16,000 | 16,000 | 1,330 | 3 | 1 | | \$10.00 | \$12.00 | Ray Moseley | Moseley Realty | 791-1100 |
| 9 A L Mallard Lake Offices | 1999 101 Summer Duck Trd | - | 16,000 | 16,000 | 0 | 1 | 2 | F | \$10.00 | \$10.00 | Laura Kovacich | NAI Avant | 744-9831 |
| 9 OD L Oak Grove Business Center | 1991 4458 Augusta Rd | - | 20,000 | 20,000 | 2,500 | 4 | 1 | F | \$7.75 | \$7.75 | Bill Hawley | SC Properties | 781-9394 |
| 9 B L Palmetto Park Office Center | 1999 108 Palmetto Park | - | 20,832 | 16,328 | 0 | 1 | 2 | | \$16.00 | \$16.00 | Mike Stamps | Palmetto Park Assoc | 739-4457 |
| 9 A L Palmetto Park Office Center | 204 Palmetto Park | - | 12,700 | 12,700 | 0 | 1 | 1 | | \$9.00 | \$9.00 | Martin Moore | Grubbs & Ellis/Wilson Kibler | 779-8600 |
| 9 B L South Lake Center | 1999 714 S. Lake Drive | - | 43,000 | 43,000 | 23,000 | 1 | 1 | T | \$13.50 | \$13.50 | Ben D Arnold | Arnold Companies | 731-4321 |
| 10 B L Batesburg Office Complex | 1985 651-61 Columbia Ave | - | 7,665 | 7,665 | 0 | 2 | 1 | F | \$5.00 | \$5.00 | Carroll Durst | Carroll Durst | 532-3864 |

Inventory of Office Distribution Centers

| ZONE | COUNTY | BUILDING | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | NEW RENT SF | CONTACT | COMPANY | PHONE | |
|------|--------|--------------------------------------|------|----------------------|--------|----------|---------|----------|---------|-------------|---------|------------------|---------------------------|----------------------------|
| | | | | | | | | | | | | | | |
| 1 | R | Barnwell Street | - | 1615 Barnwell Street | - | 4,800 | 4,800 | 0 | 1 | 1 | T | \$3.00 | \$3.00 | Colliers Keenan |
| 1 | R | Hager Street | 1935 | 925 Hager street | - | 23,100 | 21,300 | 0 | 1 | 2 | N | \$3.36 | \$3.50 | Kahn Development Co |
| 2 | R | Bobbin Blenheim Building | - | 1110 Shop Rd | - | 20,000 | 20,000 | 20,000 | 1 | 1 | | No Leasing Agent | | 419-0235 |
| 2 | R | South Parc Center | 1970 | 3130 Buff Road | - | 170,000 | 170,000 | 90,000 | 3 | 1 | N | \$3.00 | \$3.50 | William S Mintner III |
| 2 | R | Sumter Hwy Bus Park Ph I | 1987 | 8009 Sumter Hwy | - | 7,500 | 7,500 | 0 | 1 | 2 | N | | | Mary Wilhoite Kiesler |
| 3 | R | Shakespeare Road | - | 2712 Millwood Ave | - | 37,000 | 37,000 | 37,000 | 1 | 1 | F | \$8.00 | \$8.25 | CB Richard Ellis/Columbia\ |
| 3 | R | Shakespeare Road | - | 6 Monckton Blvd | - | 4,500 | 0 | 1 | 2 | F | | | CB Richard Ellis/Columbia | |
| 3 | R | Shakespeare Road | 1985 | 5816 Shakespeare Rd | - | 10,000 | 10,000 | 0 | 1 | 1 | F | \$5.50 | \$5.75 | Wright Properties Ltd |
| 3 | R | Shakespeare Road | 1985 | 5820-30 Shakespeare | - | 10,000 | 10,000 | 0 | 1 | 1 | F | \$5.56 | \$5.50 | John H Wright |
| 3 | R | Shakespeare Road | 1985 | 5808 Shakespeare Rd | - | 10,000 | 10,000 | 1,500 | 1 | 1 | F | \$5.50 | \$5.75 | John H Wright |
| 3 | R | Trenholm Road | 1976 | 4910 Trenholm Road | - | 6,500 | 6,500 | 1,600 | 1 | 4 | N | \$8.50 | \$9.75 | Alan Moyd |
| 3 | R | Two Notch Commercial Park Phase 1 | 1987 | 1700 Alta Vista Dr | - | 15,100 | 15,100 | 3,650 | 1 | 1 | N | \$6.50 | \$6.50 | Mike Duffy |
| 3 | R | Two Notch Commercial Park Phase 2 | 1988 | 1700 Alta Vista Dr | - | 9,600 | 9,600 | 4,200 | 1 | 1 | N | \$6.50 | \$6.50 | Mike Duffy |
| 3 | R | Two Notch Commercial Park Phase 3 | 1988 | 5515 Shakespeare Rd | - | 15,675 | 15,675 | 2,275 | 1 | 1 | N | \$6.50 | \$6.50 | Mike Duffy |
| 3 | R | Windsor Commercial Park | 1982 | 3025-41 McNaughton | - | 26,960 | 26,960 | 0 | 6 | 1 | F | \$6.25 | \$6.75 | John H Wright |
| 3 | R | Windsor Commercial Park | 1982 | 3021 McNaughton Dr | - | 19,600 | 19,600 | 0 | 1 | 1 | F | \$6.25 | \$6.75 | John H Wright |
| 4 | R | 100 Northeast Drive | 1990 | 100 Northeast Drive | - | 52,394 | 52,394 | 5,000 | 1 | 1 | D | \$9.50 | \$9.50 | Jim Gordon |
| 4 | R | 110 Sunbelt Blvd. (Near I-20) | 1997 | 110 Sunbelt Blvd | - | 15,750 | 15,750 | 0 | 1 | 1 | T | \$4.70 | \$8.00 | Ben D. Arnold |
| 4 | R | 20/21 Business Center | 1990 | I-20 & US 21 | - | 47,020 | 45,340 | 7,188 | 1 | 1 | N | \$8.50 | \$8.50 | Jeff Hein |
| 4 | R | Broad River Center, Phase I | 1987 | 3875 Lucius Road | - | 5,200 | 5,200 | 0 | 1 | 1 | N | \$5.30 | \$5.30 | Charles Merrileather |
| 4 | R | Winhill Center (Monticello & I-20) | 1998 | 145 Windhill Road | - | 49,500 | 49,500 | 0 | 1 | 1 | T | \$5.00 | \$5.50 | Ben D. Arnold |
| 5 | R | Business Park of St. Andrews Phase 1 | 1989 | 1401 St. Andrews Rd | - | 15,600 | 15,600 | 1,950 | 1 | 1 | N | \$7.75 | \$7.75 | Mike Duffy |
| 5 | R | Business Park of St. Andrews Phase 2 | 1990 | 1410 St. Andrews Rd | - | 16,015 | 16,015 | 0 | 1 | 1 | N | \$7.75 | \$7.75 | Mike Duffy |
| 5 | R | Business Park of St. Andrews Phase 3 | 1996 | 1404 St Andrews | - | 16,550 | 16,550 | 3,125 | 1 | 1 | N | \$7.75 | \$7.75 | Mike Duffy |
| 7 | R | Windsor Square Business Center | - | 9300 Windsor Lake Bl | PL | 27,025 | 27,025 | 0 | 2 | 1 | | | | Resource Properties, Inc. |
| 7 | R | Windsor Square Business Center | - | 2700 Alpine Rd | PL | 16,350 | 16,350 | 0 | 1 | 1 | N | \$8.00 | \$8.00 | Mike Duffy |
| 7 | R | Windsor Square BusinessCenter | - | 2711 Alpine Rd | UC | 22,800 | 22,800 | 20,800 | 2 | 1 | N | \$10.00 | \$10.00 | Mike Duffy |
| 8 | R | Westpark Office/Showroom | 1990 | 101 Westpark Blvd | - | 12,200 | 12,200 | 0 | 1 | 1 | N | \$10.00 | \$10.00 | John Burris |
| | | | | | | | | | | | | | | Burris Corporation |

Inventory of Office Distribution Centers

| ZONE | COUNTY | BUILDING | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | #BLDG'S | LEASE | #BLDG'S | | | COMPANY | PHONE |
|------|--------|---------------------------|------|-----------------------|--------|----------|---------|----------|---------|---------|-------|---------|---------|----|---------------|--------------|
| | | | | | | | | | | | | NEW | RENT | SF | | |
| 5 | L | | 1995 | 111-113 Exec Point | - | 13,750 | 13,750 | 11,250 | 2 | 1 | N | \$12.00 | \$12.00 | | Jeremy Wilson | 779-8600 |
| 6 | L | | 1995 | 164 Lott Court | - | 10,000 | 10,000 | 10,000 | 1 | 1 | D | \$13.00 | \$13.00 | | Bill Smith | 731-9494 |
| 6 | L | Interstate Centre | 1990 | 724 Chris Drive | - | 42,122 | 42,122 | 3,000 | 1 | 1 | T | \$5.50 | \$5.50 | | Gerri Fewster | 704-333-0794 |
| 9 | L | | 1991 | 1820-C Augusta Rd | - | 22,000 | 22,000 | 22,000 | 1 | 1 | | \$10.00 | \$10.00 | | Roger Crouch | 781-7302 |
| 9 | L | Augusta Highway | 1993 | 4319 Augusta Highway | - | 7,500 | 7,500 | 1,250 | 1 | 1 | F | \$7.00 | \$7.00 | | Bill Hawley | 781-9394 |
| 9 | L | Cisco Building | 1986 | 3245 Pratt Springs Rd | - | 144,000 | 144,000 | 73,660 | 1 | 1 | | | | | Jeff Hein | 744-9825 |
| 9 | L | Oak Grove Business Center | 1991 | 4458 Augusta Rd | - | 20,000 | 20,000 | 2,500 | 4 | 1 | F | \$7.75 | \$7.75 | | Bill Hawley | 781-9394 |

CHAPTER 2 - 2005 RETAIL SPACE

2.1 SURVEY OVERVIEW



More than sixteen million square feet (16,104,657) of leasable retail space was surveyed in the Greater Columbia Area according to the 2005 survey of shopping centers conducted by Central Midlands Council of Governments. This represents an increase of 3.09 percent in leasable retail space surveyed since 2004. Shopping center space will total 17,821,657 square feet when the 1,717,000 square feet currently under construction is completed. The vacancy rate for this survey was 11.1%, 0.4% more than last year's survey (See Table 6). Absorption of space has averaged 257,452 square feet over the past three surveys. Even so, it will take an estimated five and three quarters years to absorb the vacant space in the market today. The average rental rate for shopping center space in the Greater Columbia Area is \$17.56 per square foot, up \$0.95 per square foot from the last survey.

2.2 FUTURE RETAIL SPACE

Construction of new rental space continues with two additions totaling 1,717,000 square feet, both in area 7. One 58,000 square feet shopping center is planned for area 7. One building in area 3 is under renovation, totaling 81,000 square feet.

2.3 EXISTING RETAIL SPACE

Seven shopping centers formerly under construction in the 2004 survey have been completed and made available for occupancy.

The Greater Columbia Area shopping center market has been divided into ten areas with similar internal characteristics for further analysis. Table 3 portrays the ten areas by name, number of centers, gross leasable area, market share, available square footage, percentage available, and average rate per square foot.

2.4 DOWNTOWN - AREA 1 (CENTRAL BUSINESS DISTRICT)

The third smallest in terms of gross leasable retail space surveyed, the Downtown Area or Central Business District, contains 323,540 square feet or 2.0 percent of all retail space. Twelve of the 197 completed retail shopping centers surveyed were in the Downtown Area, with a vacancy of 64,974 square feet for a vacancy rate of 20.1%, the highest of the ten areas (See Table 3). Twelve months earlier the vacancy rate was 20.6 percent. The average rental rate for this area is \$12.78 per square foot, an increase of \$1.05 per square foot from the last survey.



2.5 SOUTH COLUMBIA - AREA 2

The fifth largest sub-market, South Columbia, contains 16 of the 197 centers surveyed, totaling 1,440,468 feet or 8.0 percent of the completed retail space surveyed. 211,385 feet was reported vacant for a vacancy rate of 14.7 percent, second highest in the ten areas. The average new lease rate for these structures is \$8.97 per square foot, up \$0.26 from a year ago.

2.6 EAST COLUMBIA - AREA 3

The largest retail sub-market in the Greater Columbia Area is the East Columbia Area with 40 of the 197 completed retail structures surveyed. Columbia Place and Richland Mall, two of the four regional malls, measuring 1,200,000 and 785,771 square feet respectively, are located in this submarket. This area contains 27.6 percent or 4,269,129 square feet of the retail space surveyed. The average rental rate on a new lease for the East Columbia Area is \$25.03 per square foot, up \$1.04 per square foot from one year ago. No new projects are planned or under construction for this market.

2.7 NORTH COLUMBIA - AREA 4

North Columbia is the second smallest retail sub-market in the Greater Columbia Area, containing 254,057 square feet or 1.7 percent of all retail space surveyed. Six of the 197 completed retail shopping centers are in the North Columbia Area. (See Table 3) The average

new lease rate in this sub-market has remained the same as last year at \$8.24 per square foot. No new projects are planned for this submarket.

2.8 ST. ANDREWS - AREA 5



The fourth largest retail sub-market in the Greater Columbia Area is the St. Andrews Area with 22 of the 197 completed retail structures surveyed. Dutch Square Mall, one of the Regional Malls in the Greater Columbia Area, measures 600,000 square feet is in this sub-market. This area contains 13.9 percent of the market share or 1,874,811 square feet of retail space surveyed. One structure of 140,000 square feet was erroneously reported. One new project is planned for this sub-market.

2.9 CAYCE/WEST COLUMBIA – AREA

Cayce/West Columbia Area is the sixth largest sub-market and contains 23 of the 197 centers surveyed. 1,377,533 square feet or 9.0 percent of the completed retail space surveyed is located in this area. The average rental rate for this submarket is \$9.53 per square foot, up \$0.21 per square foot from one year ago. No new projects are planned for this sub-market.

2.10 RICHLAND NORTHEAST - AREA 7

Richland Northeast Area is the third largest sub-market in the Greater Columbia Area and contains 24 of the 197 completed retail structures surveyed. There was 2,136,584 square feet of retail space surveyed. A total of 151,002 square feet was reported vacant for a vacancy rate of 7.1%, the second lowest of the ten areas. The average rental rate on a new lease for the Richland Northeast Area is \$14.23 per square foot, up \$1.67 per square foot from last year's survey. Two centers totaling 1,717,000 square feet are under construction in this area.

2.11 DUTCH FORK/IRMO/CHAPIN – AREA 8

The Dutch Fork/Irmo/Chapin Area is the second largest sub-market of the 10 areas in the Greater Columbia Area. Growth continues northwest of the downtown area along Interstate 26. The gross leasable area of 3,075,205 square feet was surveyed in 27 of the 197

centers. Columbiana Centre, one of the four regional malls in the Greater Columbia Area, measures 787,158 square feet and is located in this submarket. The vacancy rate for this sub-market is 4.9% -the best in the ten areas. The average rental rate on a new lease for the Dutch Fork\Irmo\Chapin area is \$23.62 per square foot, up \$2.04 per square foot from the survey a year ago.

2.12 LEXINGTON- AREA 9

Lexington is the seventh largest retail submarket in the Greater Columbia Area containing 1,186,198 square feet or 7.2 percent of all retail space surveyed. Twenty-four of the 197 completed retail shopping centers surveyed are in the Lexington Area, with a vacancy rate of 8.0%, the second lowest vacancy rate in the 10 areas. The average rental rate of a new lease in this area is \$11.69 per square foot, up \$0.35 per square foot from one year ago. Last year one structure of 66,029 square feet was reported twice. No new projects are planned for this submarket.



2.13 BATESBURG-LEESVILLE - AREA 10

Located in the most western part of Lexington County, the Batesburg-Leesville Area is the smallest area for retail space. Area 10 contains 167,132 square feet or 1.1 percent of all the retail space. Three of the 197 completed retail shopping centers surveyed were in the Batesburg-Leesville Area. A total of 15,750 square feet was reported vacant for a vacancy rate of 9.4 percent, the same rate as last year. The average rental rate of \$5.21 per square foot is down \$1.10 per square foot from last year. One new shopping center is planned for this market.

2.14 SHOPPING CENTERS - BY YEAR BUILT

In Table 4, shopping centers are analyzed by the year the structure was built. Sixty-five percent, or 127 of the 197 retail centers surveyed, were built since 1985. The largest amount of space was added between 1975 and 1979 when 22 centers containing 2,402,600 square feet were completed. This construction included the largest regional shopping center in the Columbia market, the Columbia Place with 1,200,000 square feet. Looking at single years, 1988 was the big growth period when 13 centers were completed, which added 1,499,270 square feet of retail space to the market, primarily in multiple strip centers. Additions to the market have been declining since 1988 because of over-building, with one exception, the year

2004. The vacancy rate is showing a zero percent vacancy rate in the 1995 and the 2002 structures. The low vacancy rate indicates strong use of newer space.

2.15 RETAIL SPACE - BY SIZE AND SUBMARKET



Table 5 displays completed retail space by building size and submarket. Retail structures were analyzed for vacancy and the vacancy rate depending on the size of the structure within a submarket. Five size categories were chosen; less than 30,000 square feet, 30,000 - 59,999 square feet, 60,000 - 99,999 square feet, 100,000 - 499,999 square feet category and 500,000 square feet or greater. 33.7 percent of the retail space surveyed is in the 100,000 - 499,999 square feet category also has the highest vacancy rate of 11.8 percent, the second largest category is the 500,000 square feet or greater size has 23.8 percent of the retail space surveyed with a vacancy rate of 8.6 percent. The third largest category is the 60,000 - 99,999 square feet with 17.9 percent of the retail space surveyed with a vacancy rate of 11.3 percent. The fourth largest category is the 30,000 - 59,999 with 17.3 percent of the retail space surveyed with a vacancy rate of 10.5 percent. The fifth category is less than 30,000 square feet with 7.3 percent of the retail space surveyed with a vacancy rate of 11.2 percent. It appears that the 500,000 square feet category has the lowest vacancy rate.

2.16 HISTORICAL TRENDS - IN RETAIL SPACE

Table 6 displays the historical trends from past retail space surveys begun in June 1988 to the present. Vacant square footage, percentage vacant, and number of centers are listed for the past twenty-two years. The vacancy rate, which started at 9.4 percent, reached its highest point in the January 1992 survey, 13.9 percent and declined from that by 2.8 percent in the present survey. Retail centers continue to be constructed in various areas, even though some of the areas have higher than a 10 percent vacancy. Since the survey began 101 centers have been added bringing the total number of shopping centers in this survey to 197.

2.17 METHODOLOGY

This survey is the twenty-second survey of shopping centers in the Greater Columbia Area conducted by the Central Midlands Council

of Governments. One hundred ninety-seven shopping centers with a minimum of 20,000 square feet and three tenants were surveyed for location, gross leasable space, available space, rental rates, and tenants as of early September 2005. Of these, 197 centers were completely constructed and available for occupancy qualifying them for use in the vacancy and rental rate analysis. Leasing agents and owners of shopping centers were contacted by telephone or mail. Their responses were tabulated and analyzed and the results appear on the following tables.

**Table 2.1
2005 Shopping Centers Under Construction
Greater Columbia Area**

| <u>Area</u> | <u>Building</u> | <u>Address</u> | <u>Gross Leasable Space</u> |
|-------------|---------------------|---------------------------|-----------------------------|
| 7 | Lee Station | 4561 Hardscrabble Rd | 17,000 |
| 7 | Village at Sandhill | Clemson Rd & Two Notch Rd | 1,700,000 |
| | | Total | 1,717,000 |

**Table 2.2
2005 Shopping Centers Greater Columbia Area**

| PLANNED | | | |
|----------------|----------------------|-------------------------------|-----------------------------|
| <u>Area</u> | <u>Building</u> | <u>Address</u> | <u>Gross Leasable Space</u> |
| 5 | Bright Meyers Center | Bush River Rd & Zimalcrest Rd | 247,019 |
| 7 | | Clemson Rd Ext & I-77 | 58,000 |
| | | Total | 305,019 |

| UNDER CONSTRUCTION | | | |
|---------------------------|----------------------------|------------------|-----------------------------|
| <u>Area</u> | <u>Building</u> | <u>Address</u> | <u>Gross Leasable Space</u> |
| 3 | Dentsville Shopping Center | 2768 Decker Blvd | 81,000 |
| | | Total | 81,000 |

Table 2.3
2005 (20,000 Sq. Ft. or Greater) Greater Columbia Area

| Area | Location | No. of Buildings | Market Share % | Gross Leasable Area | Vacant Sq. Ft | % Vacant | Avg. Rent/SF |
|------|---------------------|------------------|----------------|---------------------|---------------|----------|--------------|
| 1 | Downtown | 12 | 2.0 | 323,540 | 64,974 | 20.1 | \$12.78 |
| 2 | South Columbia | 16 | 8.0 | 1,440,468 | 211,385 | 14.7 | 8.97 |
| 3 | East Columbia | 40 | 27.6 | 4,269,129 | 573,344 | 13.4 | 25.03 |
| 4 | North Columbia | 6 | 1.7 | 254,057 | 41,350 | 16.3 | 8.24 |
| 5 | St. Andrews | 22 | 13.9 | 1,874,811 | 280,746 | 15.0 | 8.19 |
| 6 | Cayce/W. Columbia | 23 | 9.0 | 1,377,533 | 196,602 | 14.3 | 9.53 |
| 7 | Richland Northeast | 24 | 9.7 | 2,136,584 | 151,002 | 7.1 | 14.23 |
| 8 | Dutch Fork/Irmo | 27 | 19.6 | 3,075,205 | 151,958 | 4.9 | 23.62 |
| 9 | Lexington | 24 | 7.2 | 1,186,198 | 95,440 | 8.0 | 11.69 |
| 10 | Batesburg-Leesville | 3 | 1.1 | 167,132 | 15,750 | 9.4 | 5.21 |
| | Columbia Metro | 197 | 100 | 16,104,657 | 1,782,551 | 11.1 | \$17.56 |

Table 2.4
Existing Shopping Centers by Year Built (20,000 Sq. Ft. or Greater)

| Year | No. of Buildings | Gross Leasable Area | Vacant SF | % Vacant | Average Cost/SF |
|-----------|------------------|---------------------|-----------|----------|-----------------|
| 2005 | 2 | 187,000 | 5,700 | 3.0 | N/A |
| 2004 | 10 | 1,169,863 | 42,452 | 3.6 | 15.04 |
| 2003 | 7 | 377,217 | 11,900 | 3.2 | 16.22 |
| 2002 | 3 | 49,607 | 0 | 0.0 | 16.48 |
| 2001 | 3 | 120,126 | 5,453 | 4.5 | 23.88 |
| 2000 | 4 | 476,298 | 116,597 | 24.5 | 22.12 |
| 1999 | 6 | 224,114 | 2,346 | 1.0 | 13.02 |
| 1998 | 4 | 302,868 | 1,200 | 0.4 | 14.98 |
| 1997 | 5 | 495,789 | 5,522 | 1.1 | 16.70 |
| 1996 | 3 | 860,808 | 8,000 | 0.1 | 37.95 |
| 1995 | 4 | 529,655 | 0 | 0.0 | 12.94 |
| 1994 | 3 | 168,862 | 1,500 | 0.1 | 14.99 |
| 1993 | 3 | 143,006 | 1,300 | 0.1 | 9.55 |
| 1992 | 2 | 105,960 | 4,500 | 4.2 | 13.00 |
| 1991 | 2 | 396,170 | 2,400 | 0.1 | 13.50 |
| 1990 | 9 | 498,038 | 136,570 | 27.4 | 10.57 |
| 1989 | 12 | 1,024,128 | 74,805 | 7.3 | 10.39 |
| 1988 | 13 | 1,499,270 | 237,473 | 15.8 | 18.90 |
| 1987 | 9 | 290,382 | 22,638 | 7.8 | 9.58 |
| 1985-1986 | 23 | 1,356,552 | 228,183 | 16.8 | 10.69 |
| 1980-1984 | 20 | 912,798 | 193,364 | 21.2 | 9.76 |
| 1975-1979 | 20 | 2,402,600 | 336,384 | 14.0 | 28.40 |
| 1970-1974 | 11 | 1,229,965 | 150,825 | 12.3 | 5.68 |
| 1959-1969 | 5 | 328,675 | 40,905 | 12.4 | 7.68 |
| 1940-1958 | 3 | 231,085 | 35,280 | 15.3 | 8.90 |
| <1939 | 3 | 119,036 | 9,000 | 7.6 | 7.74 |
| NA | 8 | 604,785 | 108,254 | 17.9 | 10.75 |
| Total | 197 | 16,104,657 | 1,782,551 | 11.1 | 16.61 |

Table 2.5
2005 Shopping Centers by Size and Area
Greater Columbia Area

| (Rentable SF) | Columbia MSA | AREA 1 | AREA 2 | AREA 3 | AREA 4 | AREA 5 |
|----------------------|-----------------|---------|-----------|-----------|---------|-----------|
| Total Rentable Space | 16,104,657 | 323,540 | 1,440,468 | 4,269,129 | 254,057 | 1,874,811 |
| Total Vacant Space | 1,782,551 | 64,974 | 211,385 | 573,344 | 41,350 | 280,746 |
| % Vacant | 10.7 | 20.1 | 14.7 | 13.4 | 16.3 | 15.0 |
| ≥500,000 SF | 3,838,159 | 0 | 0 | 1,926,001 | 0 | 600,000 |
| Vacant Space | 284,385 | 0 | 0 | 292,688 | 0 | 15,000 |
| % Vacant | 8.6 | 0.0 | 0.0 | 15.2 | 0.0 | 2.5 |
| 100,000-499,999 SF | 5,421,993 | 0 | 811,971 | 1,113,462 | 0 | 760,748 |
| Vacant Space | 622,644 | 0 | 68,772 | 126,513 | 0 | 206,285 |
| % Vacant | 11.8 | 0.0 | 8.5 | 11.4 | 0.0 | 27.1 |
| 60,000-99,999 SF | 2,877,130 | 0 | 244,217 | 576,049 | 79,413 | 197,915 |
| Vacant Space | 358,149 | 0 | 79,244 | 110,288 | 0 | 6,285 |
| % Vacant | 11.3 | 0.0 | 32.4 | 16.0 | 0.0 | 3.2 |
| 30,000-59,999 SF | 2,800,906 | 131,841 | 371,092 | 315,211 | 127,213 | 139,150 |
| Vacant Space | 281,977 | 44,613 | 63369 | 31,980 | 32,950 | 6,781 |
| % Vacant | 10.5 | 33.8 | 17.1 | 10.1 | 26.5 | 4.9 |
| <30,000 SF | 1,166,469 | 191,699 | 13,188 | 338,406 | 47,431 | 176,998 |
| Vacant Space | 126,516 | 20,361 | 0 | 11,875 | 8,400 | 46,395 |
| % Vacant | 11.2 | 10.6 | 0.0 | 3.5 | 21.4 | 26.2 |

Table 2.5
2005 Shopping Centers by Size and Area
Greater Columbia Area (Cont.)

| (Rentable SF) | Columbia MSA | AREA 6 | AREA 7 | AREA 8 | AREA 9 | AREA 10 |
|----------------------|--------------|-----------|-----------|-----------|-----------|---------|
| Total Rentable Space | 16,104,657 | 1,377,533 | 2,136,584 | 3,075,205 | 1,186,198 | 167,132 |
| Total Vacant Space | 1,782,551 | 196,602 | 151,002 | 151,958 | 95,440 | 15,750 |
| % Vacant | 10.7 | 14.3 | 7.1 | 4.9 | 8.0 | 9.4 |
| ≥500,000 SF | 3,838,159 | 0 | 525,000 | 787,158 | 0 | 0 |
| Vacant Space | 284,385 | 0 | 0 | 8,000 | 0 | 0 |
| % Vacant | 8.6 | 0.0 | 0.0 | 1.0 | 0.0 | 0.0 |
| 100,000-499,999 SF | 5,421,993 | 398,822 | 945,980 | 1,275,256 | 115,754 | 0 |
| Vacant Space | 622,644 | 8,000 | 108522 | 96,216 | 3,200 | 0 |
| % Vacant | 11.8 | 2.0 | 4.5 | 7.5 | 2.8 | 0.0 |
| 60,000-99,999 SF | 2,877,130 | 449,424 | 266,337 | 507,310 | 488,227 | 68,238 |
| Vacant Space | 358,149 | 103,750 | 6,600 | 19,609 | 66,950 | 2,250 |
| % Vacant | 11.3 | 50.4 | 2.5 | 3.9 | 13.7 | 3.3 |
| 30,000-59,999 SF | 2,800,906 | 401,931 | 254,810 | 451,140 | 509,624 | 98,894 |
| Vacant Space | 281,977 | 56,772 | 13,800 | 24,433 | 22,170 | 13,500 |
| % Vacant | 10.5 | 14.1 | 5.4 | 5.4 | 4.4 | 13.7 |
| <30,000 SF | 1,166,469 | 127,356 | 144,457 | 54,341 | 72,593 | 0 |
| Vacant Space | 126,516 | 28,080 | 22,080 | 3,700 | 3,120 | 0 |
| % Vacant | 11.2 | 22.0 | 15.3 | 6.8 | 4.3 | 0.0 |

Table 2.6
2005 Historic Trends in Retail Space
Greater Columbia Area

| <u>Date</u> | <u>Gross Leasable Area</u> | <u>Vacant Area</u> | <u>% Vacant</u> | <u>No. of Centers</u> |
|-------------|------------------------------------|------------------------|---------------------|---------------------------|
| Dec-05 | 16,104,657 | 1,782,551 | 11.1 | 197 |
| Dec-06 | 15,622,060 | 1,673,671 | 10.7 | 194 |
| Dec-06 | 15,051,823 | 1,522,189 | 10.1 | 186 |
| Dec-06 | 14,987,575 | 1,421,556 | 9.5 | 182 |
| Dec-01 | 14,511,606 | 1,481,745 | 10.2 | 174 |
| Dec-00 | 14,308,745 | 1,461,807 | 10.2 | 172 |
| Dec-99 | 13,990,045 | 1,317,942 | 9.4 | 164 |
| Dec-98 | 13,713,917 | 1,100,727 | 8.0 | 162 |
| Dec-97 | 13,678,597 | 1,369,339 | 10.0 | 161 |
| Dec-96 | 13,223,373 | 1,293,165 | 9.8 | 158 |
| Jun-95 | 12,334,640 | 1,192,374 | 9.7 | 158 |
| Jun-94 | 12,274,992 | 1,259,708 | 10.2 | 159 |
| Jun-93 | 11,737,582 | 1,314,438 | 11.2 | 157 |
| Jun-92 | 11,348,760 | 1,516,087 | 13.4 | 154 |
| Jan-92 | 11,084,619 | 1,535,633 | 13.9 | 150 |
| Jun-92 | 10,845,827 | 1,449,434 | 13.4 | 140 |
| Jan-91 | 10,351,321 | 1,420,093 | 13.7 | 135 |
| Jun-91 | 9,583,958 | 1,269,126 | 13.2 | 123 |
| Jan-90 | 9,535,141 | 1,112,971 | 11.7 | 122 |
| Jun-89 | 8,736,572 | 884,192 | 10.1 | 119 |
| Jan-89 | 8,084,980 | 787,724 | 9.7 | 102 |
| Jun-88 | 7,896,888 | 739,687 | 9.4 | 96 |

2005 Inventory of Retail Space

| County | Building Name | Year Built | Status | Address | Anchor Tenants | Gross S.F. | Vacant S.F. | Rent | # Tenants | Suites Contact | Company | Phone | |
|--------|---------------------------------|------------|------------------------------|---------|---|------------|-------------|----------------|---------------------|-------------------|------------------------------|------------------------------|--------------|
| Zone | | | | | | | | | | | | | |
| 1 R | 1644 Main Street | 1945 | - | - | | 20,000 | 10,000 | \$10.90 | Mary Winter Teaster | CB Richard Ellis | 779-7777 | | |
| 1 R | Assembly Street | 1989 | 100 Assembly St | - | Subway, Opening Break, Soaps, Steakout, | 22,000 | 0 | \$13-15 | David Chase | Chase Company | 799-4009 | | |
| 1 R | Carolina Wings Vista | 1999 | 600 Gervais | - | Carolina Wings | 13,200 | 0 | \$23.28 | 5 | Marion Turbeville | Danville Business Advisors | 765-1230 | |
| 1 R | Depot Building | 1852 | 800 Gervais Street | - | Jillian's | 24,036 | 0 | \$18.50-20.00 | 3 | Ben D. Arnold | Arnold Companies | 731-4321 | |
| 1 R | Gervais Place | 2004 | 501 Gervais Street | - | Publix | 29,176 | 0 | | 1 | Marty Holmes | Holmes Smith Development Inc | 748-1252 | |
| 1 R | Gervais Street | | 705-07,11 Gervais St | - | Antique Center | 35,000 | 0 | \$0.95-\$1.25 | 1 | Dottie Jordon | The City Market | 252-1589 | |
| 1 R | Lady Street Shoppes | 1983 | 701-729 Lady Street | - | American Apparel | 47,903 | 20,322 | \$12-18 | 12 | Ben D. Arnold | Arnold Companies | 731-4321 | |
| 1 R | Palmetto Plaza | 1984 | 1400 Sunter Street | - | Palmetto Sand Shop, Primo RedtQuizinos ⁹ | 26,000 | 5,500 | \$8.25-\$14 | 9 | Jim Canteey | P.C. Partnership | 256-6128 | |
| 1 R | Vista Center | 1984 | 1300 Assembly Street | - | USMC, USAF, USA Recruiting | 22,305 | 824 | \$9-\$9.50 | 12 | 13 | Mary Winter Teaster | CB Richard Ellis Columbia | 779-7777 |
| 1 R | Vista Lofts | 2002 | 701 Gervais St | - | Subway, RBC Centura Bank | 12,700 | 0 | \$16-\$20 | 2 | 9 | Ben D. Arnold | Arnold Companies | 731-4321 |
| 1 R | Vista Station | 2000 | 700 Gervais St | - | Saddle Ridge | 48,938 | 24,291 | \$15.50-16.50 | 2 | 5 | Ben D. Arnold | Arnold Companies | 731-4321 |
| 1 R | Washington Plaza | 1974 | 1100-1124 Washington St. | - | Tony's Pizza, Canon Rest | 22,282 | 4,037 | \$8.50-\$9.50 | 12 | 18 | David Loy | Exec. Mgmt & Leasing | 771-9884 |
| 2 R | Cedar Terrace | 1970 | 6400 Garner's Ferry Road | - | Fred's, Eckerd's | 100,000 | 12,000 | \$1-\$5 | 27 | 28 | Everett Stoudennire | Stoudeinire Heating and AC | 254-1283 |
| 2 R | Columbia East Shopping Center | 1970 | 7351 Garners Ferry Road | - | Family Dollar, Lucky Bingo | 85,512 | 53,628 | \$2.20-\$8.85 | 9 | 13 | Scott Capell | CB Richard Ellis/Columbia | 779-7777 |
| 2 R | East Point Plaza | 1989 | 7509-7523 Garners Ferry Road | - | Sears | 264,108 | 33,000 | \$6 -12 | 17 | Jennifer Lockwood | Glincher Realty Trust | 614-621-9000 | |
| 2 R | Eastmont Square Shopping Center | 1983 | 7301 Garners Ferry Rd. | - | | 57,305 | 57,305 | | 5 | Vin Patel | Glinchers | 695-1111 | |
| 2 R | Garners Ferry Commons | 2000 | Garners Ferry & Hallbrook Dr | - | Bi-Lo Grocery | 52,624 | 1,200 | \$9.63-\$16 | 5 | 5 | Scott Capell | CB Richard Ellis/Columbia | 779-7777 |
| 2 R | Garners Ferry Crossing | 2004 | 7546 Garners Ferry Rd | - | Dollar Tree, Shoe Store | 45,270 | 0 | \$3-21 | 17 | Kathy H. Edwards | Dial,Dunlap & Edwards,JLC | 799-6244 | |
| 2 R | Garners Ferry Plaza | 1985 | Garners Ferry & Greenlawn | - | | 60,000 | 25,616 | \$7-10 | 9 | 9 | Jim Harrington | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 2 R | Landmark Square Shopping Center | 1974 | 6614 Garners Ferry Rd | - | Big Lots,Cloth World | 98,705 | 0 | \$4-\$9.50 | 15 | 20 | Alec H. Chaplin | Alec H. Chaplin Company | 799-9683 |
| 2 R | Leesburg Plaza | 1978 | Leesburg & Greenlawn | - | Party Shop,Pizza Palace,Merita Bread Bx | 37,720 | 1,504 | \$6-\$9.70 | 19 | 24 | Greg Hendrix | R.E. Hendrix | 787-6355 |
| 2 R | Leesburg Village | 1988 | 2900 Leesburg Road | - | Food Lion | 40,000 | 1,200 | \$7.50-\$9 | 6 | 6 | Ed Good | Hampton Development Co. | 864-297-5555 |
| 2 R | Lower Richland Crossing | 2004 | 9007 Garners Ferry Rd | - | Food Lion | 49,146 | 0 | \$6.00-\$16.50 | 3 | 6 | Scott Capell | CB Richard Ellis/Columbia | 779-7777 |
| 2 R | Rosewood Extension | 1989 | 4420-76 Rosewood Drive Ext | - | Blockbuster Video, Sounds Familiar | 13,188 | 0 | \$13.50-16.79 | 3 | 3 | Don Marino | DBP & Equities | 404-869-6182 |
| 2 R | Rosewood Shopping Center | 2003 | 2800 Rosewood Drive | - | Publix | 36,887 | 2,100 | \$20-22 | 10 | Danny Bonds | Dee McDougal | Regency Centers | 888-468-9800 |
| 2 R | Shoppes at Woodhill | 2004 | 6000 Garners Ferry Road | - | Target,Pier 1,World Market | 262,863 | 23,772 | | 1 | Bill Stern | Stern & Stern and Associates | 419-1234 | |
| 2 R | Stern & Stern and Associates | 1993 | Garners Ferry Rd/Athas Rd | - | Piggly Wiggly,Grocery Store | 52,140 | 0 | \$7-\$9 | 4 | 4 | Martin Moore | Grubbs & Ellis Wilson Kibler | 779-8600 |
| 2 R | Walmart Super Center | 2004 | 7501 Garners Ferry Rd | - | In Press-Advance America | 185,000 | 0 | | 1 | Manager | Walmart | 808-3740 | |
| 3 R | 6525 Two Notch Road | 1984 | 2930 Devine St | - | Half Moon, Brick Oven | 21,600 | 4,320 | | 4 | 5 | Charles Graham | Furman Fulmer Company | 765-0475 |
| 3 R | Arcadia Lakes Plaza | 1986 | 6432 Two Notch Rd | - | 18 | 36,926 | 7,860 | | 16 | 18 | Laura Kovach | NAI Avant | 744-9831 |
| 3 R | Boul-Mor Shopping Center | 1973 | 6908 Two Notch Road | - | Family Dollar | 24,000 | 1,500 | \$8.00-\$11.00 | 7 | 8 | Laura Kovach | NAI Avant | 744-9842 |
| 3 R | Capitol Center | 1990 | Columbia Mall Blvd | - | Circuit City, Dollar Tree | 203,792 | 72,450 | \$6-9 | 12 | 29 | Jim Pagett | NAI Avant | |

2005 Inventory of Retail Space

| County | Building Name | Year Built | Address | Status | Anchor Tenants | Gross S.F. | Vacant S.F. | Rent | # Tenants | Suites Contact | Company | Phone |
|--------|-----------------------------------|------------|-----------------------------|--------|--|------------|-------------|-----------------|----------------|--------------------------------------|-----------------|---|
| Zone | | | | | | | | | | | | |
| 3 R | Columbia Place | 1977 | 7201 Two Notch Road | - | Sears,Macy,Rich's,Gap,Dillards, | 1,200,000 | 120,532 | \$20,000-70,000 | 90 | 97 | Bill Brindle | CBL & Associates Properties, I 423-855-0001 |
| 3 R | Columbia Plaza Shopping Center | 1988 | 7201 Parklane Road | - | Music & Arts, Cogdill Carpets | 32,382 | 0 | \$8-\$8,50 | 15 | 16 | John Sellers | Colliers Keenan 254-2300 |
| 3 R | Corner Shoppes of Parklane | 1987 | 7132 Parklane Rd | - | GG's,Sfholskys.,Golden Gate Mtg | 10,908 | 1,162 | | 6 | 7 | Don Bowen | Don Bowen Company Inc. 788-1462 |
| 3 R | Creekside Plaza | 1982 | 7350-7352A Two Notch Rd | - | Jewelry Warehouse, Sherwin Williams | 9,056 | 0 | | 2 | 2 | Hugh A Palmer | L.A.P. Company 788-8300 |
| 3 R | Cross Roads Commons | 1990 | 4500 Devine Street | - | Bi-Lo Staples | 82,350 | 2,800 | \$15 | 11 | 11 | Tracy Hall | Palmetto Bay Realty Mgmt 864-232-0019 |
| 3 R | Decker Center | 1985 | 1945 Decker Blvd | - | Decker Realty | 26,700 | 0 | \$9-10 | 1 | 21 | Decker Realty | 787-5296 |
| 3 R | Decker Center | 1985 | 1945 Decker Blvd | - | Churches | 195,000 | 15,000 | \$7-\$11 | 14 | 15 | Mark Taylor | Don E. Taylor & Associates 782-4500 |
| 3 R | Decker Mall | 1977 | 2500 Decker Boulevard | - | | 33,825 | 18,750 | \$3,50-7,50 | 6 | 7 | Laura Kovacich | NAI Avant 744-9831 |
| 3 R | Decker Plaza | 1973 | 1735 Decker Boulevard | - | Food Lion, Eckerd's | 56,270 | 4,070 | \$10,50-12,50 | 9 | 12 | Laura Kovacich | NAI Avant 744-9831 |
| 3 R | Decker Village Shopping Center | 1975 | 2300 Decker Boulevard | - | UR Winn Dixie Longhorn Steak House | 81,000 | 26,515 | \$7,50-\$13 | 7 | 13 | L.W Smith Jr | L.W. Smith,Jr.Trust 788-3011 |
| 3 R | Dentsville Square Shopping Center | 1977 | 2768 Decker Boulevard | - | | 135,000 | 5,700 | | Rox Pollard | Colliers Keenan 254-2300 | | |
| 3 R | East Forest Plaza | 2005 | Forest Drive @ I-77 | - | Wal-Mart | 244,810 | 0 | \$13-\$15 | 11 | 11 | Hal Fry | Hauck Company 800-536-3300 |
| 3 R | East Forest Shopping Center | 1995 | 5420 Forest Drive | - | Piggly Wiggly | 97,425 | 0 | | 12 | 12 | Laura Kovacich | NAI Avant 744-9831 |
| 3 R | Edens Plaza | 1969 | 4033-4123 W. Beltline | - | T.J. Maxx/Super Petz/Staples | 148,000 | 25,005 | \$5-\$12 | 16 | 20 | Morris Schi | New Plan 770-442-3773 |
| 3 R | Fashion Place | 1989 | 2720-2744 Decker Blvd | - | Blockbuster Video, Carpet One | 16,399 | 0 | \$5,30-\$16,39 | 4 | 4 | Danny Bonds | NAI Avant 744-9831 |
| 3 R | Forest Drive Shopping Center | 1988 | 3250 Forest Drive | - | Piggly Wiggly,CVS,Baskin Robbins | 90,003 | 1,600 | \$13-\$14 | 24 | 24 | Billy Stubbs | Forest Park LLC 787-1210 |
| 3 R | Forest Park Shopping Center | 1989 | 4711 Forest Drive | - | Happy Bookseller, Be-PeeP Toy Shop | 17,400 | 0 | \$3,75 | 7 | 8 | Martin Moore | Grubbs&Ellis/Wilson/Kibler 779-8600 |
| 3 R | Forest Village | 1988 | 4525 Forest Drive | - | New York Carpet World, Carolina Sofa | 27,500 | 0 | | 6 | 6 | Hugh A Palmer | L.A.P. Company 788-8300 |
| 3 R | Garden Place Plaza | 1987 | 7380-90 Two Notch Road | - | Bi-Lo | 50,143 | 1,300 | \$9-\$11 | 7 | 7 | Marshall Hofer | Hofer Company Omc 787-2575 |
| 3 R | High Point on Decker | 1993 | 2230 Decker Blvd | - | Food Lion, Family Dollar | 43,665 | 0 | \$5,50-\$9 | 6 | 6 | Danny Bonds | NAI Avant 744-9848 |
| 3 R | James Square Shopping Center | 1989 | Taylor Street at Oak Street | - | Food Lion | 72,000 | 0 | | Rox Pollard | Colliers Keenan 254-2300 | | |
| 3 R | Market Place | 2001 | 1001 Hadden Street | - | Kinko's/Sansbury Vis Cntr/Sharpes Formal | 16,300 | 0 | | L.A.P. Company | 788-8300 | | |
| 3 R | Marshbrook Plaza | 1982 | 7357-7367 Two Notch Road | - | Food Lion,Family Dollar | 77,000 | 6,400 | \$8,50-13,00 | 17 | 17 | Ben Graves | Johnson Development Center 864-54-5707 |
| 3 R | Pinebelt Shopping Center | 1988 | 3400 Forest Drive | - | Belks,Paristana, Blacklion | 727,001 | 172,156 | \$12-\$40 | 58 | 70 | Tim Russell | Richland Mall 782-7575 |
| 3 R | Sandwood Plaza | 1987 | 1807 Decker Blvd | - | Egg Roll Express | 31,000 | 0 | \$9 | 15 | 17 | Ken Chak | Chak Company 787-2523 |
| 3 R | Shoppes at 4600 | 1977 | 4600 Forest Drive | - | Sprint, Jenny Craig | 16,004 | 3,040 | \$9,00-14,50 | 6 | 7 | John C.B. Smith | John C.B. Smith Real Estate 799-9443 |
| 3 R | Shops of O'Neil Court | 1989 | 224 O'Neil Court | - | Cingular, Pro Golf | 60,383 | 3,600 | \$8-\$12 | 20 | 21 | Marshall Hofer | Hofer Company Inc 787-2575 |
| 3 R | Shops on Rosewood | 1975 | 2720-25 Rosewood Dr | - | Rockaways | 21,900 | 0 | \$8-\$10 | 7 | 12 | Judy Levine | Shops on Rosewood 779-2888 |
| 3 R | Target | 1977 | 2500 Decker Blvd | - | Round Robin | 19,476 | 1,853 | | Debbie Currier | Currier Properties, Inc 704-366-8999 | | |
| 3 R | The Forum | 1987 | 2818 Devine Street | - | Carolina Fitness/People's Comp/Footwear | 31,000 | 0 | | Laura Kovacich | NAI Avant 744-9831 | | |
| 3 R | Tillman Plaza | 1983 | 7358-72 Two Notch Road | - | Hines Furn,Verizon Wireless | 22,500 | 0 | \$13-\$15 | 2 | 2 | Bob Ingram | L.A.P. Company 788-8300 |
| 3 R | Top Notch Retail | 1990 | 7007 Two Notch Road | - | Carolina Holdings Inc | | | | | | | 864-458-8088 |

2005 Inventory of Retail Space

| County | Building Name | Year Built | Status | Address | Anchor Tenants | Gross S.F. | Vacant S.F. | Rent | # Tenants | Suites Contact | Company | Phone |
|--------|----------------------------------|------------|----------------------------------|---------|--|------------|-------------|----------------|-----------|------------------|-------------------------------|--------------|
| Zone | | | | | | | | | | | | |
| 3 R | Trenholm Plaza Shopping C.Center | 1986 | 4840 Forest Drive | - | Fresh Market,Publix,Steinmart | 186,860 | 7,758 | \$9.50-\$21 | 23 | Danny Bonds | NAI Avant | 744-9831 |
| 3 R | Two Notch Plaza | 1986 | 6729 Two Notch Road | - | Very's Foods,Direct Insurance | 24,850 | 0 | \$8-\$10 | 11 | Mr. Phillips | Columbia Group, Inc | 256-1133 |
| 3 R | Two Notch Road | 1955 | 3104-3110 Two Notch Road | - | Autozone | 17,613 | 0 | \$4.50-\$7.75 | 4 | Sharon Thompson | Edens & Avant | 779-4420 |
| 4 R | Bi-Lo Center | 1993 | N Man & Monticello | - | Bi-Lo,CVS | 40,723 | 0 | \$8-\$10 | 3 | George Lee | Professional Realty, Inc | 419-2666 |
| 4 R | Columbia Business Center Phase 1 | 1988 | Elmwood & Main Street | - | American Sign,A Plus | 17,600 | 10,150 | \$10-\$14.50 | 9 | Larry Frisk | Real Estate Equity Management | 254-9798 |
| 4 R | Harden Place | 1984 | 1101 Harden Street | - | The Firm, Hand Picked | 29,831 | 0 | \$8-\$16 | 9 | Marshall Hoefer | Hoefer Company Inc | 787-2575 |
| 4 R | Northside Plaza Shopping Center | 1973 | 6300 N. Main Street | - | Piggly Wiggly | 50,490 | 8,400 | \$2.50-\$8.40 | 10 | Doug Sutton | Pharmex, Inc | 407-7117 |
| 4 R | Northway Plaza Shopping C.Center | 1985 | 5118 Fairfield Rd | - | Food Lion, Revco, Allied Dept. Store | 79,413 | 0 | \$3.38-\$13.32 | 16 | Rox Pollard | Colliers Keenan | 254-2300 |
| 4 R | Sunset Shopping Center | 1960 | 301 Sunset Drive | - | Super 10 | 36,000 | 22,800 | \$4-\$8 | 5 | Rox Pollard | Colliers Keenan | 254-2300 |
| 5 R | | 1990 | 3007 Broad River Rd | - | | 8,000 | 2,000 | | | Bill Smith | WS Commercial Real Estate LLC | 731-9494 |
| 5 R | | 1986 | 652 Bush River Road | - | | 23,462 | 1,500 | \$10.00 | | Diana Prez | CMM Realty, Inc | 779-5578 |
| 5 R | Boozer Shopping Center | 1963 | 1500 Broad River Road | - | Manifest Disc/Tape,Heroes/Dragons | 130,689 | 11,850 | \$7.5-\$9.25 | 58 | Jan Sottile | Boozer Shopping Center | 772-1144 |
| 5 R | Broad River Centre | 1996 | 1013 Broad River Road | - | Food Lion, CVS | 48,650 | 0 | \$8.45-\$11.55 | 7 | Sharon Thompson | Edens & Avant | 779-4420 |
| 5 R | Broad River Commons | 1986 | 2340 Broad River Road | - | | 135,675 | 135,675 | \$5-\$7 | 3 | Jeff Hein | NAI Avant | 744-9825 |
| 5 R | Broad River Road | 1984 | 2700 Broad River Road | - | Rose Talbert | 27,000 | 8,648 | \$19 | 13 | Wes Wells | Grubb&Ellis/Wilson/Kbler | 779-8600 |
| 5 R | Broad River Village | 1968 | 1200 Broad River Road | - | AllState | 22,561 | 6,255 | \$8-\$11 | 6 | Scott Capell | CB Richard Ellis/Columbia | 779-7777 |
| 5 R | Bush River Retail | 1982 | 426 Bush River Road | - | Vision Works,Aaron Rents | 26,750 | 0 | | 2 | Leasing Agent | CMM Realty Inc. | 779-1844 |
| 5 R | Clusters of Whitehall | 1988 | 252 St Andrews Rd | - | Cingular Wireless,Tuesday Morning | 68,029 | 4,035 | \$7.75-\$10 | 7 | Danny Bonds | NAI Avant | 744-9848 |
| 5 R | Colonial Village Center | 1990 | 1200 Colonial Life Blvd W | - | Melting Pot,Queen Std,WN Bistro | 49,500 | 1,170 | \$9.75-\$15.69 | 18 | Laura Kovach | NAI Avant | 744-9831 |
| 5 R | Corners @ St. Andrews | 1984 | 3100-3106 Broad River Rd | - | | 15,225 | 15,225 | \$9.00 | 0 | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |
| 5 R | Dutch Square Centre | 1970 | Broad River at Bush River Road - | - | Belks,Office Depot,Burlington Coat Fact. | 600,000 | 15,000 | | | Jim Farmer | Phillips Edison | 800-875-6585 |
| 5 R | Intersection Center | 1971 | One Diamond Lane | - | | 121,280 | 24,760 | \$5.50-\$6 | 34 | Jan Sottile | Wyman Boozer Realty | 772-1144 |
| 5 R | River Center | 1987 | 1722 Broad River Road | - | Page South,Palmetto Gold | 23,000 | 8,173 | \$9.30-\$11.52 | 8 | Bob Nuttal | Anchor Commercial | 888-271-8991 |
| 5 R | St Andrews Square | 1978 | 3104 Broad River Road | - | Badcocks,Ladies Fitness | 13,000 | 1,570 | \$9.00 | | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |
| 5 R | St. Andrews Shopping Center | 1976 | 736 St. Andrews Road | - | | 66,651 | 2,250 | \$8.50-\$9.50 | 10 | Kathy H. Edwards | Dial,Dunlap & Edwards,LLC | 779-6244 |
| 5 R | Unit 5 | 1986 | 422 Bush River Road | - | | 18,000 | 3,024 | \$10 | | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |
| 5 R | Widewater Square | 1976 | 3315 Broad River Road | - | Bi-Lo,Dollar General | 106,457 | 1,500 | \$2.94-\$11 | 24 | Rox Pollard | Colliers Keenan | 254-2300 |
| 7 R | Brickyard Shopping Center | 2004 | Clemson & Sparkleberry Rds | - | | 19,800 | 3,740 | \$19.50 | | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |
| 7 R | Columbia Northeast | 1980 | 9221 Two Notch Rd | - | Clemson & Sparkleberry Rds | 25,500 | 0 | \$18.50 | | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |
| 7 R | Diamond Point Phase 1 & 2 | 1989 | 8502 Two Notch Rd | - | Golds,Garret's Grille & Grogg | 47,313 | 0 | \$11-\$11 | 9 | Jason Long | Blanchard & Calhoun Commerci | 706-854-6708 |
| 7 R | Fortune Square Phase 1 | 1987 | 108 Columbia Northeast Dr | - | Dollar General,Big Lots | 56,525 | 13,800 | \$8-\$10 | 6 | Rox Pollard | Colliers Keenan | 254-2300 |
| | | | | | Carolina Gold & Silver,Tiffany's | 22,800 | 0 | \$11 | 9 | John Landon | Tri-White Co | 736-0415 |
| | | | | | Pomadora's,Cuts Unlimited | 13,700 | 0 | \$9.00-\$11.00 | 7 | Tom Felts | Fortune Personnel | 788-8877 |

2005 Inventory of Retail Space

| County | Building Name | Year Built | Status | Address | Anchor Tenants | Gross S.F. | Vacant S.F. | Rent | # Tenants | Suites Contact | Company | Phone |
|--------|-------------------------------------|---------------------------|------------------------------|------------------|--|------------|-------------|-----------------|-----------------|---------------------------------------|-----------------------------------|---|
| Zone | | | | | | | | | | | | |
| 7 R | Fortune Square Phase 2 | 1988 | 110 Columbia Northeast Dr | - | Sophia's Fine Dining, Lion's Den | 7,200 | 1,200 | \$9.00-11.00 | 3 | 4 | Tom Feltz | 788-8877 |
| 7 R | Fortune Square Phase 3 | 1990 | 110 Columbia Northeast Dr | - | Traveling Tutor, LA Pizza, Cochina | 5,600 | 0 | \$9.00-11.00 | 3 | 3 | Tom Feltz | 788-8877 |
| 7 R | Lake Carolina Blvd | 2002 | 300 Long Pointe Lane | - | Groucho's | 8,907 | 0 | \$15.00-\$18.00 | 4 | 6 | Ben D. Arnold | Arnold Companies 731-4321 |
| 7 R | Lee Station | 2003 | 4561 Hardscrabble Road | UC | | 17,000 | 2,400 | \$17-18 | Bill Owen | Owen Real Estate | 253-6936 | |
| 7 R | Magnolia Pointe Center | 1997 | 2000 Clemson Road | - | Piggly Wiggly | 60,218 | 0 | \$13-\$15 | 18 | 18 | Jim Christopher | Asbill-Christopher Dev., Inc. 736-7280 |
| 7 R | Northpointe Commons | 10060 Two Notch Rd | - | Walmart, Goody's | 298,304 | 0 | | | Manager | Walmart | Colliers Keenan | 254-2300 |
| 7 R | Northpointe Shopping Center Phase 1 | 1982 | US 1 @ Sparkleberry | - | Publix | 64,258 | 0 | \$12 | 7 | 8 | Rox Pollard | Century 21/Bob Capes Realtors 765-1200 |
| 7 R | Oakwood Plaza | 1999 | 135 Brythewood Rd | - | IGA | 55,000 | 0 | \$12.50-13.50 | 7 | 9 | Edwin B Garrison | Central Watt 770-641-1115 |
| 7 R | Park Center Shopping Center | 1989 | 9710 Two Notch Road | - | Stein-Mart, Piggly Wiggly | 226,705 | 3,000 | \$12-\$14 | 8 | 9 | Louise Jennings | Arnold Companies 731-4321 |
| 7 R | Parkside Center | 2004 | 5 Lake Carolina Way | - | Logan Raye | 11,590 | 8,940 | \$16-\$18 | 1 | 5 | Ben D. Arnold | Kahn Development Co 419-4235 |
| 7 R | Polo Plaza | 1986 | 9810 Two Notch Rd | - | Food Lion, Eckerd's | 51,840 | 0 | \$10.00-16.00 | 13 | 15 | Scott McCarthy | CB Richard Ellis/ Colliers Keenan |
| 7 R | Pontiac Business Center | 2004 | 100 Pontiac Business Center | - | | 9,000 | 6,000 | \$13-\$14 | Bobby Hathaway | H & H Leasing, Inc. 864-246-9188 | | |
| 7 R | Rice Creek Village | 2003 | 4611 Hardscrabble Road | - | Publix | 66,446 | 2,800 | \$9.50-16.00 | 7 | 2 | Rox Pollard | Equity One Realty & Mgmt SEI 462-0730 |
| 7 R | Sesqui Center | 1990 | 9557 Two Notch Road | - | TackwonDoPlus, Abby Carpets | 20,360 | 2,200 | \$12-13 | 9 | 9 | Dick Hills | Colliers Keenan 254-2300 |
| 7 R | Sparkleberry Square | 1997 | 10136 Two Notch Rd | - | Kroger, Circuit City, Bed, Bath & Beyond, Ross | 320,971 | 5,522 | \$10-27 | 23 | 24 | Mary Smith | Equity One Realty & Mgmt 462-0730 |
| 7 R | Spring Valley Commons | 1988 | 9003 Two Notch Road | - | Bi-Lo, Tuesday Morning | 75,415 | 3,800 | \$10-\$12 | 15 | 17 | Mary Smith | Colliers Keenan 254-2300 |
| 7 R | The Crossing | 1992 | 2108-2118 Clemson Rd | - | | 44,132 | 0 | \$12-\$14 | 5 | 5 | Mark James | Kahn Development Co 419-4235 |
| 7 R | Village at Sandhill | 2004 | Clemson Rd & Two Notch Rd | - | Rhodes Furniture, World Market | 525,000 | 0 | | 2 | 2 | Scott McCarthy | Colliers Keenan 864-246-9188 |
| 7 R | Village at Sandhill | Clemson Rd & Two Notch Rd | UC | | | 1,700,000 | | | Scott McCarthy | Kahn Development Company | Dial,Dunlap & Edwards 491-0235 | |
| 7 R | Village Square | Blythewood Rd & I-77 | - | Food Lion | | 100,000 | 100,000 | | Michael McQueen | University Club | 333-8100 | |
| 8 R | Ballentine Market | 1987 | 1339 Dutch Fork Rd | - | Food Lion, Dollar General | 51,010 | 0 | \$8.5-\$10.50 | 9 | 9 | Kathy H. Edwards | Dial,Dunlap & Edwards 799-6244 |
| 8 R | Columbiana Crossing | 2004 | Bower Parkway | - | | 33,018 | 0 | | Hance Jones | CB Richard Ellis/Columbia 779-7777 | | |
| 8 R | Columbiana Station | 2001 | Bower Pkwy | - | | 36,126 | 5,453 | \$21-28 | 9 | 9 | Jim Padgett | NAI Avant 744-9842 |
| 8 R | Kennerly Place | 1998 | Kinley Rd @ Broad River | - | Food Lion | 46,890 | 0 | \$11-\$14.35 | 10 | 11 | Danny Bonds | 744-9848 |
| 8 R | Piney Grove Road Shopping Center | 1979 | 1903 Piney Grove Rd | - | Green's Liquor & Party Shop | 36,000 | 3,200 | \$10-\$14 | 5 | 5 | Scott Capell | CB Richard Ellis 779-7777 |
| 8 R | Seven Oaks Shopping Center | 1975 | St Andrews Rd & Old Bush Riv | - | Food Lion, Zorbas, Hallmark | 75,482 | 2,240 | \$12-\$14 | 14 | 14 | Kathy H. Edwards | Dial,Dunlap & Edwards,LLC 799-6244 |
| 8 R | West Friargate | 1971 | 7971 N Woodrow St | - | Sure Quality, Tony's Party Shop, J. Hewitt | 13,950 | 0 | \$6-7.80 | 10 | 10 | Scott Capell | CB Richard Ellis/Columbia 779-7777 |

2005 Inventory of Retail Space

| County | Building Name | Year Built | Address | Status | Anchor Tenants | Gross S.F. | Vacant S.F. | Rent | # Tenants | Suites Contact | Company | Phone |
|--------|---------------------------------|------------|------------------------------|--------|--|------------|-------------|----------------|-----------|------------------|---------------------------|--------------|
| Zone | | | | | | | | | | | | |
| 5 L | Ashland Park | 1985 | 612 St. Andrews Road | - | | 41,000 | 5,611 | \$10-12 | 21 | Jen Chilton | Grubb&Ellis/Wilson Kibler | 779-8600 |
| 5 L | Circuit City Superstore | 1986 | 1950 Bush River Road | - | If its Paper,Medi-Home Care,Capital Temp | 63,235 | 0 | \$6,00 | 4 | Diana Teitsma | Carrier Properties, Inc | 704-366-8999 |
| 5 L | Market Pointe Mall | 1984 | 1-20 & Bush River Road | - | Hannicks | 158,509 | 14,000 | \$8,00 | 22 | A. L. Saad | A. L. Saad & Company | 254-3795 |
| 5 L | Richardson Plaza | 1981 | 570 St. Andrews Road | - | FD Lion,\$General,Goodwill Harbor Fr. Line | 108,138 | 18,500 | \$8-\$10 | 7 | Rox Pollard | Colliers Keenan | 254-2300 |
| 6 L | 12th Street Plaza | 1980 | 103 North 12th Street | - | Wentworth Printing | 72,200 | 0 | \$8,00-12,00 | 12 | Kathy H. Edwards | Dial,Dunlap & Edwards,LLC | 799-6244 |
| 6 L | Airport Square Shopping Center | 1976 | 1602-40 Airport Blvd. | - | Food Lion,Radio Shack,Dollar Gen,Rent Wa | 59,770 | 0 | \$10-\$12 | 12 | Art Logan | M & P Shopping Centers | 800-741-6772 |
| 6 L | Augusta Commons | 2001 | 2307 Augusta Road | - | Radio Shack,Payless Shoes,Hollywood Video | 12,000 | 0 | \$22 | 2 | T Smallwood | WRS Inc.,Realty Service | 649-1411 |
| 6 L | Beacon Hill | 1983 | Boston Ave and Edmund Rd | - | Springdale Clinic | 12,000 | 3,000 | \$7-\$8 | 6 | John Sellers | Colliers Keenan | 254-2300 |
| 6 L | Capital Square Shopping Center | 1974 | 200 Sunset Blvd | - | BiLo,Bargain Furn,Family Dollar | 79,921 | 12,750 | | 10 | Laura Kovach | NAI Avant | 744-9831 |
| 6 L | Cayce Crossing | 1994 | US 321 at Fish Hatchery Road | - | Piggly Wiggly | 46,245 | 1,500 | \$8,44-\$17,50 | 7 | Scott Capell | CB Richard Ellis/Columbia | 779-7777 |
| 6 L | Danwood Shopping Center | 1986 | US Hwy 1 & Leaphart Rd | - | Pet Supplies,Calloways,Classic Furn | 54,340 | 0 | \$9 | 12 | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |
| 6 L | Dreher Plaza | 1989 | 100 Dreher Road | - | Blockbuster Video | 20,276 | 5,000 | \$11,00-13,00 | 8 | Don Marino | DBP & Equities LD | 404-869-6182 |
| 6 L | Edenwood Plaza Phase 1 | 1989 | 2312 Charleston Highway | - | Bi-Lo | 86,000 | 3,000 | \$6-\$9 | 4 | Tex Small | Avtex Commercial | 864-271-1900 |
| 6 L | Fountain Shopping Center | 1967 | 1200 Charleston Hwy | - | Super Ten,J,Fiesta,Jo Ann's Fabrics | 42,000 | 0 | \$3-\$9 | 5 | Marshall Hofer | Hofer Company Inc | 787-2575 |
| 6 L | Granby Village Sh Cr | 1981 | 1505 Charleston Hwy | - | Granby Fitness,Air-O-Blind | 37,500 | 18,750 | \$8,00-12,00 | 15 | Charlie Brown | Charlie Brown | 794-1420 |
| 6 L | Lowes | 1986 | 2816 Augusta Rd | - | Carolina Pottery | 65,638 | 0 | | 1 | Tim Marsh | MARSH POTTERY | 802-548-7075 |
| 6 L | Market Place @ Cayce Phase 1 | 1988 | US Hwy 321 at Frank Street | - | Winn Dixie, Revco | 59,372 | 35,922 | \$5-\$8 | 15 | Rox Pollard | Colliers Keenan | 254-2300 |
| 6 L | Meeting Street | 1958 | 1008 Meeting Street | - | | 17,280 | 17,280 | \$2,68 - 3,95 | | Ben D. Arnold | Arnold Companies | 731-4321 |
| 6 L | Parkland Plaza Shopping Center | 1955 | Knox Abbott @ State St | - | Bilo,Hardware House,Burkes,CVS | 176,192 | 8,000 | \$5-\$14 | 19 | Allen Guignard | GTS Associates | 791-7060 |
| 6 L | Sunset Court Shopping Center | 1977 | 2247 Sunset Blvd | - | Silk Flowers,Dollar General | 54,704 | 600 | \$5-\$8 | 15 | Shirley Fuller | Security National | 707-476-1000 |
| 6 L | Sunset Shoppes | 1989 | 944-48 Sunset Blvd | - | Shooters Choice | 27,000 | 0 | | 5 | Paul Brown | Brown Brothers Builders | 791-1335 |
| 6 L | Top Spin Plaza | 1996 | 5343 Sunset Blvd | - | | 25,000 | 0 | \$10-\$14 | 10 | Ray Moseley | M & R Realty | 791-1100 |
| 6 L | Tuscany Village | 2003 | 1085 Lake Murray Blvd | - | | 13,800 | 2,800 | \$16-\$18 | | Erin England | Colliers Keenan | 2542300 |
| 6 L | West End Square | 1979 | 1440 Charleston Hwy | - | | 48,000 | 0 | | | Roy M Stevens | Startes & Dillon LL | 730-6956 |
| 6 L | West Side Plaza | 1988 | US 1 & Dreher Rd | - | Goody's, BiLo | 222,630 | 0 | \$7,50-\$13,25 | 22 | Gary Anthony | Wyatt Development Company | 649-1411 |
| 6 L | Westland Square | 1986 | 2230 Sunset Blvd | - | Food Lion,Family Dollar | 62,735 | 5,070 | \$9-\$12 | 8 | Karen Wheeler | Perrine | 866-203-4860 |
| 6 L | Woodberry Plaza Shopping Center | 1976 | 3234 Augusta Rd | - | Big Lots, Family Dollar,Mattress Max | 82,930 | 82,930 | \$6.5-\$10,75 | 5 | Woody Sharpe | NAI Avant | 744-9848 |
| 8 L | Amicks Ferry Plaza | 1999 | 143 Amicks Ferry Road | - | Food Lion | 38,640 | 1,080 | | | Bobby Hathaway | CB Richard Ellis | 779-7777 |
| 8 L | Chapin Center | 1991 | 149 Chapin Road | - | BiLo | 51,170 | 2,400 | \$12,50-14,50 | 9 | Laura Kovach | NAI Avant | 744-9831 |
| 8 L | Columbiana Center | 1996 | 100 Columbiana Drive | - | Belks,Dillard,Sears | 787,158 | 8,000 | \$36-\$45 | 84 | Denny Moore | General Growth Properties | 678-385-1429 |
| 8 L | Columbiana Place | 2000 | 1250 Bowser Parkway | - | Consol Theatres,Myios,Chas Crabhouse | 210,000 | 30,000 | \$24 | 15 | Hance Jones | CB Richard Ellis/Columbia | 449-7777 |
| 8 L | Columbiana Station | 1998 | 150 Harbison Blvd | - | Publix,Bed & Bath,T.J.Maxx | 172,442 | 0 | \$10.50-\$23 | 16 | Danny Bonds | NAI Avant | 744-9848 |
| 8 L | Columbiana Station III | 2000 | 1110-1250 Bower Parkway | - | Col Grande Theatre,Dick's Spig Gds,Goody | 164,736 | 61,106 | \$18-\$31 | 10 | Scott Capell | CB Richard Ellis/Columbia | 779-7777 |

2005 Inventory of Retail Space

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|--------|----------------------------------|------------------|-------------------------------|---|--|------------|---------------|-----------------|-----------|------------------|--------------------------------|---|
| Zone | | | | | | | | | | | | |
| 8 L | Friarsgate Plaza | 1981 | 200 Friarsgate Plaza | - | Bi-Lo,Dollar General | 59,988 | 3,100 | \$10-\$12.50 | 8 | 9 | Adam Kanter | R J Properties 954-504000 |
| 8 L | Harbison Center | 1988 | 275 Harbison Boulevard | - | Rhodes Furn,Books,AMill,Golds Gym,Fam | 185,078 | 5,110 | \$16-21 | 29 | 30 | Erika Mueller | Retail Properties,Inc 843-556-9442 |
| 8 L | Harbison Court | 1991 | 278 Harbison Blvd | - | Ross Dr/Marshalls/Babies R Us/Barnes & N | 345,000 | 0 | \$10-\$17 | 30 | 36 | Alex Dollaway | Developers Diversified 704-552-3738 |
| 8 L | High Pointe Centre | 1994 | 800 Lake Murray Blvd | - | Piggly Wiggly | 61,673 | 0 | \$14-\$16 | 10 | 10 | Jim Christopher | Asbill-Christopher Dev.,Inc. 799-0033 |
| 8 L | Irmo Station | 1985 | Hwy 60 @ Woodrow St. | - | Kroger, Dollar Tree,Firehouse Subs,CinGu | 90,327 | 8,669 | \$14 | 23 | 25 | Jan Stasic | Inland 704-527-4555 |
| 8 L | Irmo Village | 1975 | 7595 St. Andrews Road | - | Carolina Wings,Carolina Girls | 52,748 | 0 | \$8.59 | 12 | 12 | Marion Turbeville | Danville Business Advisors 765-1230 |
| 8 L | Kennerly Crossing | 2003 | 7320 Broad River Road | - | Publix | 80,000 | 0 | | | | Lisa Lee Naro | Horn Properties 865-560-1100 |
| 8 L | Murray Landing | 2003 | Irmo Drive @ SC 6 | - | Publix | 68,000 | 4,200 | \$16 | 8 | 9 | Rox Pollard | Colliers Keenan 254-2300 |
| 8 L | Murraywood Center | 1987 | 7001 St Andrews Rd | - | One Two Three Restaurant/Talbots | 45,550 | 9,200 | \$12.50-\$18.00 | 19 | 23 | Bill Smith | WS Commercial Real Estate LLC 731-9494 |
| 8 L | Quail Valley Plaza | 1986 | St Andrews Rd & Wescott Rd | - | Subway | 20,391 | 2,200 | \$12.00-18.00 | 17 | 18 | Cary McDaniel | Century 21-McDaniel & McDani 781-4663 |
| 8 L | Shopper's Walk Of Irmo | 1985 | 7715 St Andrews Rd | - | Noah's Seafood,Al DuPre Interiors | 20,000 | 1,500 | | 26 | 26 | Charlie Newman Jr | The Newman Company 781-2361 |
| 8 L | Shopping Strip | 1997 | 281 Park Terrace Drive | - | Bassett Furniture Direct, Staples | 70,000 | 0 | \$12-\$15 | 2 | 3 | Paul Frankel | B & L Harbison LLC 201-454-1869 |
| 8 L | The Shoppes at St Andrews | 1992 | St Andrews Road | - | Piggly Wiggly, Grocery Store | 61,828 | 4,500 | | 1 | 1 | Bill Stern | Stern & Stern and Associates 419-1234 |
| 8 L | WalMart Super Center | 1995 | 360 Harbison Blvd | - | Wal Mart | 198,000 | 0 | | 1 | 1 | Jonathan Vickery | Wal Mart Super Center 781-0762 |
| 9 L | | 1995 | 675 Main Street | - | Bi-Lo | 44,000 | 0 | \$8.50-\$9.50 | 1 | 1 | Tex Small | Avtex Commercial 864-271-1900 |
| 9 L | Caroline Square | 1984 | Platt Springs & Emanuel Churc | - | Dollar General,Neighbors Restaurant | 40,155 | 10,070 | \$6.50-10.24 | 11 | 12 | Frank Strasburger | McGee Real Estate 739-0550 |
| 9 L | East Town Centre | 1997 | 5556 Sunset Blvd | - | Super Walmart | 32,600 | 0 | \$11-\$16 | 10 | 10 | Danny Bonds | NAI Avant 744-9842 |
| 9 L | Gaston Market Place | 2005 | Hwy 321 & Woodtrail Drive | - | Food Lion & General Dollar | 52,000 | 0 | | | | Town Admin | Gaston Town 796-7725 |
| 9 L | Hope Ferry Center | 2002 | Hope Ferry Road | - | McAlister's Deli | 28,000 | 0 | \$15.79 | 14 | 15 | Wade P Keisler | Dagwood Development Corp 957-3303 |
| 9 L | Kitty's Corner | 5580 Sunset Blvd | - | Kitty's Hallmark,Sprint,Quiznos,Uniquee | 17,593 | 1,854 | | 6 | 6 | Frank Megan | 359-7511 | |
| 9 L | Lake Murray Shopping Center | 1998 | Hwy 378 & St. Peters Road | - | Piggly Wiggly | 39,218 | 0 | \$12-\$13 | 6 | 5 | Jim Christopher | Asbill-Christopher Dev.,Inc. 799-0033 |
| 9 L | Lexington K-Mart Shopping Center | 1986 | 748 West Main Street | - | K-Mart,Goodwill | 78,000 | 0 | \$10-\$10.50 | 5 | 5 | John Baker | Baker & Baker 254-8987 |
| 9 L | Lexington Old Mill | 1891 | 711 E. Main Street | - | Patchwork Playhouse/Mill Pond Antiques | 60,000 | 9,000 | \$5.9 | 24 | 25 | Joan Coates | Old Mill Partnership 356-6931 |
| 9 L | Lexington Place | 2003 | 5440 Sunset Blvd | - | Kohl's,Ross Dress Barn, | 86,584 | 0 | | | | Susan Clemnets | Inland South East Lexington I.L. 704-527-4555 |
| 9 L | Lexington Place,Phase I | 1994 | - | Publix Grocery | 60,944 | 0 | \$14.50-18.50 | 10 | 10 | Kathy H. Edwards | Dial,Dunlap & Edwards 799-6244 | |
| 9 L | Lexington Town Center | 1986 | Hwy 378 & Hwy 6 | - | Food Lion,SteinMart,Books-A-Million,CVS | 115,754 | 3,200 | \$10-\$19 | 12 | 13 | Danny Bonds | NAI Avant 744-9848 |
| 9 L | Mallard Lake Center Ph 1 & II | 1999 | 5495 Sunset Blvd | - | Food Lion,Dollar General | 76,763 | 2,000 | \$8-\$10 | 12 | 13 | Steven Franco | New Plan Excel 404-949-9110 |
| 9 L | Mills Corner | 1995 | US 1 @ Oak Drive | - | Sansbury Vision,Educational Wonderland | 30,764 | 3,900 | | 14 | 17 | James Melvin | Milestone Properties, Inc 561-394-9260 |
| 9 L | Pastime Pavilion | 1990 | 929 North Lake Drive | - | Consolidated Theatre | 15,000 | 1,266 | \$15.00 | 3 | 4 | Terry Padalino | Century 21 359-7631 |
| 9 L | Red Bank Crossing | 1990 | Hwy 6/Two Notch Rd | - | Piggly Wiggly | 42,845 | 0 | \$8.86-13.00 | 7 | 7 | Scott Capell | CB Richard Ellis/Columbia 779-7777 |
| 9 L | Sandy Ridge Square | 1999 | 2916 Emmanuel Church Rd | - | Bi-Lo, Block Buster | 40,000 | 0 | \$10-\$12 | 6 | 7 | Sylvia Beaver | Palmetto Pavilion 359-3522 |
| | | | | | | 65,936 | 55,950 | \$9.50-\$12 | 8 | 9 | Bob Ingram | Carolina Holdings, Inc. 864-272-0088 |
| | | | | | | 51,424 | 0 | \$9.63-\$14.00 | 3 | 3 | Scott Capell | CB Richard Ellis/Columbia 779-7777 |

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|--------|--------------------------------|------------|---------------------------------|--------|---|------------|-------------|--------------|-----------|----------------|-----------------|--|
| Zone | | | | | | | | | | | | |
| 9 L | Shops @ South Congaree | 1997 | 677 W Main Street | - | Moovies | 12,000 | 0 | \$9-\$10 | 4 | 5 | Tex Small | 864-271-1900 |
| 9 L | South Lake Pointe Center | 1998 | 1123 South Lake Dr | - | Piggly Wiggy | 44,318 | 1,200 | \$12-\$13.50 | 8 | 10 | Jim Christopher | 799-0033 |
| 9 L | Springs Crossing | 1999 | Platt Springs Road & Hwy 6 | - | Food Lion, Family Dollar | 50,850 | 0 | \$10-\$12 | 7 | 8 | Ken Walden | Baker & Baker 254-8987 |
| 9 L | Three Fountains Plaza | 1986 | Platt Springs & Emmanuel Cr R - | - | Food Lion, Family Dollar | 41,450 | 7,000 | | 4 | 5 | Laura Kovacich | Nai Avant 744-9831 |
| 9 L | Village Square Shopping Center | 1975 | 421 Columbia Avenue | - | Bi-Lo | 60,000 | 0 | \$12-\$15 | 7 | 7 | J.P> Scurry | Colliers Keenan 254-2300 |
| 10 L | Batesburg Plaza | 1987 | 242-252 W Columbia Ave | - | Bi-Lo, Maxway, Farmer's Furn | 68,238 | 2,250 | \$5.50-\$6 | 5 | 5 | Gerald | Winn Dixie Raleigh Inc 919-550-7100 |
| 10 L | Mitchell Plaza | 1986 | 217 Q Columbia Ave | - | Food Lion | 46,894 | 0 | | 6 | 6 | Laura Kovacich | NAI Avant 744-9831 |
| 10 L | Twin City Shopping Center | 1986 | 600 East Columbia Ave. | - | Family Dollar/McDonalds/BC Moore/Rental | 52,000 | 13,500 | \$3-\$6 | 4 | 6 | J Berry Garrett | Garrett & Garrett 846-862-3501 |

CHAPTER 3 - WAREHOUSE SPACE AND COMMERCIAL LAND SITES

3.1 WAREHOUSE SPACE SURVEY

An excellent central point for distribution of products throughout the state and the southeast, Columbia is well situated in the geographical center of South Carolina, a prime location for development of warehouse space. Two interstate systems, I-20 and I-26, transverse the Greater Columbia Area along with Interstate 77, the southern terminus to the Nation's Midwest.

Of tenant-occupied buildings measuring 3,000 square feet or greater in the Greater Columbia Area 164 warehouses and industrial buildings were inventoried. Of these, 164 are complete and currently rented or available for occupancy. The 164 completed warehouses or industrial buildings surveyed contained 6,317,184 square feet of gross leasable area with 1,104,456 square feet or 17.5 percent available for sale. As a rule, agents do not report totally rented warehouses, they typically only report space currently vacant, and so the vacancy rate is not that high. Forty-nine of these structures, or 29.8 percent of the space surveyed, was located in Lexington County, while the majority of warehouse space, 115 structures or 70.2 percent of surveyed space, was located in Richland County. Rents on available space range from \$2.82 to \$4.63 per square foot depending on the type of lease, location, age of the structure, and the amount of space leased.



Like most economics of scale, the larger the space available for rent, the lower the price per square foot. The average rental rate is becoming tighter even with the size variance. The current survey shows a low rent of \$2.82 per square foot for warehouses or industrial space with 100,000 square feet or greater and a high rent of \$4.63 per square foot for structures with less than 15,000 square feet of space. All reasonable efforts have been made to ensure the accuracy of the information in this survey.

3.2 COMMERCIAL LAND SITES SURVEY

Prime undeveloped parcels have been identified in this 22nd survey of commercial sites for sale in the Greater Columbia Area market. Available undeveloped land, with its legal requirements and political climate, is a vital part of an area's future economic development. Commercial sites are evaluated by location, asking price and

usefulness, measured in terms of access, utilities and market demand. Land value is determined not by its current use, but by its highest and best use of potential for development.

Real estate companies operating in the Greater Columbia Area reported 263 parcels of developable land totaling 11,436.58 acres in the Greater Columbia Area that consists of Lexington and Richland Counties. Eighty-six parcels equaling 5,342.68 acres were surveyed in Lexington County. One hundred seventy-eight parcels were surveyed in Richland County and totaled 6,093.90.

Based on the survey results, the cost per acre in Lexington County ranged from \$2,000 per acre for 769 acres of land in Sandy Run to a high of \$600,000 on Bower Parkway. The price per acre in Richland County ranged from \$2,800 per acre for 56 acres on Community Pond Rd to a high of \$3,465,000 per acre on Gervais Street in Columbia.



Table 3.1
Distribution of Land by
Current Zoning and County

| LEXINGTON COUNTY | | RICHLAND COUNTY | |
|---------------------|------------------|--------------------|------------------|
| Zoning | Total Acreage | Zoning | Total Acreage |
| C | 3.7 | C | 18.01 |
| C-1 | 0 | C-1 | 17.58 |
| C-2 | 2.27 | C-2 | 0 |
| C-3 | 57.79 | C-3 | 414.11 |
| C-4 | 1.6 | CG | 96 |
| CG | 95.63 | CN | 1.28 |
| D-1 | 0 | C-PU | 17.63 |
| ID | 1,554.06 | D-1 | 727.25 |
| IR | 27 | G3 | 0.8 |
| LM | 0 | GC | 5.13 |
| M-1 | 94.5 | M-1 | 1,506.32 |
| M-2 | 0 | M-2 | 205.38 |
| PUD | 3.5 | PUD | 185.5 |
| RD | 0 | R | 1.57 |
| RU | 217 | RG-2 | 10.48 |
| NZ | 3,285.63 | RU | 466.8 |
| | | RS1 | 1.01 |
| | | NZ | 2,419.05 |
| Total | | 5,342.68 | 6,093.90 |

Table 3.2
Average Warehouse Rental Rates

| <u>Size</u> | <u>Number</u> | <u>Average Rental Rate/SF</u> |
|---------------------|----------------------|--------------------------------------|
| Less than 15,000 SF | 67 | \$4.83 |
| 15,000-24,999 SF | 31 | \$3.77 |
| 25,000-49,000 SF | 28 | \$3.92 |
| 50,000-99,000 SF | 25 | \$3.60 |
| 100,000 SF and Over | <u>13</u> | \$2.92 |
| Total | 164 | |

*Note:

The average rental rate quoted was taken from all warehouses, although there were a variety of lease types ranging from gross to triple net. Some buildings did not have a rental rate reported.

2005 Inventory of Warehouse Space

| BUILDING | YEAR | PREFIX | ADDRESS | COUNTY | GROSS SF | VACANT SF | SALES PRICE | RENT | CEILING HEIGHT | CONTACT | COMPANY | PHONE |
|---------------------------|------|----------------------|---------|--------|----------|-----------|-------------|------------|----------------|---------------------|-------------------------------|--------------|
| McKesson | 1974 | | | L | 82,000 | 35,000 | \$3,50 | 27 | | Bill Stern | Stern & Stern | 419-1234 |
| Swansea Mfg | 1964 | | | L | 60,000 | 60,000 | \$465,000 | \$1.25 | 10 | Houston Fitzpatrick | Fitzpatrick Properties | 931-0055 |
| Jaw Warehouse | 1970 | 1059 Colite Drive | | L | 53,500 | 0 | \$1,650,000 | \$3.50 | 22 | Mark Taylor | Don E Taylor & Assoc Realty | 782-4500 |
| Harrigan | 1995 | 110 Archive | | L | 60,000 | 0 | | \$4.00 | 20 | Chuck Salley | Colliers Keenan | 254-2300 |
| Walter Price Drive | | 1135 Walter Price Dr | | L | 24,000 | 0 | | | 22 | William Durham III | William Durham Co | 256-3591 |
| Wrenn | 1982 | 1147 Walter Price Dr | | L | 18,000 | 5,800 | | \$4.00 | | Jeremy Wilson | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| Air South Industrial Park | 1974 | 120 Queens Pkwy | | L | 29,000 | 9,900 | \$775,000 | \$3.50 | 24 | Chuck Salley | Colliers Keenan | 254-2300 |
| | 1995 | 131 McQueen Street | | L | 170,195 | 0 | | \$3.00 | 22 | Terry Twomey | Minchew Corporation | 703-502-8945 |
| | | 133 Vera Road | | L | 7,500 | 1,890 | \$500,000 | \$10 | 14 | Roger Crouch | Crouch Construction Company | 781-7302 |
| | | 1400 Jarvis Klapman | | L | 4,200 | 0 | | | 16 | William Durham III | William Durham Co | 256-3591 |
| | | 165 Center Drive | | L | 13,000 | 0 | \$225,000 | | | Ted Pitts | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| | | 175 Rich-Lex Dr | | L | 14,000 | 14,000 | | \$5.14 | 12 | Joe Pope | NAI Avant | 744-9845 |
| | | 1820 Augusta Road | | L | 22,000 | 22,000 | \$650,000 | \$3.50 | 20 | Roger Crouch | Crouch Construction Company | 781-7302 |
| House of Perfection | 1981 | 1950 Old Dunbar Rd | | L | 40,000 | 19,750 | | \$3.25 | 20 | Chuck Salley | Colliers Keenan | 254-2300 |
| Platt Springs Dist Center | 1975 | 2122 Platt Springs | | L | 45,000 | 0 | \$1,150,000 | \$3.50 | 24 | Charlie Brown | Charlie Brown | 794-1420 |
| | | 2122 Platt Springs R | | L | 45,000 | 0 | | Negotiable | | Charlie Brown | Charlie Brown | 794-1420 |
| | | 2122 Platt Springs R | | L | 45,000 | 0 | | Negotiable | | Charlie Brown | Charlie Brown | 794-1420 |
| Industrial Bus Center | 1968 | 228 N Parson Street | | L | 100,000 | 33,000 | \$1,800,000 | \$2.50 | 18 | Mark Taylor | Don E Taylor & Assoc Realty | 782-4500 |
| Industrial Bus Center | 1973 | 229 N Parson Street | | L | 43,314 | 0 | \$950,000 | \$2.80 | | Mark Taylor | Don E Taylor & Assoc Realty | 782-4500 |
| | 1989 | 233 Swartz Road | | L | 4,800 | 0 | | \$4.00 | 14 | Ted Hoover | Hoover Building Systems | 359-9128 |
| | 1989 | 235 Swartz Road | | L | 4,800 | 0 | | \$4.00 | 14 | Ted Hoover | Hoover Building Systems | 359-9128 |
| AlWin | | 2500 Leaphart Rd | | L | 74,000 | 24,000 | | \$4.50 | 18 | Chuck Salley | Colliers Keenan | 254-2300 |
| DHL | 1985 | 2626 Leaphart Rd | | L | 6,800 | 0 | \$300,000 | \$5.40 | 12 | Chuck Salley | Colliers Keenan | 254-2300 |
| | | 2651 Shop Road | | L | 10,000 | 2,000 | | 5.10 | 14 | Jeremy Wilson | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| | | 293 Industrial Drive | | L | 39,500 | 39,500 | \$1,550,000 | | 24 | Bill Kuhns | NAI Avant | 744-9833 |
| | | 303 Quarter Master | | L | 20,000 | 0 | | \$3.00 | 16 | Alan Moyd | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| Northrop Grumman | 1968 | 34 Industrial Drive | | L | 138,000 | 138,000 | Negotiable | | 23 | Mike Gibson | Tona Commercial Realty | 781-5195 |
| | 1987 | 3601 Sunset Blvd | | L | 240,000 | 240,000 | \$7,250,000 | | 30 | Ben Brantley | CB Richard Ellis/Columbia | 779-7777 |
| | | 3914 Platt Springs R | | L | 5,000 | 5,000 | \$300,000 | | | Ted Pitts | Grubbs&Ellis/Wilson/Kibler | 799-8600 |
| Fins Company | 1995 | 441 Industrial Drive | | L | 15,300 | 0 | \$659,000 | | 20 | Chuck Salley | Colliers Keenan | 254-2300 |
| | | 500 Orchard Drive | | L | 13,150 | 13,150 | \$675,000 | \$4.50 | 18 | Alan Moyd | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| | | 618 Greenwood | | L | 2,400 | 0 | | \$5.50 | 14 | Bill Hawley | South Carolina Properties Inc | 781-9344 |
| | | 620 Greenwood Road | | L | 2,400 | 0 | | \$4.80 | 14 | Bill Hawley | South Carolina Properties Inc | 781-9344 |
| Industrial Drive | | 681 Industrial Drive | | L | 15,000 | 0 | | \$4.00 | 20 | Jeremy Wilson | Grubbs&Ellis/Wilson/Kibler | 779-8600 |

2005 Inventory of Warehouse Space

| BUILDING | YEAR | PREFIX | ADDRESS | COUNTY | GROSS SF | VACANT SF | SALES PRICE | RENT | CEILING HEIGHT | CONTACT | COMPANY | PHONE |
|---------------------------|------|---------|----------------------|--------|----------|-----------|-------------|--------|----------------|---------------------|-------------------------------|----------|
| Chris Drive | | | 701 Chris Drive | L | 20,400 | 0 | | \$3,43 | 24 | Chuck Salley | Colliers Keenan | 254-2300 |
| | | 701 | Greenwood Rd | L | 2,500 | 0 | | \$5,00 | 14 | Bill Hawley | South Carolina Properties Inc | 781-9304 |
| | 703 | | 703 Greenwood Rd | L | 2,500 | 0 | | \$5,00 | 14 | Bill Hawley | South Carolina Properties Inc | 781-9304 |
| | | 705 | Greenwood | L | 2,400 | 0 | | \$5,00 | 14 | Bill Hawley | South Carolina Properties Inc | 781-9304 |
| | | 707 | Greenwood Rd | L | 2,400 | 0 | | \$5,00 | 14 | Bill Hawley | South Carolina Properties Inc | 781-9304 |
| | | 709 | Greenwood | L | 2,400 | 0 | | \$5,00 | 14 | Bill Hawley | South Carolina Properties Inc | 781-9304 |
| | | 724 | Chris Drive | L | 9,000 | 3,000 | | \$4,75 | 16 | Bill Kuhns | NAI Avant | 744-9833 |
| Air Cargo Facility | 1989 | | Air Commerce Drive | L | 60,000 | 15,000 | | \$9,83 | 20 | Chuck Henderson | Columbia Metropolitan Airport | 822-5010 |
| Middleberg | | | Batesburg Leesville | L | 225,000 | 225,000 | | \$1,75 | 20 | Ed Parler | Cent Carolina Ec Dev Alliance | 733-1143 |
| Dealers Supply | | | Commerce Dr Cayce | L | 20,100 | 20,100 | Negotiable | | 19 | Billy Way | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| Palmetto Plywood Building | 1971 | 906 | East Columbia Avenue | L | 9,000 | 0 | | \$2,00 | 20 | David Atkins | David Atkins | 532-9221 |
| Makat | 1984 | | Fairfield | L | 18,000 | 18,000 | \$1,200,000 | | 20 | David Brown | W B Industrial Park | 714-0608 |
| Long Pond Rd | 1987 | Hwy 204 | | L | 5,000 | 5,000 | \$175,000 | \$4,00 | 14 | Chuck Salley | Colliers Keenan | 254-2300 |
| | 1944 | 103 | Quartermaster Road | L | 11,000 | 0 | | \$1,56 | 12 | Wyman Trotti | Trotti-Harrill Realty Co. | 796-6920 |
| | 1950 | | Swansca | L | 60,000 | 50,000 | \$465,000 | | 9 | Houston Fitzpatrick | Fitzpatrick Properties | 931-0055 |
| | 1940 | | US1 Leesville | L | 1,400 | 0 | | \$1,90 | 15 | Girlic Fallow | H.T. Fallow | 532-4563 |
| | 1977 | 205 | Watring Rd @ US 1 So | L | 46,500 | 0 | \$2,000,000 | | 15 | Richard Hook | Richard Hook | 957-7566 |

2005 Inventory of Warehouse Space

| BUILDING | YEAR | PREFIX | ADDRESS | COUNTY | GROSS SF | VACANT SF | SALES PRICE | RENT | CEILING HEIGHT | CONTACT | COMPANY | PHONE |
|--------------------------|------|----------------------|---------|---------|-------------|-------------|-------------|------|--------------------|-------------------------------|----------|-------|
| Climatic | 1965 | | R | 58,672 | 58,672 | \$1,259,000 | \$3.52 | 24 | Gray Suber | | 733-1143 | |
| Schmalbeck Lubeca | 1981 | | R | 194,000 | 0 | | \$2.75 | 34 | Chuck Salley | Colliers Keenan | 401-4266 | |
| Fontaine Industrial Park | 1986 | 100 Commerce Drive | R | 20,000 | 3,700 | | \$6.50 | 14 | Bill Sargent | Colliers Keenan | 254-2300 | |
| Columbia | 1968 | 1000 Catawba | R | 77,570 | \$2,575,000 | | | 20 | Dan Torna | Tona Commercial Realty, Inc | 781-5195 | |
| 005 Airport | | 1005 Airport | R | 55,000 | \$3,185,000 | | | | Rob Lapin | NAI Avant | 744-9834 | |
| at Owens Field | | 1006-1024 Ferguson | R | 20,000 | 6,000 | | | | William Durham III | William Durham Co | 256-3591 | |
| | 1980 | 1009 Ferguson Street | R | 4,000 | 0 | | | | William Durham III | William Durham Co | 256-3591 | |
| | | 1010 Airport Road | R | 58,000 | 0 | | | | Chuck Salley | Colliers Keenan | 254-2300 | |
| | 1949 | 1030 Drake Street | R | 30,400 | 4,875 | Negotiable | \$2.00 | 14 | Scott McCarthy | Kahn Development Co. | 419-0235 | |
| | | 10700 Farrow Road | R | 285,000 | 100,000 | | | | Chuck Salley | Colliers Keenan | 254-2300 | |
| | 1989 | 108 Leventis Drive | R | 10,400 | 0 | | | | Lee Holloway | Leventis Drive Properties | 779-4383 | |
| | 1989 | 109 Leventis Drive | R | 12,000 | 1,000 | | | | Lee Holloway | Leventis Drive Properties | 779-4383 | |
| | 2000 | 110 Commerce Dr NE | R | 12,500 | 0 | | | | John H Wright | The Wright Properties LTD | 736-2019 | |
| | | 1101 Ferguson Street | R | 6,000 | 0 | | | | William Durham III | William Durham Co | 256-3591 | |
| | | 110-112 Bombay Dr | R | 20,000 | 20,000 | \$450,000 | \$2.40 | 18 | Alan Moyd | Grubbs&Ellis/Wilson/Kibler | 779-8600 | |
| Incubator Space | | 1104-1118 Ferguson | R | 16,000 | 4,000 | | | | William Durham III | William Durham Co | 256-3591 | |
| | | 111 Northway Road | R | 10,500 | 3,000 | | | | Bill Kuhns | NAI Avant | 744-9833 | |
| | 1984 | 111-155 Corporate La | R | 39,875 | 7,300 | | | | Scott McCarthy | Kahn Development Co. | 419-0235 | |
| | | 1114 PASTURE LANE | R | 1,600 | \$67,000 | \$4.50 | | | Alan Moyd | Grubbs&Ellis/Wilson/Kibler | 779-8600 | |
| | 1990 | 113 Leventis | R | 12,000 | 0 | | | | Alan Moyd | Grubbs&Ellis/Wilson/Kibler | 779-8600 | |
| | 1984 | 120 Corporate Lane | R | 34,850 | 7,650 | | | | Scott McCarthy | Kahn Development Co. | 419-0235 | |
| | 1984 | 1209-1211 Virginia S | R | 6,000 | 0 | | | | William Durham III | William Durham Co | 256-3591 | |
| | | 1218 Pulaski | R | 10,304 | 10,304 | \$1,366,500 | \$5.00 | 16 | Ted Pitts | Grubbs&Ellis/Wilson/Kibler | 779-8600 | |
| | | 1219-22 Virginia St | R | 4,500 | 0 | | | | William Durham III | William Durham Co | 256-3591 | |
| | 1975 | 1220 Cook Avenue | R | 17,500 | 0 | \$500,000 | \$3.15 | 20 | Chuck Salley | Colliers Keenan | 254-2300 | |
| Bluff Road | | 1231 Bluff Road | R | 65,000 | 20,000 | Negotiable | \$4.50 | 24 | Chuck Salley | Colliers Keenan | 254-2300 | |
| | | 1231 Shop Road | R | 5,000 | 0 | | | | Chuck Salley | Colliers Keenan | 254-2300 | |
| | | 128 Sparkman Drive | R | 10,000 | 10,000 | | | | Bill Kuhns | Edens & Avant | 779*4420 | |
| | 1984 | 1328 Old Dairy Drive | R | 8,000 | 0 | | | | William Durham III | William Durham Co | 256-3591 | |
| | 1988 | 1330 Old Dairy Drive | R | 12,250 | 0 | | | | William Durham III | William Durham Co | 256-3591 | |
| Shop Road | 1998 | 1337 Old Dairy Drive | R | 15,000 | 0 | | | | William Durham III | William Durham Co | 256-3591 | |
| | 1978 | 1414 Old Dairy Road | R | 15,000 | 0 | | | | William Durham III | William Durham Co | 256-3591 | |
| | 1985 | 1416 Bluff Road | R | 14,520 | 5,000 | | | | Norman Goldsberg | Earth Station of Columbia | 254-0535 | |
| | | 145 Windhill Rd | R | 20,000 | 20,000 | | | | Ed Parler | Cent Carolina Ec Dev Alliance | 733-1143 | |

2005 Inventory of Warehouse Space

| BUILDING | YEAR | PREFIX | ADDRESS | COUNTY | GROSS SF | VACANT SF | SALES PRICE | RENT | CEILING HEIGHT | CONTACT | COMPANY | PHONE |
|--------------------------|------|--------|----------------------|--------|----------|-----------|-------------|----------|----------------|----------------|-------------------------------|----------|
| Kahn Print Group | 1985 | | 1517 Key Road | R | 60,000 | 7,500 | | | 19 | Bill Kuhns | NAM Avant | 744-9833 |
| Barnwell Street | 1990 | | 1601 Key Rd | R | 27,500 | 27,129 | \$900,000 | \$3.50 | 12 | Billy Way | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 1634 Pineview | 1955 | | 1614 Barnwell Street | R | 3,040 | 0 | | \$3.75 | 16 | Ben D. Arnold | Arnold Companies | 731-4321 |
| Blanding Street | 1950 | | 1634 Pineview | R | 22,000 | 1,500 | | \$3.75 | | Rob Lapin | NAM Avant | 744-9834 |
| Blanding Street | 1950 | | 1664 Cox St | R | 12,500 | \$260,000 | | | | Ed Parler | Cent Carolina Ec Dev Alliance | 733-1143 |
| 1924-28 Taylor St | 1940 | | 1800 Blanding St | R | 15,880 | 0 | | 6,96 | 16 | Ben D. Arnold | Arnold Companies | 731-4321 |
| Hampton-Taylor Complex | 1940 | | 1804 Blanding St | R | 6,300 | 0 | | \$2.86 | 8 | Ben D. Arnold | Arnold Companies | 731-4321 |
| Fontaine Industrial Park | 1986 | | 1924-28 Taylor St. | R | 28,824 | 3,000 | | \$3.50 | 16 | Ben D. Arnold | Arnold Companies | 731-4321 |
| 1988 | | | 1929 Hampton St. | R | 19,725 | 0 | | \$3.00 | 16 | Ben D. Arnold | Arnold Companies | 731-4321 |
| 200 Commerce Drive | | | 200 Corporate Park B | R | 18,000 | 0 | | \$3.75 | 18 | Chuck Salley | Colliers Keenan | 254-2300 |
| 1988 | | | 201 Corporate Park B | R | 37,500 | 0 | | \$4.50 | 18 | Scott McCarthy | Kahn Development Co. | 419-0235 |
| 1999 | | | 209 Dawson Rd | R | 10,500 | 1,500 | | \$12.00 | 10 | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |
| 1954 | | | 2202 Sumter Street | R | 7,000 | 0 | | 4.00 | 12 | Scott McCarthy | Kahn Development Co. | 419-0235 |
| 230 Business Park Bl | 1989 | | 230 Business Park Bl | R | 70,000 | 0 | | \$7.00 | 20 | Scott McCarthy | Kahn Development Co. | 419-0235 |
| 3130 Bluff Road | | | 3130 Bluff Road | R | 173,882 | 0 | | 3.50 | | Bill Kuhns | Edens & Avant | 779-4420 |
| Judy | 2003 | | 315 Charleston Hwy | R | 175,000 | 100,000 | Negotiable | \$2.50 | 22 | Fred Yohe | Ganet Logistics | 554-6622 |
| 20/21 Business Center | | | 4 Sunbelt Court | R | 40,000 | 20,000 | | \$3.85 | 20 | Chuck Salley | Colliers Keenan | 254-2300 |
| 401 Western | | | 400 Northeast Drive | R | 45,340 | 7,188 | | \$7.8/10 | 14 | Jeff Hein | NAM Avant | 744-9825 |
| 1988 | | | 401 Western | R | 30,000 | 2,000 | | \$11.40 | | Rob Lapin | NAM Avant | 744-9834 |
| 1915 | | | 406-412 Huger Street | R | 26,000 | 8,000 | | \$5.00 | 20 | Scott McCarthy | Kahn Development Co. | 419-0235 |
| 1998 | | | 408 Pendleton Street | R | 22,918 | 14,639 | | \$2.50 | 8 | Scott McCarthy | Kahn Development Co. | 419-0235 |
| 1973 | | | 409 Piney Woods Road | R | 10,500 | 0 | | \$3.50 | 12 | Roger Crouch | Crouch Construction Company | 781-7302 |
| 500 Vermont | | | 500 Vermont | R | 20,000 | 0 | | \$4.00 | 14 | Ted Pitts | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| 541 Parsons Street | | | 520 Whaley Street | R | 4,000 | 0 | | \$4.00 | 12 | David Chase | Chase Company | 799-4009 |
| 5510 Two Notch Rd | 1977 | | 541 Parsons Street | R | 30,000 | 30,000 | Negotiable | \$2.50 | 14 | Fred Yohe | Ganet Logistics | 554-6622 |
| 610 Western Lane | 1985 | | 5510 Two Notch Rd | R | 13,000 | 0 | | \$6.00 | 12 | Scott McCarthy | Kahn Development Co. | 419-0235 |
| 630 S Assembly St | | | 610 Western Lane | R | 20,000 | 0 | \$1,170,000 | \$5.25 | 20 | Scott McCarthy | Kahn Development Co. | 419-0235 |
| 631 Buckner Road | 1995 | | 631 Buckner Road | R | 8,700 | 0 | | \$8.00 | 14 | Chuck Salley | Colliers Keenan | 254-2300 |
| Haverty's | | | 6407 Fairfield Rd | R | 35,000 | 35,000 | | | 28 | Ed Parler | Cent Carolina Ec Dev Alliance | 733-4143 |
| Bonitz Building | | | 649 Rosewood Dr | R | 90,000 | 25,000 | | \$2.40 | 18 | Dan Toma | Tona Commercial Realty, Inc | 781-5195 |
| Judy | 2004 | | 7 Sunbelt Court | R | 32,400 | 0 | \$1,350,000 | \$3.95 | 24 | Chuck Salley | Colliers Keenan | 254-2300 |
| Aircord | 1999 | | 700 Buckner | R | 8,000 | 0 | | \$5.00 | 19 | Chuck Salley | Colliers Keenan | 254-2300 |
| | 1984 | | 700 Gracern Road | R | 11,850 | 0 | | \$5.75 | 20 | Chuck Salley | Colliers Keenan | 254-2300 |

2005 Inventory of Warehouse Space

| BUILDING | YEAR | PREFIX | ADDRESS | COUNTY | GROSS SF | VACANT SF | SALES PRICE | RENT | CEILING HEIGHT | CONTACT | COMPANY | PHONE |
|-----------------|--------------------------|-----------------------|---------|---------|----------|-------------|-------------|------|---------------------|-------------------------------|----------------------------|----------|
| | 700 | Granby Lane | R | 15,000 | 15,000 | Negotiable | \$2.00 | 20 | Fred Yohe | Ganet Logistics | 843-554-6622 | |
| 2001 | 710 | Buckner | R | 16,000 | 0 | | \$4.00 | 20 | Chuck Salley | Colliers Keenan | 254-2300 | |
| 715 Bluff Road | 715 | Bluff Road | R | 54,246 | 54,246 | \$2,100,000 | | | | Rob Lapin | NAI Avant | 744-9834 |
| | 720 | Gracern Road | R | 12,000 | 0 | | \$4.50 | 14 | Chuck Salley | Colliers Keenan | 254-2300 | |
| Columbia | 728 S. | Edisto | R | 5,000 | 0 | | | | | William Durham III | William Durham Co | 256-3501 |
| | 740 South | Edisto | R | 5,850 | 0 | Negotiable | | 12 | William Durham III | William Durham Company | 256-3501 | |
| C&S Components | 8 Mauney Court | | R | 7,000 | 0 | | | | | William Durham III | William Durham Co | 256-3501 |
| | 8 Mauney Court | | R | 7,000 | 0 | | \$3.95 | 20 | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 | |
| 1980 | 800 Rosewood | | R | 60,000 | 60,000 | | 2.50 | 15 | Ben Brantley | CB Richard Ellis/Columbia | 779-7777 | |
| | 801 Rosewood Drive | | R | 24,300 | 24,300 | | \$3.50 | 28 | Chuck Salley | Colliers Keenan | 254-2300 | |
| Incubator Space | 802-804 S. Edisto Av | | R | 6,000 | 0 | | | | | William Durham III | William Durham Co | 256-3501 |
| | 809 Idlewild Blvd | | R | 10,500 | 1,500 | | | | | Bill Kuhns | NAI Avant | 744-9833 |
| | 810 S. Edisto Ave | | R | 3,420 | 3,420 | | | | | William Durham III | William Durham Co | 256-3501 |
| 1963 | 821 Pepper Street | | R | 9,100 | 9,100 | \$575,000 | \$4.75 | 15 | Len Roberson | Commercial Brokerage & Dev. | 699-7747 | |
| | 825 Garland Street | | R | 61,440 | 0 | | \$3.00 | 24 | Charlie Check | Parts Plus Distribution Cent | 254-7278 | |
| | 8701 Percival Road | | R | 10,000 | 0 | | \$3.00 | 12 | George Lee | Professional Realty, Inc | 419-2666 | |
| | 9 Belview | | R | 2,100 | 0 | \$110,000 | \$5.71 | | | Ted Pitts | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| | 916 Rosewood Drive | | R | 33,423 | 33,000 | Negotiable | \$2.60 | 20 | Fred Yohe | Ganet Logistics | 554-6622 | |
| AAA | 925 Hugger Street | | R | 84,856 | 40,300 | | \$3.50 | 12 | Scott McCarthy | Kahn Development Co. | 419-0235 | |
| NE/Columbia | 95 Sunbelt Drive | | R | 52,000 | 0 | | \$3.55 | 20 | Chuck Salley | Colliers Keenan | 254-2300 | |
| | 9604 Mill Field Rd | | R | 39,500 | 0 | \$625,000 | \$2.75 | 15 | Chuck Salley | Colliers Keenan | 254-2300 | |
| Strausburger | 1742 | Blanding Street | R | 14,500 | 0 | | \$2.50 | 15 | J. Rubin | J. Rubin & Son | 256-3493 | |
| Building A | 1746 | Bluff Rd & Rosewood | R | 85,000 | 21,000 | | \$3.25 | | Mike Gibson | Tona Commercial Realty | 781-5195 | |
| | 1748 | Bluff Road | R | 61,000 | 0 | | | | Jim Mancini | Southern Equipment | 256-0020 | |
| | 1750 | Bluff Road | R | 27,236 | 0 | Negotiable | \$3.25 | 20 | Robin Dial | Dial-Dunlap Associates Inc | 799-6244 | |
| | 1755 | Broadd River Road | R | 15,000 | 2,000 | | \$5.00 | 19 | Daryl Nations | Sandhopper Sound | 781-8887 | |
| | 1757 | Brookwood | R | 17,500 | 17,500 | \$525,000 | \$3.50 | 12 | Houston Fitzpatrick | Fitzpatrick Properties | 931-0055 | |
| Carolina Pines | 1759 | Car. Pines Rd &l-tt77 | R | 168,000 | 42,000 | | \$3.85 | 24 | Chuck Salley | Colliers Keenan | 254-2300 | |
| | 1761 Cherokee Street | | R | 8,382 | 0 | | \$4.00 | 16 | Ben D. Arnold | Arnold Companies | 731-4321 | |
| Forum | 1763 | Clemson Rd | R | 38,000 | 38,000 | | | | Ed Parler | Cent Carolina Ec Dev Alloance | 733-1143 | |
| | 1765 Elmwood & Wayne Sts | | R | 3,200 | 0 | Negotiable | \$6.18 | 18 | Bob White | Bob White | 691-0525 | |
| | 1767 Elmwood & Wayne Sts | | R | 3,500 | 0 | | \$8.22 | | Bob White | Bob White | 691-0525 | |
| | 1769 Elmwood & Wayne Sts | | R | 3,500 | 0 | | \$5.25 | 18 | Bob White | Bob White | 691-0525 | |

2005 Inventory of Warehouse Space

| BUILDING | YEAR | PREFIX | ADDRESS | COUNTY | GROSS SF | VACANT SF | SALES PRICE | RENT | CEILING HEIGHT | CONTACT | COMPANY | PHONE |
|------------------|------|--------------------|----------------|---------|----------|-----------|-------------|------------|----------------|----------------|-------------------------------|----------|
| Congaree Vista | 1985 | | Fontaine Road | R | 27,000 | 0 | | \$5.00 | 18 | Scott McCarthy | Kahn Development Co. | 419-0235 |
| | 1910 | 1010 | Gervais Street | R | 23,500 | 5,000 | | Negotiable | 14 | Jim Mancini | Southern Equipment | 256-0020 |
| Trane | 1983 | 1102 | Huger Street | R | 5,880 | 5,880 | | \$8.00 | 14 | Charles Brooks | Brooks Properties | 787-1500 |
| Bluff Park | | 1-77 & Kilian Rd | R | 322,000 | 0 | | | \$3.00 | 25 | Chuck Salley | Colliers Keenan | 254-2300 |
| | | Idlewild Boulevard | R | 166,000 | 80,000 | | | \$3.00 | 18 | Chuck Salley | Colliers Keenan | 254-2300 |
| | 1985 | Morning Hill Road | R | 17,000 | 17,000 | | | \$3.50 | 26 | Roger Crouch | Grouch Construction Company | 781-7302 |
| | | Rosewood | R | 70,000 | 70,000 | | | 2.50 | 20 | Hance Jones | CB Richard Ellis/Columbia | 779-7777 |
| Carolina Comfort | 1971 | 756 | Rosewood Drive | R | 40,000 | 40,000 | | \$3.40 | 20 | Scott McCarthy | Kahn Development Co. | 419-0235 |
| Metso | 2005 | | Sunbelt Blvd | R | 12,000 | 0 | | \$4.25 | 16 | Ben D.Arnold | Arnold Companies | 731-4321 |
| | | US 1 Pontiac | R | 203,000 | 203,000 | | | 41 | | Ed Parler | Cent Carolina Ec Dev Alliance | 733-1143 |
| | 1987 | US 321 North | R | 35,000 | 35,000 | | | \$4.25 | 20 | Scott McCarthy | Kahn Development Co. | 419-0235 |
| | 1909 | 701 | Whaley Street | R | 35,000 | 0 | \$255,000 | \$6.00 | 18 | Jack Gerstner | Jack Gerstner | 254-3585 |

2005 Inventory of Available Land Sites

| LOCATION | DIVISIBLE | | | | CONTACT | COMPANY | PHONE |
|-----------------------------------|-----------|--------|--------------|-------------|------------------------------------|--------------------|--|
| | COUNTY | ZONING | PRICE | TOTAL ACRES | COMMENT | | |
| I-26 & SC 215 Hwy 378 & Hwy 6 | L | C-3 | \$400,000 | 0.93 | Yes W,S | Robin Dial | 799-6244 |
| @ Waffle House | L | ID | \$4,500,000 | 33.00 | No W,S,E | Bill Smith | W S Commercial/Real Estate 731-9494 |
| US 321/I-26 SE Carr US321/I-26 | L | M-1 | \$600,000 | 1.50 | Yes W,S,E,G, 415' front TM6897-1-7 | Hank Rinecester | Rimcester Company, LLC 772-4471 |
| @Dixiana Road | L | M-1 | \$450,000 | 1.50 | Yes WSEG-100' frtg-TM6897-1-7 | Hank Rinecester | Rimcester Company, LLC 772-4471 |
| 113 Columbia Ave | L | ID | \$550,000 | 2.23 | 255' frontage and a 2150 sf office | Martin Blum | CB Richard Ellis/Columbia 779-7777 |
| 1820 Augusta Road | L | C-3 | \$60,000 | 0.75 | No | Roger Crouch | Grouch Construction 781-7302 |
| 413 Western Lane | L | M-1 | \$1,500,000 | 15.00 | Yes | Roger Crouch | Grouch Construction 781-7302 |
| 4233 Augusta Hwy | L | NZ | \$600,000 | 0.48 | Gilbert Tire & Auto | Kéith Moore | CB Richard Ellis/Columbia 779-7777 |
| 6021 St Andrews Rd | L | C-3 | \$475,000 | 1.03 | Bi-Lo Outlet | Martin Blum | CB Richard Ellis/Columbia 779-7777 |
| Sunset Blvd | L | ID | \$272,000 | 1.25 | | Ben Kelly | NAI Avant 744-9830 |
| Batesburg-Leesville | L | NZ | \$665,000 | 175.00 | | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Bower Parkway | L | C | \$800,000 | 2.20 | No | Hance Jones | CB Richard Ellis/Columbia 779-7777 |
| Bower Parkway | L | C | \$900,000 | 1.50 | No | Hance Jones | CB Richard Ellis/Columbia 779-7777 |
| Brown & Meeting@jarvis Klapman | L | NZ | \$410,000 | 3.40 | | Mark Taylor | Don E Taylor & Assoc Realty 782-4500 |
| Bush River @ Outlet | L | C-3 | \$348,066 | 2.28 | No W E S | Jeremy Wilson | Grubbs&Ellis/Wilson/Kbler 779-8600 |
| Bush River Rd & I-20 | L | C-3 | \$1,245,000 | 24.90 | Yes W S | Robin Dial | Dial Dunlap & Associates 799-6244 |
| Bush River Rd | L | NZ | \$4,050,000 | 135.00 | Yes G,W,E,S,R | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Loxgreen Site | L | NZ | Negotiable | 72.00 | Yes G,E,S,W | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Dixiana Rail Site | L | NZ | Negotiable | 68.00 | No R R E G W S | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Beryl Manning Site | L | NZ | \$1,650,000 | 66.00 | | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Shuler Site | L | NZ | \$198,000 | 1.07 | | Ben Kelly | NAI Avant 744-9830 |
| B Avenue @ 13th Street | L | C-2 | Negotiable | 141.00 | G,E,R | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Sellers Site | L | NZ | Negotiable | 13.00 | | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Overlook Business Ctr III | L | ID | \$1,400,000 | 100.00 | Yes W,S,G,E,RR | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Hoffman Site | L | ID | \$1,134,000 | 81.00 | G,E,R | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Blanchard | L | ID | \$6,000,000 | 96.10 | | Gerald Steele | NAI Avant 744-9851 |
| I-26 Chapin Exit | L | ID | \$100,000 | 3.00 | Yes | Jeremy Wilson | Grubbs&Ellis/Wilson/Kbler 779-8600 |
| Interstate Park, | L | PUD | \$315,000 | 3.50 | No Off Columbian Dr | J. Michael Edwards | Grubbs&Ellis/#Silon#Kbler 779-8600 |
| Crossbow Drive | L | NZ | Negotiable | 70.00 | No E,R | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Edmund | L | NZ | Negotiable | 77.00 | No G,E,W,S,RR | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Edmund | L | NZ | Negotiable | 22.00 | Yes | Jeremy Wilson | Grubbs&Ellis/Wilson/Kbler 779-8600 |
| Garners Terrace off Charleston | L | NZ | \$390,500 | 48.00 | Yes G,W,E,R | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| ONeal Site | L | NZ | \$314,400 | 21.00 | No G,W,F,R | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| I-26 & US 21/176 | L | NZ | \$1,050,000 | 240.00 | Yes G,W,S,E | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| McLeod Tract Site | L | NZ | \$775,000 | 31.00 | No W E G S | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Breedlove Site | L | NZ | Negotiable | 73.00 | Yes G,W,E,R | Ed Parler | Cntrl Carolina Ec Dev Alliance 733-1143 |
| Ingalls Site | L | C-3 | \$1,900,000 | 7.90 | No W E G S | Hance Jones | CB Richard Ellis/Columbia 779-7777 |
| Harbison @ St Andrews | L | M-1 | \$1,200,000 | 5.50 | No W S G E | Pete Wardlaw | Colliers Keenan 254-2300 |
| Hwy 321,I-26 & I-77 | L | M-1 | \$1,500,000 | 28.00 | No W S G E | Pete Wardlaw | Colliers Keenan 254-2300 |
| Hwy 321, I-26 & I-77 | L | M-1 | \$346,000 | 2.65 | No W S E G | Pete Wardlaw | Colliers Keenan 254-2300 |
| Hwy 321, I-26 & I-77 | L | M-1 | \$1,735,000 | 17.35 | No E G W S | Pete Wardlaw | Colliers Keenan 254-2300 |
| HWY 378 | L | ID | \$16,000,000 | 80.00 | NO | Bill Smith | WS Commercial Real Estate 731-9494 |
| HWY 378 @ Hope Ferry Rd | L | ID | \$5,000,000 | 28.00 | NO | Bill Smith | WS Commercial Real Estate 731-9494 |

2005 Inventory of Available Land Sites

| LOCATION | DIVISIBLE | | | | CONTACT | COMPANY | PHONE |
|--------------------------------|---|--------|------------------|------------------------|--------------------------------------|--------------------------------|----------------------|
| | COUNTY | ZONING | PRICE | TOTAL ACRES | COMMENT | | |
| Pioneer Place Court Hwy 378 | Hwy 378- Pioneer Hwy 378/Darby Ambrose | L ID | \$650,000 neg | 3.06 12,125 sf bldg | Ben Kelly Ben Kelly | NAI Avant NAI Avant | 744-9830 744-9830 |
| Hwy 6 | Hwy 6 @ Platt Springs Road | L ID | \$425,000 | 1.38 | Ben Kelly | NAI Avant | 744-9830 |
| Old Charleston Hwy | I-20 & Hwy 1 | L ID | \$2,000,000 | 6.20 | Yes WSE | W S Smith Commercial Real Est | 731-9494 |
| Interstate Park | I-26 & SC Hwy 21 | L ID | \$531,250 | 4.25 | Yes E | Houston Fitzpatrick Properties | 931-0055 |
| Lake Murray Blvd | I-26 @ Airport Blvd | L NZ | \$90,000 | 2.75 | No | James E Smith Rental Company | 794-7040 |
| Padgett Site | I-26 @ Hwy 21 | L ID | \$293,700 | 53.40 | Commercial, Residential | Grubb&Ellis/Wilson/Kibler | 779-8600 |
| Hendris Property Site | Lake Murray Blvd | L GC | \$475,000 | 3.00 | No w s | James E Smith | 744-9845 |
| Riverchase Way | Lexington | L NZ | \$900,000 | 51.00 | Yes W,E,G,S | Fitzpatrick Properties | 731-1143 |
| Dreher-Emerson Site | Lexington | L NZ | Negotiable | 118.00 | No G,W,E,S | James E Smith Rental Company | 794-7040 |
| I-20 Frontage Road Site | Lexington | L ID | \$1,110,000 | 5.88 | | Grubb&Ellis/Wilson/Kibler | 779-8600 |
| Barr Crossing Assoc Site | Lexington | L ID | \$1,980,000 | 165.00 | | James E Smith | 744-9845 |
| Lexington Business Center | Lexington | L ID | \$1,860,000 | 155.00 | Yes 412,000 | Fitzpatrick Properties | 731-1143 |
| Dreher Site | Lexington | L NZ | Negotiable | 189.00 | G,E | James E Smith | 744-9845 |
| Avanti Tract | Long Pond Road & I-20 | L ID | \$780,000 | 78.00 | Yes E,G,W,S | Fitzpatrick Properties | 731-1143 |
| I-26 Frontage Rd@ Hwy 378 | McSwain Drive | L ID | \$305,000 | 1.39 | | James E Smith | 744-9845 |
| Near I-20 @ US-1 | Next to Ryans | L ID | Negotiable | 58.00 | Yes Industrial Park site w/rr | Fitzpatrick Properties | 731-1143 |
| Hwy 378 | Northlake Dr & Rocky Pond Rd RD | L GC | \$400,000 | 1.80 | No WSE | James E Smith | 744-9845 |
| Westford Commons | Off 378 | L ID | \$2,170,000 | 0.62 | | Joan Dalton | 744-9830 |
| Behind Lowe's | Old Dunbar Road | L RU | \$1,000,000 | 31.00 | Yes W,S,E | Bill Smith | 744-9830 |
| Old Dunbar Road | Old Dunbar Road | L ID | \$4,770,000 | 52.00 | NO W S G E | Pete Wardlaw | 744-9830 |
| Old Dunbar Road | Platt Springs Rd | L M-1 | \$1,930,000 | 159.06 | Yes adjacent to UPS | Cherry Tapp | 744-9832 |
| Off Neely Wringard | Rd Pond Branch Section | L RU | \$990,000 | 23.00 | Yes Frontage WSEG | Mark Taylor | 782-4500 |
| Corner of Zimelrest & | Rockland | L ID | \$574,000 | 165.00 | Yes Approx \$50k timber; water near | Pat Lewandowski | 345-1543 |
| S.Lake Drive | S.Lake Drive | L IR | \$3,240,000 | 5.84 | Yes | Houston Fitzpatrick Properties | 931-0055 |
| Sandy RunV | SC Hwy 21 & I-26 | L NZ | \$1,535,000 | 27.00 | Yes W,S,GE | Houston Fitzpatrick Properties | 931-0055 |
| Enterprise Park @ | SC-602 | L C-3 | \$1,050,000 | 769.00 | E | Ed Parler | 744-9830 |
| Hwy 6 | South Lake Drive | L ID | \$10,140,00 | 20.00 | Yes E | Ed Parler | 744-9830 |
| Witt Site | Swansca | L NZ | Negotiable | 338.00 | Yes Land for sale (Aviation related) | Ed Parler | 744-9830 |
| Lybrand Estate Site | Swansca | L NZ | Negotiable | 650.00 | E | Ed Parler | 744-9830 |
| Friarsgate Wessex | Thames Valley Rd & Friarsgate R | L CG | 53.00 | 53.00 | No G,W,E,S,R | Ed Parler | 744-9830 |
| Friarsgate Wessex | Thames Valley Rd & Friarsgate B | L CG | 48.00 | | The Mungo Companies | Ed Parler | 744-9830 |
| CAE | West Columbia | L NZ | \$2,660,000 | 44.00 | | Ed Parler | 744-9830 |
| I-20 at US 378 Site | West Columbia | L NZ | \$820,000 | 76.00 | yes S G W E | Ed Parler | 744-9830 |
| Foreign-Trade Zone | West Columbia | L NZ | \$2,070,000 | 41.00 | No W E G S | Ed Parler | 744-9830 |
| Colite Site | West Columbia | L ID | \$1,212,200 | 46.00 | No G,W,E,S | Ed Parler | 744-9830 |
| Airport Blvd @ Glenn Rd | West Columbia | L C-4 | \$270,000 | 22.00 | G,W,F,S | Ed Parler | 744-9830 |
| 801 Sunset Blvd | West Columbia | L ID | \$75,000 | 1.60 | No W S | Joe Pope | 744-9845 |
| Augusta Rd @ I-26 | West Columbia | L C-2 | \$475,000 | 0.29 | | Ben Kelly | 744-9845 |
| | | | | 1.20 | No water/sewer | Joe Pope | 744-9845 |

2005 Inventory of Available Land Sites

| LOCATION | DIVISIBLE | | | | CONTACT | COMPANY | PHONE |
|----------------------|------------------|--------|-------------|-------------|-----------------|---------------|----------|
| | COUNTY | ZONING | PRICE | TOTAL ACRES | | | |
| Sunset & Leaphart Rd | West Columbia | L ID | \$115,000 | 0.47 | 120 ft frontage | Ben Kelly | 744-9830 |
| Cougar Lane | West Columbia | L ID | \$198,000 | 3.40 | | Ben Kelly | 744-9830 |
| Platt Springs Road | West Columbia | L ID | \$375,000 | 0.77 | 125 ft frontage | Gerald Steele | 744-9851 |
| Zimalcrest Drive | Zimalcrest Drive | L ID | \$1,449,676 | 8.32 | Yes | Larry Frisk | 254-9798 |

2005 Inventory of Available Land Sites

| LOCATION | DIVISIBLE | | | | | CONTACT | COMPANY | PHONE |
|--|-----------|--------|---------------|-------------|--|---------------------|----------------------------|-------------|
| | COUNTY | ZONING | PRICE | TOTAL ACRES | COMMENT | | | |
| Atlas Road & Bluff Road Ross Road at I-77 | R | M-1 | Negotiable | 37.00 | Yes W,S | Heath Manning | Manning Real Estate | 788-4500 |
| I-20 at US-21 | R | C-3 | \$1,250,000 | 12.50 | No W,S,G,E; BITS | Taylor Boyd | Boyd Development | 788-3800 |
| Shop & Pineview Road | R | M-1 | \$400,000 | 5.00 | Yes W,S | Taylor Boyd | Boyd Development | 788-3800 |
| US-1 @ Clemson | R | M-1 | \$25-\$45,000 | 105.00 | Yes S,F,S,G | Houston Fitzpatrick | Fitzpatrick Properties | 931-0055 |
| 10185 Two Notch Road | R | M-1 | \$785,000 | 1.50 | Yes W,S,E,G | Ken Queen | Coldwell Banker | 788-2811 |
| Arrowwood Rd I-26 Frontage | R | M-1 | \$139,500 | 0.43 | No W | Ken Queen | Coldwell Banker | 788-2811 |
| I-77 @ 277 | R | C | | 1.01 | | Joan Dalton | The Mungo Companies | 749-9000 |
| Hwy 555 & Hwy 21 | R | C-1 | \$550,000 | 3.88 | Yes W,E,S | Jeremy Wilson | Grubb&Ellis/Wilson/Kibler | 779-8600 |
| & Garbers Ferry Road & I-77 | R | D-1 | \$425,000 | 8.25 | Yes W,S,E,G | Ken Queen | Coldwell Banker | 788-2811 |
| Corner Lower Richland | R | NZ | \$3,520,000 | 88.00 | Yes WS | Woody Moore | Colliers Keenan | 254-2300 |
| Blythewood Rd (Hwy 59) | R | C-3 | Negotiable | 16.00 | Yes W,S,E,Near Alpine-I-20, build to suit | Marshall Hoefer | Hoefer Company, Inc | 787-2575 |
| Corner of Broad River Rd | R | C-3 | \$240,000 | 4.00 | No W,E,S,G | Houston Fitzpatrick | Fitzpatrick Properties | 931-0055 |
| I-20 @ Spears Creek Road | R | C-3 | \$325,000 | 4.59 | Yes W,E,G | Ken Queen | Coldwell Banker | 788-2811 |
| 1 mile north of I-20 | R | M-1 | \$60,000 | 4.00 | Yes WSEG off-whse TM 11808-1-8 | Frank E. Barron | Rutemeister Company, LLC | 772-4471 |
| 1000 Fontaine Commerce Center | R | M-1 | \$1,120,000 | 24.02 | | David Brown | DAI Avant | 744-9830 |
| 10040 Two Notch Road | R | M-1 | \$1,500,000 | 30.00 | W,S,E | Taylor Boyd | Boyd Development | 788-3800 |
| 1030 Whaley Street | R | C-3 | Negotiable | 2.00 | No W,G,E,S - Will build to suit or lease | David Chase | Chase Company | 799-4009 |
| 10618 Broad River | R | R | \$350,000 | 1.57 | No | Hance Jones | CB Richard Ellis/Columbia | 779-7777 |
| 1421 St Andrews Rd Ext | R | C-3 | \$120,000 | 1.20 | No St Andrews & Bush River | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |
| 1959 Bluff Rd | R | M-1 | \$900,000 | 9.00 | No WEG | J. Michael Edwards | Grubb&Ellis/Wilson/Kibler | 779-8000 |
| 2770 Shop Road RIEX | R | M-1 | \$226,350 | 5.03 | Yes W,E,S,G | Jeremy Wilson | Grubb&Ellis/Wilson/Kibler | 779-8000 |
| 410 Piney Woods Road | R | M-1 | \$30,000 | 0.30 | No | Roger Crouch | Crouch Construction | 781-7302 |
| Elders Pond Rd | R | C-3 | \$845,934 | 3.23 | Yes 7 parcels Elder Pond Road | Mary Winter Teaster | CB Richard Ellis/Columbia | 779-7777 |
| Honeywell Site | R | C-3 | \$500,000 | 1.02 | No W,S off Piney Grove | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |
| 6021 St Andrews Road | R | C-3 | \$600,000 | 0.70 | Across from Woodhill Shopping Center | Martin Blum | CB Richard Ellis/Columbia | 779-7777 |
| 6204 Garbers Ferry Road | R | C-3 | \$219,900 | 1.21 | | Robert Lapin | DAI Avant | 744-9834 |
| 74 Parklane | R | C-3 | \$219,900 | 1.21 | 900 ft frontage | Robert Lapin | DAI Avant | 744-9834 |
| 7400 Parklane | R | C-3 | \$150,000 | 0.76 | | Robert Lapin | DAI Avant | 744-9834 |
| 741 Greenlawn | R | C-3 | \$34,980,00 | 132.00 | Yes WGS runs \$217,800 to \$566,280 per acre | Scott McCarthy | Kahn Development Co | 419-0235 |
| Business Park | R | NZ | \$460,000 | 1.10 | | Ben Kelly | ENAI Avant | 774-9830 |
| Leesburg | R | C-3 | \$395,000 | 1.12 | No Home Depot out parcel | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |
| 7701 Two Notch Road | R | G-3 | \$350,000 | 0.80 | No W,S G 1-26 & Hwy 60 | Ben Kelly | DAI Avant | 744-6530 |
| 813 Leesburg | R | C | Negotiable | 20.00 | Yes W,E,S,G | Seth Rogers | Grubb&Ellis/Wilson/Kibler | 779-8600 |
| 9600 Two Notch Road | R | C-3 | Negotiable | 6.90 | Yes | James W. Melvin | Milestone Properties, Inc. | 407-3949533 |
| Two Notch Road | R | C-1 | Negotiable | 12.00 | Yes W,E,S,G | L. W. Smith, Jr | L. W. Smith, Jr Trust | 788-3011 |
| Two Notch Road | R | C-1 | \$139,840 | 6.80 | Water Rail | Keith Moore | CB Richard Ellis/Columbia | 779-7777 |
| Two Notch Road | R | C-3 | \$844,000 | 8.44 | Yes W,S | Robin Dial | Dial Dunlap & Associates | 799-6244 |
| at Shop Road | R | M-1 | Negotiable | 23.00 | Yes 800 ft frontage | Tom Miliken | Edens & Avant | 744-9837 |
| Atlas Road | R | M-1 | Negotiable | 103.00 | Yes W,S,G; 8/10 mile from Bluff Rd and I-32 | Heath Manning | Manning Real Estate | 699-2402 |
| Langford Rd | R | C-3 | \$1,250,000 | 122.00 | No | Ken Queen | Coldwell Banker | 788-2811 |

2005 Inventory of Available Land Sites

| LOCATION | DIVISIBLE | | | | CONTACT | COMPANY | PHONE |
|--------------------------------|--------------------------|-------------|--------|---|---------------------|--------------------------------|----------|
| | COUNTY | ZONING | PRICE | TOTAL ACRES | | | |
| Friarsgate Commercial | Broad River & N Royal Rd | R CG | 12.50 | | Joan Dalton | The Mungo Companies | 749-9000 |
| Broad River & Shivers Road | R C-3 | \$319,000 | 5.00 | No | Houston Fitzpatrick | Fitzpatrick Properties | 931-0055 |
| Broad River Rd | R C-3 | \$700,000 | 28.00 | Yes W | Houston Fitzpatrick | Fitzpatrick Properties | 931-0055 |
| Broad River Rd | R GC | \$435,600 | 3.88 | 492.50 ft frontage | Gerald Steele | NAI Avant | 744-9851 |
| Broad River Rd & N Royal Rd | R CG | 83.50 | | | Joan Dalton | The Mungo Companies | 749-9000 |
| Buckner Road | R NZ | Negotiable | 7.00 | Yes 1-AG & 1-6 AC | Mark Taylor | Don E. Taylor & Assoc Realty | 782-4500 |
| Bush Rd & Hardscrabble\ | R RG-2 | 10.48 | | | Joan Dalton | The Mungo Companies | 749-9000 |
| Columbia | R M-2 | \$3,200,500 | 173.00 | Yes G,E,W | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R NZ | \$1,495,000 | 23.00 | Yes E,G,W,S,R | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R M-1 | \$970,000 | 99.00 | Yes S,W,G,E | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R M-1 | \$1,900,000 | 95.00 | No | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R NZ | \$525,000 | 21.00 | Yes G,W,S,E,R | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R NZ | \$4,900,000 | 196.00 | Yes G,W,E,S,R,R | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R NZ | \$7,740,000 | 430.00 | G,W,E,R | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R M-1 | \$1,500,000 | 60.00 | Yes W,S,G,E,R | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R D-1 | Negotiable | 140.00 | No G,E,W,S | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R C-3 | \$1,000,000 | 5.00 | 900 ft frontage | Ken Butler | NAI Avant | 744-9815 |
| Columbia | R M-1 | \$893,000 | 1.69 | 229 ft frontage on Huger & 237 ft frontag | James Harrison | NAI Avant | 744-9823 |
| Columbia | R NZ | Negotiable | 380.00 | Yes | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R NZ | \$1,820,000 | 26.00 | No W,S,E,G | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R RU | Negotiable | 37.00 | Yes | Tom Milliken | NAI Avant | 744-9837 |
| Columbia | R C-3 | \$3,700,500 | 16.60 | 360' on hwy 378 | Tom Milliken | NAI Avant | 744-9837 |
| Columbia | R C-3 | \$680,000 | 2.70 | No | Rick Signan | CB Richard Ellis/Columbia | 779-7777 |
| Columbia | R D-1 | \$9,180,000 | 459.00 | Yes G,W,E,S,R | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R C-3 | \$250,000 | 1.58 | 282 ft frontage | James Harrison | NAI Avant | 477-9823 |
| Columbia | R NZ | Negotiable | 32.00 | | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R NZ | \$2,695,000 | 77.00 | No G,W,S,E | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R NZ | \$700,000 | 28.00 | No G,W,E,S | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R NZ | \$2,604,700 | 427.00 | No W,S,G,E | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R M-1 | \$6,000,000 | 202.00 | Yes W,S,E | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R RU | \$1,398,750 | 373.00 | Yes G,E,W,S | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R M-1 | \$540,000 | 36.00 | G,W,E,S,R | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R D-1 | \$2,300,000 | 92.00 | Yes G,W,E,S,R | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R NZ | \$1,950,000 | 30.00 | | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbia | R NZ | \$5,970,000 | 199.00 | Yes E | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Columbian Drive | R C-3 | \$400,000 | 86.00 | Along Interstate | Hance Jones | CB Richard Ellis/Columbia | 779-7777 |
| Columbian Dr | R C-3 | \$2,340,000 | 3.60 | Yes across from 1st mall entrance | Bobby Hathaway | CB Richard Ellis/Columbia | 779-7777 |
| Corporate Park Blvd | R M-1 | \$500,000 | 7.75 | Yes | Robert Lapin | NAI Avant | 744-9834 |
| Dutch Fork & Millplace Dr | R GC | 1.25 | | | Joan Dalton | The Mungo Companies | 749-9000 |
| Fairfield Road | R C-3 | \$170,000 | 1.50 | No | Houston Fitzpatrick | Fitzpatrick Properties | 931-0055 |
| Farming Creek Rd & Chadford Rd | R CN | 100,000 | 1.28 | | Joan Dalton | The Mungo Companies | 749-9000 |
| Fontaine Industrial Park | R M-1 | Negotiable | 11.50 | Yes W,S Various Lots | Woody Moore | Colliers Keenan | 254-2300 |
| Frontage Two Notch Road | R C-3 | \$600,000 | 6.00 | | Seth Rogers | Grubb&Ellis/Wilson/Kibler | 779-8600 |

2005 Inventory of Available Land Sites

| LOCATION | DIVISIBLE | | | | CONTACT | COMPANY | PHONE |
|------------------------------|---------------------------------|--------|-------|-------------|---------|--|--|
| | COUNTY | ZONING | PRICE | TOTAL ACRES | COMMENT | | |
| Congaree Vista | Gervais Street | R | NZ | \$7,000,000 | 2.02 | No Seminar@Gervais | Charles Brooks Brooks Properties CB Richard Ellis/Columbia 787-1500 |
| Gracern Drive | Gracern Drive | R | C-3 | \$479,160 | 1.67 | No | Tony Hanna CB Richard Ellis/Columbia 779-7777 |
| Hardscrabble & Clemson Rd | Hardscrabble & Clemson Rd | R | C-3 | \$2,400,000 | 8.00 | Yes W/S 1000 ft frontage road | Ken Queen Coldwell Banker 788-2811 |
| Lake Carolina. | Hardscrabble Road | R | PUD | Negotiable | 184.00 | Yes Residential & Commercial W/E G | Ted Pitts Grubb&Ellis/Wilson/Kibler 779-8600 |
| Between Barbara Dr & | Horseshoe Dr | R | C-3 | \$520,000 | 2.39 | Yes W/GHS Frontage on both rds | George Kreese Kreese Partners 788-7528 |
| Hwy 601 | Hwy 601 @ Community Pond Rd | R | RU | \$159,040 | 56.80 | No | Joe Pope NAI Avant 744-9845 |
| Spears Creek | I-20 @ Spears Creek,Pontiac | R | M-1 | \$4,140,000 | 37.97 | Yes 1,500 ft frontage on I-20 | Tom Milliken NAI Avant 744-9837 |
| I-20 at 277 | I-20 at 277 | R | NZ | \$1,500,000 | 20.00 | Residential/Office | Ted Pitts Grubb&Ellis/Wilson/Kibler 779-8600 |
| Columbian Dr @ | I-26 | R | PUD | \$450,000 | 1.50 | No W,S,E,G | Houston Fitzpatrick Fitzpatrick Properties 931-0055 |
| I-77 & Hardscrabble Road | I-77 & Hardscrabble Road | R | M-1 | \$800,000 | 10.00 | Light Industrial W/E G | Ted Pitts Grubb&Ellis/Wilson/Kibler 779-8600 |
| I-77 @ Killian Rd | I-77@Killian Rd NW Quad | R | M-1 | \$5,234,725 | 123.00 | Yes W/E,S,G | Jeremy Wilson Grubbs&Ellis/Wilson/Kibler 779-8600 |
| Powell Rd/Hardscrabb | Industrial Park | R | D-1 | \$700,000 | 28.00 | Yes W,S,G,E | Woody Moore Colliers Keenan 254-2300 |
| I-277/I-20 | Interchange/Business Park | R | M-1 | Negotiable | 124.00 | No | Mark Taylor Don E. Taylor & Assoc Realty 782-4500 |
| Kennerly Rd | Kennerly near Ascot | R | RS-1 | | 1.01 | | Heath Manning Manning Real Estate 699-2402 |
| Killian Rd | Killian Rd | R | M-1 | \$150,000 | 4.00 | Yes W/E G | Joan Dalton The Mungo Companies 749-9000 |
| Longtown Commercial | Long Green Pkwy ~ Brookhaven W | R | NZ | | 1.94 | | Joan Dalton The Mungo Companies 749-9000 |
| Longtown Commercial. | Longgreen Pkwy & Brookhaven Way | R | C-PU | | 6.20 | | Joan Dalton The Mungo Companies 749-9000 |
| Longtown Commercial. | longtown pkwy& Brookhaven Way | R | C-PU | | 2.54 | | Joan Dalton The Mungo Companies 749-9000 |
| Longtown Commercial | Longtown Rd % Clemson Rd | R | C-PU | | 4.30 | | Joan Dalton The Mungo Companies 749-9000 |
| Longtown Commercial | Longtown Rd & Heather Green Dr | R | C-PU | | 1.77 | | Joan Dalton The Mungo Companies 749-9000 |
| Longtown Commercial. | Longtown Rd & Longgreen Pkwy | R | NZ | | 12.09 | | Joan Dalton The Mungo Companies 749-9000 |
| Longtown Commercial. | Longtown Rd & Longtown Pl Dr | R | C-PU | | 2.82 | | Joan Dalton The Mungo Companies 749-9000 |
| Spears Creek Commerce Pk | Lot 2 | R | NZ | \$750,000 | 1.50 | | Keith Moore CB Richard Ellis/Columbia 749-9000 |
| Magnolia Hall | Magnolia Hall Rd & Hardscrabbl | R | C-3 | \$475,000 | 0.49 | | Joan Dalton The Mungo Companies 749-9000 |
| Marley Road | Marley Road | R | M-1 | Negotiable | 27.00 | No W/S nearby, near I-20 & Bush River | Ben Brantley CB Richard Ellis/Columbia 779-7777 |
| N/W Quad | N/W Quad | R | M-1 | \$890,500 | 13.70 | Yes WESG I-20 Frontage Road | David Brown David Brown Realty 714-0608 |
| next to Thermo King | next to Thermo King | R | M-1 | \$1,215,000 | 81.00 | Yes Shop Road & Shorecrest | Tom Milliken NAI Avant 744-9837 |
| Peak | Peak | R | NZ | | | | Ed Parler Ctrl Carolina Ec Dev Alliance 733-1143 |
| Pontiac (Bookman Road) | Pontiac | R | NZ | \$490,000 | 20.00 | | Ed Parler Ctrl Carolina Ec Dev Alliance 733-1143 |
| Ring Rd @ Columbia Mall | Ring Rd @ Columbia Mall | R | C-3 | \$2,000,000 | 16.00 | Retail W/E G | Ted Pitts Grubb&Ellis/Wilson/Kibler 779-8600 |
| RING ROAD & SHAKESPERE RD | RING ROAD & SHAKESPERE RD | R | C | | 5.00 | No W/E S | L.W SMITH L.W SMITH 788-3011 |
| Roof @ Shakespeare | Roof @ Shakespeare | R | C-3 | \$750,000 | 6.00 | Yes W/E,S,G | Ted Pitts Grubb&Ellis/Wilson/Kibler 779-8600 |
| Shop Road | Shop & Pineview | R | M-1 | \$322,877 | 6.49 | Yes W/S | Tom Milliken NAI Avant 744-9837 |
| I-26 near Peak Site | Shop Road & Beltinge Blvd | R | M-2 | \$950,000 | 12.38 | Yes | Billy Way Grubb&Ellis/Wilson/Kibler 779-7777 |
| Pontiac (Bookman Road) | Sparkleberry @ Pine Forest | R | M-1 | \$275,000 | 1.00 | | Ben Kelly NAI Avant 744-9830 |
| Shop Road | Spears Creek Church Road | R | M-1 | \$275,000 | 3.80 | Yes W/E G,S | Ken Queen Coldwell Banker 788-2811 |
| Shop Road | Spears Creek Rd | R | M-1 | \$350,000 | 1.25 | No | Harold Pickrel CB Richard Ellis/Columbia 779-7777 |
| St Andrews Road | St Andrews Road | R | C-3 | Negotiable | 7.50 | Near Harbison Blvd | Stan Harpe CB Richard Ellis/Columbia 779-7777 |
| St Julian Place | R | NZ | | \$190,020 | 4.50 | For Medical Park | Burgess Mills M. Burgess & Associates 256-1996 |
| Trenholm Rd Exit at Nates Rd | R | C-3 | | \$1,486,000 | 6.00 | Yes Office/Retail W/E S G | Ted Pitts Grubb&Ellis/Wilson/Kibler 779-8600 |
| Two Notch Road | R | M-1 | | | 8.00 | Yes Detention Pond,WSEG,Ready to build | George Lee Professional Realty, Inc 419-2666 |

2005 Inventory of Available Land Sites

| LOCATION | DIVISIBLE | | | CONTACT | COMPANY | PHONE |
|--------------|-----------|--------|-------------|-------------|---------|-----------------------------------|
| | COUNTY | ZONING | PRICE | TOTAL ACRES | COMMENT | |
| Western Lane | R | N/Z | \$6,960,000 | 60.00 | Yes | Joe Pope NAI Avant 744-9845 |

CHAPTER 4 - FAIRFIELD COUNTY

4.1 SURVEY OVERVIEW



Settled in 1775, Fairfield County covers an area of 696 square miles with the Town of Winnsboro as its county seat. Fairfield County has undergone a transition from an agricultural economy to an industrial economy. Between the 1940s and 1960s, the county experienced a population decline as displaced agricultural workers moved out in order to find jobs. The following decade sparked new growth in the county. Interstate 77 was completed; the V. C. Summer nuclear power became operational at Jenkinsville; and several industries, including Mack Truck, Standard Products and Kennecott Ridgeway Mining Company,

located in the county. The late eighties and nineties brought Gividi USA Inc, Isola USA, Lang-Mekra North American, Inc., Makat USA, Fuji Copian Corporation, Hon Company to the county. The 1990s brought a five percent increase in population going from 22,295 in 1990 to 23,454 in the 2000 Census. This is a modest increase by some standards yet the second largest increase in Fairfield County's population in a single decade over the past 100 years. The civilian labor force has increased slightly from a year ago, from 11,330 to 11,610. The unemployment rate has increased slightly from 7.4% to 7.7% during the same time period. Fairfield County's economy is showing improvement over the last few years. Fairfield County now ranks 30th in civilian labor force out of 46 counties and is ranked 27th in the unemployment rate for the State. Fairfield County gained three new industries in the year 2004. MC# Finishing Solutions, Hacker Instrument & Industries and Saint Gobain Technical Fabrics reduced the unemployment rate dramatically. Fairfield County borders Richland County with downtown Columbia only 45 minutes from downtown Winnsboro.

Local sources were surveyed for an inventory of commercial real estate in Fairfield County. The information gathered is listed below in four categories: Office Space, Retail Space, Warehouse/Industrial and Land Sites. Four shopping centers containing 224,344 square feet of gross leasable area and 44,859 square feet available for occupancy, making the availability rate 20.0 percent. No new projects are planned. Nine warehouse/industrial buildings are available, equaling

Central Midlands Council of Governments

1,190,453 square feet. Twenty-one land sites are available totaling 4,122 acres, ranging in size from 1 acre to 2,000 acres.

Every effort was made to obtain accurate and current data. For more information on Fairfield County contact Terry Vickers, Executive Manager, Fairfield County Chamber of Commerce at (803) 635-4242.

2005 Inventory of Retail Space

| County | Building Name | Year Built | Address | Status | Anchor Tenants | Gross S.F. | Vacant S.F. | Rent | # Tenants | Suites Contact | Company | Phone | |
|--------|---------------------------------|------------|------------------------|--------|-------------------------------------|------------|-------------|---------------|-----------|-------------------|-----------------------------|------------------|--------------|
| Zone | | | | | | | | | | | | | |
| O F | 320-322 S Congress St | | | - | Melton's Market Phys Off Disc | 20,000 | 0 | | 10 | William Melton | Pope Realty | 482-6355 | |
| O F | Fairfield Square | 1988 | Highway 321 Bypass | - | Food Lion,CVS,Dollar General,Moores | 99,344 | 23,195 | | 9 | Jeff Hein | NAI Avant | 744-9825 | |
| O F | SkateWorld | 2001 | Ninth Street | - | SkateWorld | 30,000 | 10,000 | \$2,00-\$4,00 | | Jimmy Ray Douglas | Winnsboro Plaza Partnership | 635-4814 | |
| O F | Winnsboro Bi-Lo Shopping Center | 1998 | Hwy 321 South & Hwy 34 | - | Bi-Lo,Dollar Genera,Rentway | 75,000 | 11,664 | \$4-\$8 | 5 | 8 | Tex Small | Avtex Commercial | 864-271-1900 |

2005 Inventory of Warehouse Space

| BUILDING | YEAR | PREFIX | ADDRESS | COUNTY | GROSS SF | VACANT SF | SALES PRICE | RENT | CEILING HEIGHT | CONTACT | COMPANY | PHONE |
|---------------------------|--------------|---------------------------------------|---------|--------|----------|-----------|--------------|------------|----------------|----------------|----------------------------|--------------------------|
| Carolina Apparel Hon | 1954 1976 | | | F | 26,500 | 26,500 | \$675,000 | | 12 | Tim Wilkes | Tim Wilkes Company | 256-7444 404-892-4100 |
| Walter Brown Indust Park | 2001 | 2 Miles from I-77 2 miles off I-77 | | F | 182,523 | 182,523 | \$1,400,000 | | 23 | David Barber | Binswanger | 256-7444 |
| Walter Brown #2 | 1986 | 2 miles off I-77 | | F | 10,000 | 10,000 | \$125,000 | Negotiable | 10 | Tim Wilkes | Tim Wilkes Company | 714-0608 |
| Walter Brown Indust. Park | 2001 | 2 miles off I-77 | | F | 10,000 | 10,000 | | Negotiable | 20 | David Brown | David Brown Realty | 714-0608 |
| The Village | 1981 | 7542 State Hwy #34 | | F | 18,700 | 18,700 | \$895,000 | | 22 | David Brown | David Brown Realty | 714-0608 |
| Charm | 1967 | Ridgeway | | F | 10,000 | 0 | | Negotiable | 20 | David Brown | David Brown Realty | 714-0608 |
| Mack Truck | 1987 | Winnboro-US_321 | | F | 13,800 | 0 | | | | Quay McMaster | Winnboro Pluwood Company | 256-6058 |
| | | | | | 168,930 | 130,000 | \$1,250,000 | 2.0 | 14 | Gorham Boynton | Grubbs&Ellis/Wilson/Kibler | 779-8600 |
| | | | | | 750,000 | 750,000 | \$13,000,000 | | 38 | Tommy Turner | Binswanger | 704-541-1393 |

2005 Inventory of Available Land Sites

| LOCATION | DIVISIBLE | | | | CONTACT | COMPANY | PHONE | |
|--|--|--------|-------------|-------------|---------------------------------------|--------------------------------|--------------|----------|
| | COUNTY | ZONING | PRICE | TOTAL ACRES | | | | |
| SC-215 10 min Nor of I-20 Cook Road | F | NZ | \$6,000,000 | 2,000.00 | Yes 2 rivers RR 2 miles frontage road | Locke Frazier | 635-5724 | |
| Hwy 34 | 1 1/2 miles S Hwy 34-adj I-77 1 mile below Standard | F Z | Negotiable | 90.00 | Yes W,S,E,G. County Owned | Tim Wilkes | 635-1415 | |
| Walter B Brown Ind. Park | F | NZ | Negotiable | 138.00 | Yes W,S,G,E available | Tim Wilkes | 256-7444 | |
| Peach Road Ind. Park | F | Z | Negotiable | 30.00 | Yes County owned-W,S,G,E | Tim Wilkes | 635-1415 | |
| Hwy 37 Ind Park | F | Z | Negotiable | 125.00 | Yes W,S,G,E. | Tim Wilkes | 635-1415 | |
| US-321 Bypass | F | Z | Negotiable | 160.00 | Yes W,S,E | Tim Wilkes | 635-1415 | |
| Hwy 213 | F | NZ | Negotiable | 300.00 | Yes W,S,E,G | Tim Wilkes | 256-7444 | |
| Corner 321 Bypass | F | NZ | Negotiable | 133.00 | Yes W,S,E attainable | Bert King | 864-240-5445 | |
| Corner 321 Bypass and 213 | F | NZ | Negotiable | 125.00 | Yes W,S; some good frontage | Suzanne Benson | 765-3225 | |
| Blythewood | F | NZ | Negotiable | 60.00 | Yes W,S; some good frontage | Suzanne Benson | 765-3225 | |
| Cedar Rock Road | F | NZ | \$350,000 | 50.00 | No | Robert Tobias | 865-7474 | |
| Hwy 321 South | F | NZ | Negotiable | 14.00 | Yes W,G,F | Bert King | 240-5445 | |
| Former Wachovia Branch | F | NZ | Negotiable | 1.00 | Yes W,S,G,E | Tim Wilkes | 256-7444 | |
| Hwy 34 | Hwy 34 | F | \$688,000 | 56.00 | No | Joe Pope | 744-8445 | |
| Hwy 34 & I-77 | Hwy 34 & I-77 | F B-2 | Negotiable | 125.00 | Yes W | David Brown | 714-0608 | |
| Walter B Brown Ind Park | Ridgeway | F | NZ | Negotiable | 21.00 | Ed Parker | 733-1143 | |
| Avery Site | Ridgeway vicinity | F | NZ | Negotiable | 400.00 | Cnrtl Carolina Ec Dev Alliance | 733-1143 | |
| US 321 & Evans St Ext | US 321 Bypass & Evans St Ext | F B-2 | Negotiable | 16.00 | Yes W,S,G,E | J.B. Doty | 635-5050 | |
| Hwy 34, 1 mile South of | US-321 | F | NZ | Negotiable | 45.00 | Yes W,S,G,E. partially graded | David Brown | 714-0608 |
| 9th Street & Hwy 321 | Winnsboro | F | NZ | Negotiable | 6.00 | Tim Wilkes | 256-7444 | |
| McCarley Industrial Site | Winnsboro | F | NZ | Negotiable | 227.00 | Fairfield Compact | 733-1143 | |
| | | | | | | Cnrtl Carolina Ec Dev Alliance | 733-1143 | |
| | | | | | | Ed Parker | | |

CHAPTER 5 - NEWBERRY COUNTY

5.1 SURVEY OVERVIEW

Settled in 1745, Newberry County covers an area of 634 miles with the City of Newberry as its county seat. Newberry County's economy formerly centered on large cotton plantations and small independent farms when the cotton gin was introduced in the late 18th century and the first up-country railroad line was secured in 1851. These factors made the village of Newberry the leading inland cotton market of the pre-Civil War period. Newberry College was established in 1858, providing an educational and cultural nucleus for the county, and a textile mill was constructed in the late 19th century due to the close proximity of raw materials and the railroad. The mill was also able to absorb the labor force leaving the farms during that period.



In the 1930s, reforestation took place over most of Newberry County. Today, timber and dairy farming are rejuvenating the once depleted soils. In the last 26 years, other industries such as tobacco, cheesecloth finishing, lumber and wood by-products, automobile parts manufacturing, turkey food processing and hosiery manufacturing have moved into Newberry County providing some diversification of employment. Three international companies make Newberry County their home and have created over 300 jobs. Komatsu, a heavy equipment manufacturer, will become the fourth international company to locate in Newberry County. The 200,000 square foot plant, which opened in June 2002 employs over 250 people. One key indication of the economic progress made in the county over the past two years is the extent to which residents of the county are finding work within the county. The restoration of the arts center has re-energized all of Newberry County, especially Main Street in the City of Newberry, with several new business openings.

Today, Interstate 26, which connects Newberry with Columbia to the south and Spartanburg to the north, has become an impetus to Newberry County's economy, like its railroad of the past century. The county seat is located approximately 40 miles from the State Capitol in downtown Columbia.

The population of Newberry County in the 1990 Census was 33,172 people. Within the past ten years, Newberry County has grown in population by 8.9 percent, increasing to 36,108, according to the 2000 census. The average annual labor force increased 2.8% from last year's survey, going from 18,120 to 18,590. The unemployment rate remained the same at 7.3 percent. Newberry County ranked 24th in the state labor force and 31st in the unemployment rate.

Local sources were surveyed for an inventory of commercial real estate in Newberry County. The information gathered is listed below in three categories; retail space, warehouse/industrial and available land sites. Seven shopping centers containing 450,482 square feet of gross leasable area and have 144,450 square feet available for occupancy making the availability rate 32.0 percent. Four warehouse/industrial buildings totaling 232,560 square feet are available. One 77,479 square foot office building and one 16,000 square foot shopping center are under construction. Finally, eight land sites are available totaling 995 acres ranging in size from 15.0 acres to 200 acres.

Every effort was made to obtain accurate and current data. For more information on Newberry County contact Cheryl Starnes, executive director of the Newberry County Development Board and Chamber of Commerce at (803) 276-4274.

2005 Inventory of Office Space

| ZONE | COUNTY | BUILDING | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | PHONE | |
|------|--------|-------------------|-----------------|---------|--------|----------|---------|----------|---------|--------------|-------------|---------|---------|--------------|------------------------------------|
| TYPE | | | | | | | | | | | | | | | |
| 0 | A | N Newberry Atrium | 1910 Wilson Way | UC | 77,479 | 71,685 | | 16,000 | 1 | 1 | F | \$17.75 | \$17.75 | David Jacobs | Atrium Development Inc 736-7716 |

2005 Inventory of Retail Space

| County | Building Name | Year Built | Address | Status | Anchor Tenants | Gross S.F. | Vacant S.F. | Rent | # Tenants | Suites Contact | Company | Phone |
|--------|-------------------------------|------------|-------------------------|--------|---|------------|-------------|-------------|-----------|----------------|-------------------|------------------------------------|
| Zone | | | | | | | | | | | | |
| 0 N | | | 518 Wheeler St | UC | Piggly Wiggly | 16,000 | 0 | | | | | |
| 0 N | Bear Village Court | 1990 | 2002 Bear Village Ct | - | Subway | 23,300 | 1,800 | \$7.5-\$9 | 16 | 17 | Misty West | 276-1884 |
| 0 N | Carolina Park Shopping Center | 1979 | 1823 Wilson Road | - | Food Lion, Mooovies | 70,554 | 5,250 | \$6-\$8 | 6 | 6 | Rox Pollard | Colliers Keenan 254-2300 |
| 0 N | Dean's Square | 1986 | Wilson & Smith Rds | - | Security Finance,Roper Personnel Agency | 5,800 | 1,000 | \$4.5-\$6 | 6 | 6 | Sinclair K Talbot | Hometown Realty 276-9700 |
| 0 N | Heritage | 2002 | Main St./SC219 | - | B. C. Moores | 44,000 | 8,400 | \$8.50-\$12 | 9 | 11 | Misty West | West Development 276-1884 |
| 0 N | Newberry Bi-Lo Plaza | 1992 | Wilson Road & Evans St | - | Bi-Lo/Family Dollar/Parker Furniture/SA | 98,000 | 0 | \$3-\$6 | 7 | 7 | J Berry Garrett | Garrett & Garrett 864-862-3501 |
| 0 N | Newberry Plaza Phase 1 | 1971 | Hwys 219,76, & 34 | - | | 82,000 | 44,000 | | 8 | 12 | J. Patton Webb | J.Patton Webb,CCIM 864-229-7717 |
| 0 N | Newberry Square | 1987 | Wilson Rd & Kinard Road | - | Cato,Fashion Wave | 126,828 | 84,000 | \$6-\$8 | 11 | 12 | Jennifer Lockwood | Glimcher Realty Trust 614-621-9000 |

2005 Inventory of Warehouse Space

| BUILDING | YEAR | PREFIX | ADDRESS | COUNTY | GROSS SF | VACANT SF | SALES PRICE | RENT | CEILING HEIGHT | CONTACT | COMPANY | PHONE |
|---------------------|------|--------|--------------------|--------|----------|-----------|-------------|--------|----------------|------------|-------------------------------|----------|
| West Hobby | 1998 | | | N | 22,000 | 22,000 | Negotiable | \$6.35 | 25 | Billy West | Cent Carolina Ec Dev Alliance | 733-1143 |
| Knight Industries | | | Bush River Inds Pk | N | 52,560 | 52,560 | \$900,000 | | 19 | Ed Parler | Cent Carolina Ec Dev Alliance | 733-1143 |
| Krueger | | | Newberry | N | 16,000 | 16,000 | Negotiable | | 11 | Ed Parler | Cent Carolina Ec Dev Alliance | 733-1143 |
| West Pointe Stevens | | | Whitmire | N | 342,000 | 342,000 | | | | Ed Parler | Cent Carolina Ec Dev Alliance | 733-1143 |

2005 Inventory of Available Land Sites

| LOCATION | DIVISIBLE | | | | CONTACT | COMPANY | PHONE |
|--|------------|--------|-------------|-------------|---------------|-----------|----------|
| | COUNTY | ZONING | PRICE | TOTAL ACRES | | | |
| Bowers Newberry Industrial Pk Carlton Site | Newberry | N | \$520,000 | 130.00 | | Ed Parler | 733-1143 |
| | Newberry | N | \$112,500 | 15.00 | G,W,S,E | | 733-1143 |
| | Newberry | N | \$780,000 | 197.00 | Yes G,W,E,S | Ed Parler | 733-1143 |
| | Newberry | N | \$800,000 | 200.00 | Yes G,W,E,S,R | Ed Parler | 733-1143 |
| | Newberry | N | Negotiable | 101.00 | W S G RR | Ed Parler | 733-1143 |
| | Newberry | N | \$4,840,000 | 110.00 | Yes G,W,E,S | Ed Parler | 733-1143 |
| | Newberry | N | \$420,000 | 42.00 | G,W,S,E,R | Ed Parler | 733-1143 |
| | Prosperity | N | \$1,900,000 | 200.00 | E W S G RR | Ed Parler | 733-1143 |

CHAPTER 6 - KERSHAW COUNTY

6.1 SURVEY OVERVIEW

Settled more than 250 years ago, Kershaw County covers 726.3 miles. Camden is the county seat and also serves the communities of Lugoff, Elgin and Bethune. Camden has the distinction of being South Carolina's oldest inland city. After the Civil War, reconstruction in Kershaw County took a curious and rather ironic twist, which influences the area today. By 1885, Camden was becoming firmly entrenched as a winter community for wealthy Northerners. Through the turn of the century and into the 1930s, money culture and a wide variety of equestrian influences were pumped into the county, thus the prestigious races, the Carolina Cup and the Colonial Cup. Invista (formerly DuPont's May Plant) is the largest employer in Kershaw County. In 2005, Kershaw County has a work force of 29,020 with an unemployment rate of 6.7%.



Discount retailer, Target Stores, chose a Kershaw site in 2002, near Lugoff for a 1.35 million square foot distribution center. The company has hired 700 workers and plans to hire 300 more in the near future. The \$85 million facility serves Target's growing retail operations in the Carolinas, eastern Georgia and southern Virginia. Local sources were surveyed for an inventory of commercial real estate in Kershaw County. The information gathered is listed below in four categories; office space, retail space, warehouse/industrial space and available land sites. Two office buildings containing 35,000 square feet of gross leasable area with 1,250 square feet vacancy or 3.6%. Eight shopping centers containing 543,889 square feet of gross leasable area with 32,846 square feet available for occupancy, making the availability rate 6.0 percent. Four warehouse/industrial buildings are available totaling 336,662 square feet. Finally, 28 land sites are available totaling 3,953.9 acres ranging in size from 0.5 acres to 1,031 acres.

Every effort was made to obtain accurate and current data. For more information on Kershaw County, contact Nelson Lindsay, administrator for economic development, at (803) 425-1500.

2005 Inventory of Office Space

| ZONE | COUNTY | BUILDING | TYPE | YEAR | ADDRESS | STATUS | TOTAL SF | RENT SF | AVAIL SF | #FLOORS | AVG. RENT SF | NEW RENT SF | CONTACT | COMPANY | PHONE | | |
|------|--------|-----------------------|------|------|--------------------|--------|----------|---------|----------|---------|--------------|-------------|---------|---------|--------------------|--------------------|----------|
| 0 | B | K Colonial Bank of SC | | | 1111 Broad Street | - | 29,000 | 29,000 | 0 | 1 | 4 | F | \$9.00 | \$9.00 | Karen Eckford | Carolina Bank | 432-3500 |
| 0 | B | K Sinclair Building | | 1945 | 408 De Kalb Street | - | 6,000 | 6,000 | 1,250 | 1 | 1 | | | | Myrtle S. Thompson | Myrtle S. Thompson | 337-2301 |

2005 Inventory of Retail Space

| County | Building Name | Year Built | Address | Status | Anchor Tenants | Gross S.F. | Vacant S.F. | Rent | # Tenants | Suites Contact | Company | Phone |
|--------|---------------------------|---------------|-------------------------|----------|---|------------|-------------|---------------|------------|--------------------|------------------------------|--------------|
| Zone | | | | | | | | | | | | |
| 0 K | Bi-Lo Shopping Center | 1971 | 1001 Old River Road | - | Bi-Lo,Family Dollar/Aaron Renis/Home Ex | 71,000 | 6,600 | \$3-\$6 | 4 | J Berry Garrett | Garrett & Garrett | 864-862-3501 |
| 0 K | Burndale Shopping Center | 1971 | 1009 Wylie St | - | Piggly Wiggly | 35,726 | 19,346 | \$6 | 6 | Jeremy Wilson | Grubb&Ellis/Wilson/Kibler | 779-8600 |
| 0 K | Dusty Bend Shopping Plaza | 1976 | 2528 Broad Street | - | Newman Furniture | 64,700 | 2,500 | \$4-\$8 | 11 | Kenny Newman | Newman Furniture | 432-0811 |
| 0 K | Midtown Properties | 1005 Lytleton | - | Big Lots | 20,000 | 2,000 | | 12 | Jack David | Midtown Properties | 432-2397 | |
| 0 K | North Towne Square | 1977 | 2533 North Broad Street | - | Food Lion/Roses/Gen.Dollar/Wateree | 81,623 | 0 | \$4.50-\$8 | 4 | Wallace Plowden | Stern North Towne Properties | 419-1234 |
| 0 K | River Crossing Center | 1989 | US 1 South | - | Food Lion | 37,000 | 1,200 | \$10-\$10.45 | 9 | Scott McCarthy | Kahn Development Co | 419-4035 |
| 0 K | Springdale Plaza | 1990 | 1671 Springdale Drive | - | Bi-Lo,Goody's,Burke's Outlet | 180,000 | 1,200 | | 4 | Michael Thomas | Developers Diversified | 843-767-6765 |
| 0 K | Wateree Plaza | 1971 | | - | Piggly Wiggly, Super Dollar | 53,840 | 0 | \$2.89-\$5.75 | 16 | Mark Taylor | Don E. Taylor & Associates | 782-4500 |

2005 Inventory of Warehouse Space

| BUILDING | YEAR | PREFIX | ADDRESS | COUNTY | GROSS SF | VACANT SF | SALES PRICE | RENT | CEILING HEIGHT | CONTACT | COMPANY | PHONE |
|---------------------|------|--------|--------------------------------------|--------|-------------------|-----------|--------------------------|-----------------------|----------------|-----------------------------|--|----------------------|
| Carolina Pines II | 2004 | | 110 Belk Court 23 Industrial Blvd | K | 178,000 21,000 | 0 0 | Negotiable Negotiable | \$3.95 \$1,750,000 | 28 21 | Chuck Salley Mark Taylor | Colliers Keenan Don E Taylor & Assoc Realty | 254-2300 782-4500 |
| Steeplechase Bldg 2 | 1999 | | Steeplechase Ind. Pk | K | 77,924 | 77,924 | | | 24 | Nelson Lindsay | Kershaw Co Ec Development | 425-7685 |
| DAVIS BUILDING | 1975 | | WEST JONES LN | K | 89,738 | 89,738 | | | | Nelson Lindsay | Kershaw Co Ec Development | 425-7683 |

2005 Inventory of Available Land Sites

| LOCATION | CITY | COUNTY | ZONING | PRICE | TOTAL ACRES | COMMENT | CONTACT | | COMPANY | PHONE |
|---------------------------|------------------------------|--------|--------|--------------|-------------|--|----------------------|--------------------------------|---------|----------|
| | | | | | | | DIVISIBLE | NON-DIVISIBLE | | |
| NIE Camden | across Hwy 1 from Co Airport | K | GD | \$1,900,000 | 380.00 | Yes W,E | John M Burns | Burns Brothers | | 432-1560 |
| Ehrenclou Drive | Camden | K | NZ | Negotiable | 6.00 | Yes W,S,E,G | Pierce W. Caney, Jr. | Pierce W. Caney, Jr., CPA | | 432-1436 |
| 105 DeKalb St | Camden | K | NZ | Negotiable | 2.60 | No C285-09-00-0479 | M. B. Burns | Burns Law Firm | | 432-4391 |
| 61 DeKalb Street | Camden | K | NZ | Negotiable | 1.00 | No C285-10-00-0472 | M. B. Burns | Burns Law Firm | | 432-4391 |
| 1104 DeKalb Street | Camden | K | NZ | Negotiable | 4.00 | Yes C-284-11-00-044 | Gerald Geddings | Gerald Geddings | | 432-3748 |
| Rippendon | Camden | K | ID | Negotiable | 20.00 | Yes Utilities available Inside city limits | James L. Guy II | James L. Guy II | | 432-5312 |
| Bramblewood | Camden | K | NZ | Negotiable | 0.50 | No W,S,E,G | Pierce W. Caney, Jr. | Pierce W. Caney, Jr., CPA | | 432-1436 |
| Springdale South | Camden | K | ID | \$1,000,000 | 40.00 | Yes G,W,S | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| 914 De Kalb | Camden | K | IC | Negotiable | 17.50 | Yes C-284-11-00-025 | R. Allan King | R. Allan King | | 432-3505 |
| Redfearn and Reeser Site | Camden | K | NZ | \$834,000 | 278.00 | Yes W,G,RR | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| Hwy 521 & I-20 | Camden | K | NZ | Negotiable | 100.00 | Yes W,S,E,G and City Services | Pierce W. Caney, Jr. | Pierce W. Caney, Jr., CPA | | 432-1436 |
| Steepchase Ind. Park | Camden | K | I-1 | \$10-\$20,00 | 458.00 | Yes G,W,S | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| GOVERNORS HILL WEST BUS P | Camden | K | I-1 | Negotiable | 210.00 | Yes G,W,S | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| Brannon Site | Camden Vicinity | K | GD | \$174,400 | 109.00 | Yes G,W,R, | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| Elgin | Elgin | K | NZ | \$1,311,500 | 61.00 | Yes G,W | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| Smith A | Elgin | K | B-2 | NEGOTI | 60.00 | YRS G,W,S | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| EXIT 87 Bus Park | I-20 @ 601 | K | NZ | \$7,215,000 | 37.00 | Yes | Amy Struck | CB Richard Ellis/Columbia | | 779-7777 |
| 51-20 @ 601 | Lugoff | K | I-4 | \$600,000 | 121.00 | GWS RR | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| DuPont | Lugoff | K | ID | 450,000 | 30.00 | WSEG RR | James L. Guy II | James L. Guy II | | 432-5312 |
| By Seaboard RR Depot | Lugoff | K | I-1 | \$7,665,999 | 511.00 | Yes G,W,R,S | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| Carolina Continental Site | Lugoff | K | I-1 | \$6-\$22,000 | 29.00 | Yes G,W,S | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| Kershaw Co Ind. Park | Lugoff | K | GD | \$387,500 | 31.00 | Yes G,W,S,RR | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| Jones-Buck Creek | Lugoff | K | I-1 | \$10-15,000 | 300.00 | Yes G,W,S, | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| Heritage Pointe Ind Park | Lugoff | K | GD | \$216,000 | 36.00 | Yes GW | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| Burns Site (Lachiotte) | Lugoff | K | NZ | \$3,608,500 | 1,031.00 | Yes E,G,W,S | Ed Parler | Cntrl Carolina Ec Dev Alliance | | 733-1143 |
| Lugoff Farm Site | Lugoff | K | GD | \$760,000 | 38.00 | Yes G,W,RR | Nelson Lindsay | Kershaw Co Ec Dev Board | | 425-7685 |
| Burns Site 601 | Next to Dana Corporation | K | GD | \$776,000 | 38.80 | Yes W,S,G,E,R | John M Burns | Burns Brothers | | 432-1560 |
| Hwy. 601 - Lugoff | Roberts Street | K | NZ | Negotiable | 3.50 | Yes Near creek | C. Ray Miles | C.Ray Miles Construction Co | | 438-9207 |
| Between DeKalb St & | | | | | | | | | | |

CHAPTER 7 - CALHOUN COUNTY

7.1 SURVEY OVERVIEW



Calhoun County, in the heart of the Palmetto State, saw the first tract of land granted in the Province of South Carolina to George Sterling in 1704. By 1735, groups of German and Swiss settlers began arriving.

St. Matthews Parish was established between 1765 and 1768. The first County Seat was known as Lewisville, after Col. Lewis, a large landowner of the area. The name was changed to St. Matthew's in 1876. When Calhoun County was established in 1908, and the city name was registered, the apostrophe was left out, so the town officially became "St. Matthews." the county was named for the much-respected Senator, Vice President and Secretary of State and of War, John C. Calhoun.

Like many rural counties that have traditionally relied upon agriculture to drive their local economy, Calhoun County, the sixth and most recent member of the Central Carolina Economic Development Alliance (CCEDA), has joined forces to recruit new industry. Those efforts have skyrocketed over the past four-year period. Calhoun County saw more than 900 new manufacturing jobs created as a result of an incredible \$452 million in capital investment generated both by the location of new industry and the expansion of existing industry. Carolina Eastman is the largest employer in Calhoun County with 650 employees. Illinois-based Sky-Gen Energy LLC will build a \$260 million power plant in Calhoun County to support Eastman Chemical Co.'s Carolina Eastman operations. Sky-Gen's power plant, called the Columbia Energy Center will supply steam for Carolina Eastman. It will also produce electricity to be sold to South Carolina Electric & Gas and on the wholesale electricity market. Calhoun County is close to the new beltway, circling Columbia and connecting with I-77 to Charlotte and the Midwest and only a few miles from I-26/I-95 corridor, linking the area with the entire eastern seaboard. U.S. Highway 601, which runs through St. Matthews, the county seat, provides easy access to I-20 and is only a 15 minute drive to the Columbia airport.

Central Midlands Council of Governments

Calhoun County has a civilian work force of 7,700 and an unemployment rate of 10.0%.

Local sources were surveyed for an inventory of commercial real estate in Calhoun County. The information gathered is listed below for land sites and warehouse space. There are currently six land sites available totaling 414 acres ranging in size from 24 acres to 129 acres and one warehouse totaling 30,000 square feet. For more information on Calhoun County contact Jane Dykes at (803) 655-5650.

2005 Inventory of Warehouse Space

| BUILDING | YEAR | PREFIX | ADDRESS | COUNTY | GROSS SF | VACANT SF | SALES PRICE | RENT | CEILING HEIGHT | CONTACT | COMPANY | PHONE |
|----------|------|--------|--------------|--------|----------|-----------|-------------|------|----------------|-----------|-------------------------------|----------|
| Hamricks | | | St. Matthews | C | 30,000 | 30,000 | | 27 | | Ed Parler | Cent Carolina Ec Dev Alliance | 733-1143 |

2005 Inventory of Available Land Sites

| LOCATION | CITY | COUNTY | ZONING | PRICE | TOTAL ACRES | COMMENT | DIVISIBLE | CONTACT | COMPANY | PHONE |
|-----------------------|--------------|--------|--------|-------------|-------------|--------------------|-----------|-----------|--------------------------------|----------|
| | | | | | | | | | | |
| Calhoun I-26 Ind Park | Gaston | C | N/LD | \$2,100,000 | 105.00 | Yes SCEG, gas, NSR | | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Davis/Riser | Gaston | C | N/LD | \$900,000 | 90.00 | No SCEG /Coop | | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Tri-County I-26 Park | St Matthews | C | N/LD | \$750,000 | 30.00 | Yes coop | | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Robinson A | St. Matthews | C | N/LD | \$258,000 | 129.00 | Yes SCEG, gas, NSR | | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Evans | St. Matthews | C | N/LD | \$144,000 | 36.00 | Yes SCEG, gas, NSR | | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |
| Robinson B Site | St. Matthews | C | N/LD | \$48,000 | 24.00 | Yes SCEG,NSR | | Ed Parler | Cntrl Carolina Ec Dev Alliance | 733-1143 |

About Central Midlands Council of Governments: Since 1969, the Central Midlands Council of Governments (CMCOG) has been assisting local governments develop local and regional plans within the four midlands counties (Fairfield, Lexington, Newberry, Richland) of South Carolina, as well as providing local governments with planning and technical support to improve the quality of life within the region.

About CMCOG Research Services: The CMCOG Research and Demographics divisions' main function is to support the planning efforts of the Council through collection, analysis and maintenance of data. Other annual research surveys include:

- Central Midlands Multi-Family Rental and Condominium Survey
- Central Midlands Building Permit Study
- Central Midlands Traffic County Study



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