

A Bright-Meyers Development Project

Fletcher Bright Company
(423)755-8830
Meyers Brothers Properties LLC
(404)252-1499

Bush River Village

Columbia, South Carolina



- ▶ Featuring a 200,000 sf Wal-Mart Supercenter and 43,000 sf retail shop space

For leasing information please call
1-800-446-3289



Bush River Village

Columbia, SC

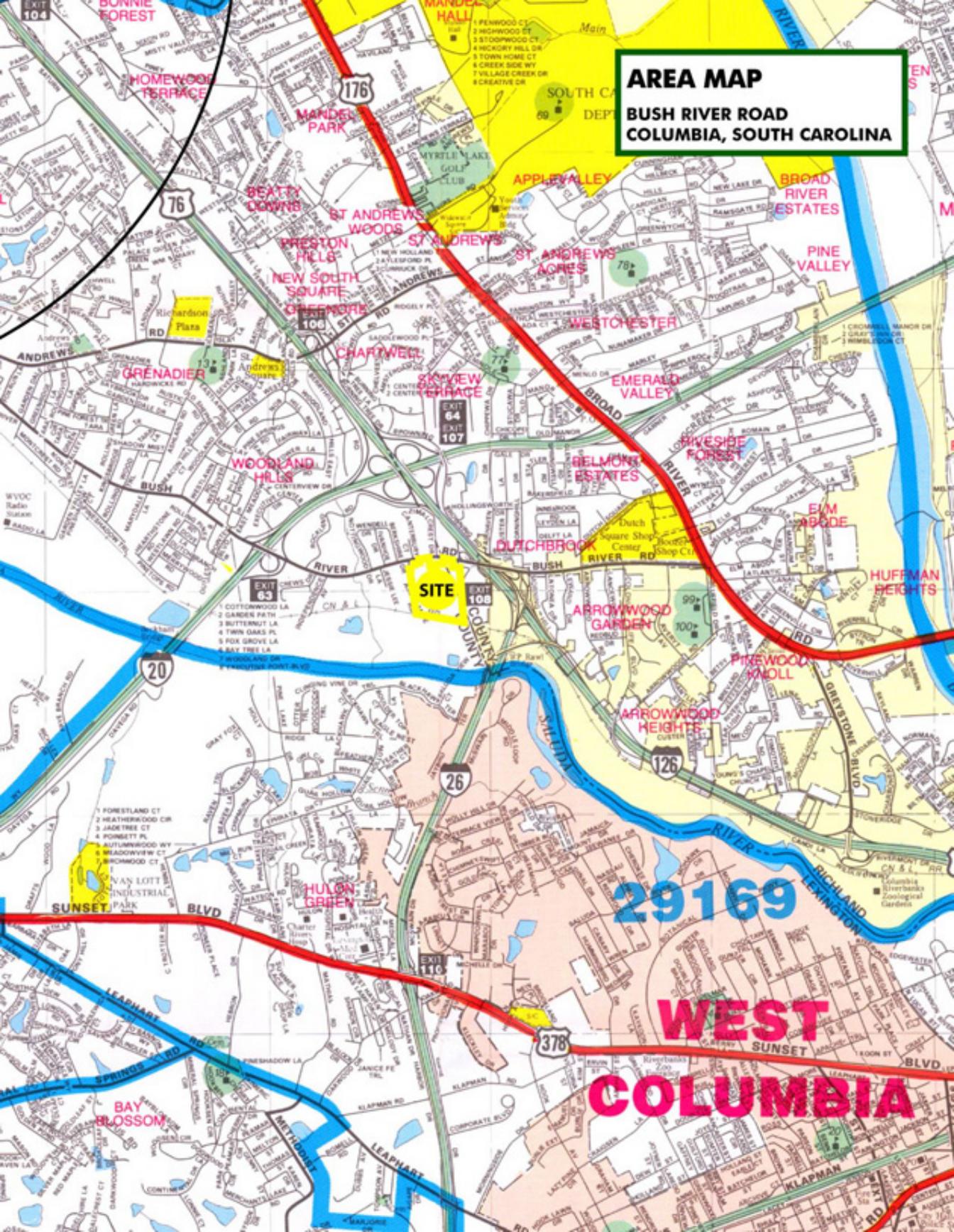
- Located on Bush River Road between two interstate interchanges.
- Densely populated area
 - Population within 5 miles is over 156,000
 - Population within 10 miles is over 300,000
- Located in an established retail hub of northwest Columbia
- Featuring a 203,000 sf Wal-Mart Supercenter

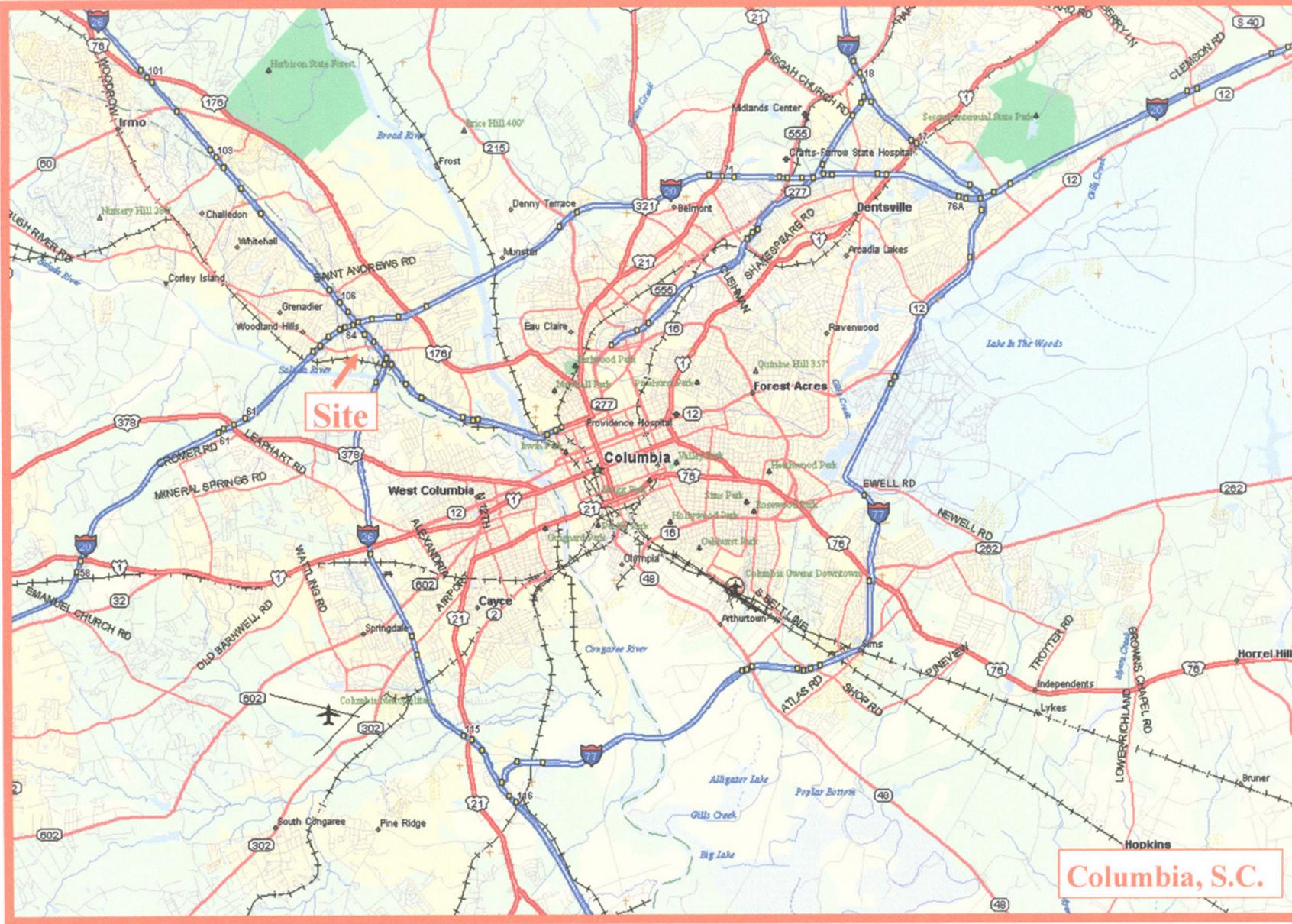
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A Bright-Meyers Development Project

The Fletcher Bright Company
Meyers Brothers Properties, LLC

AREA MAP
BUSH RIVER ROAD
COLUMBIA, SOUTH CAROLINA





Site

Columbia, S.C.

AERIAL PHOTOGRAPH

- K** K-Mart
- BL** Bi-Lo
- K** Kroger
- FL** Food Lion

**BUSH RIVER ROAD
COLUMBIA, SOUTH CAROLINA**



BL

K

FL

08,900

Bush River Road
19,000

SITE

11,800

81,700

K

Dutch Square Shopping Center
Bell's, Office Depot, Burlington,
vacant Service Merchandise

33,700

65,200

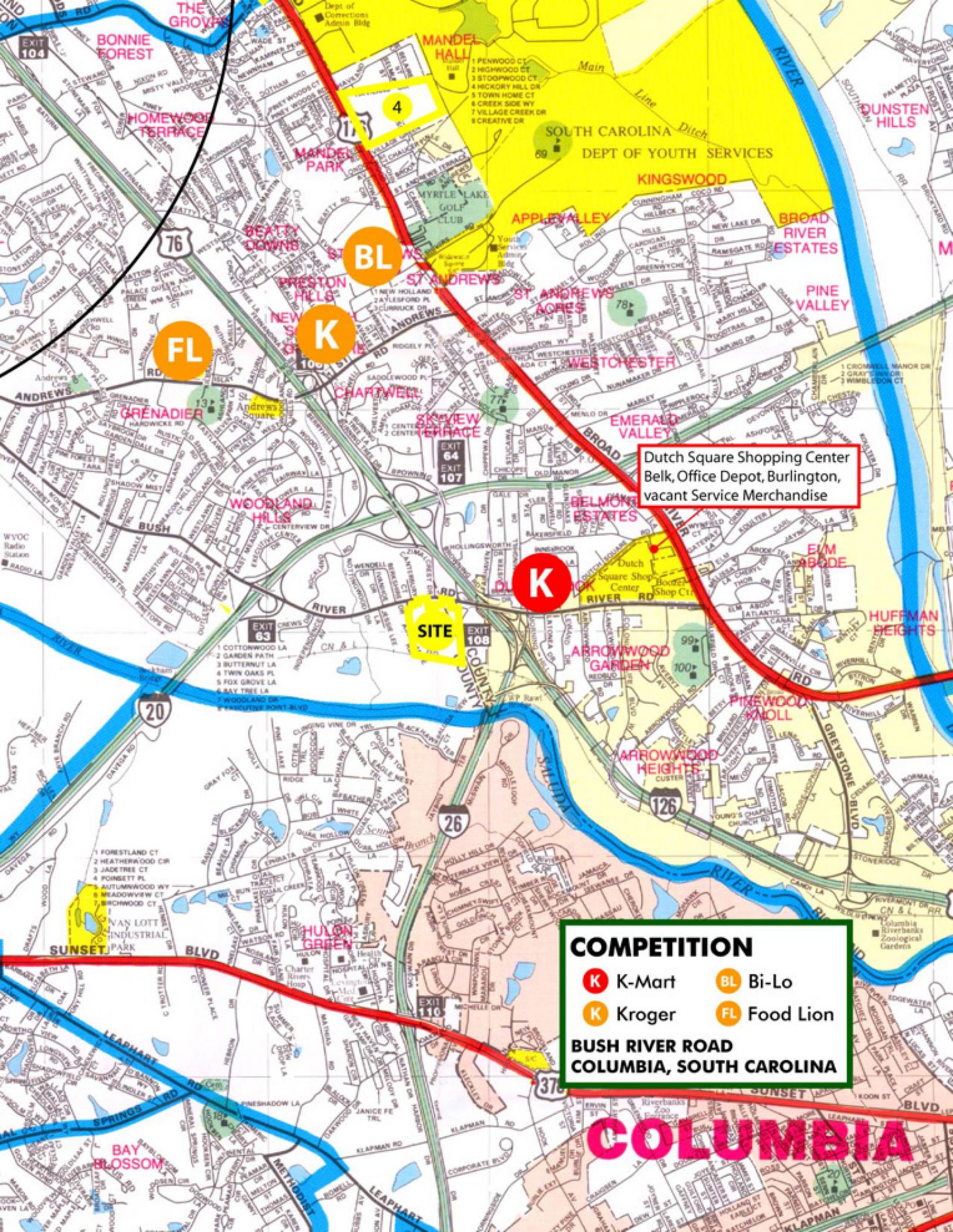
17,600

95,700

24,600

FL

19,800



Dutch Square Shopping Center
 Belk, Office Depot, Burlington,
 vacant Service Merchandise

COMPETITION

 K-Mart	 Bi-Lo
 Kroger	 Food Lion

**BUSH RIVER ROAD
 COLUMBIA, SOUTH CAROLINA**

COLUMBIA



TRAFFIC COUNTS
BUSH RIVER ROAD
COLUMBIA, SOUTH CAROLINA

BUSH RIVER DEMOGRAPHICS

	3 MI RING	5 MI RING	10 MI RING
2012 Population	77,328	163,768	332,178
2000 Population	70,456	152,102	300,630
00-12 % Population Change	9.7%	7.6%	10.4%
2012 Households	31,109	63,944	130,520
2012 Average Household Income	\$63,129	\$56,962	\$55,954

33.990800, 80.997700

RELOCATION GUIDE, COLUMBIA CHAMBER OF COMMERCE WEBSITE

Columbia and Lake Murray

Columbia was recently one of 30 communities named one of "America's Most Livable Communities." The award was given by the Washington-based non

profit, Partners for Livable Communities, and honors communities that are developing themselves in the creative economy.

Poke around the city one weekend and you'll find surprising restaurants in alleys and offbeat entertainment in restored warehouses. The town can be decidedly cool, despite its reputation for hot summers!

Take Trustus. This avant-garde, professional theater has been bringing off-Broadway to South Carolina's capital city for 18 years. Buy a drink at the bar, settle into a comfy swivel chair, and munch on the free popcorn, while waiting for the show. It could be a musical, a comedy, or a provocative drama. Whatever's playing, it will be an experience.

The EdVenture children's museum, across from the State Museum, offers hands-on exhibits and special programs, including such after-school programs as "Sound, Music and Movement," "What's Inside of Me?" and "Break-a-Leg" theatre camp."

Columbia Museum of Art offers a "window to the world" to its visitors not only through the display of its permanent collection, but with a series of public programs. The popular "Just for Kids" series is offered once each month in the Jack Craft Education Wing. This studio/classroom is designed especially for young people, with furnishings that provide for their comfort as well as their safety.

Also in downtown Columbia, the Vista includes a lively 600 acres of restored warehouses, shops, galleries and city streets.

Meanwhile, Riverbanks Zoo and Garden, one of the top ten zoos in the country, has recently completed a \$19 million expansion including a gorilla exhibit inhabited by three males, Chaka, Kimya and Mike. The koala exhibit, a new and improved elephant exhibit and a bird pavilion with a hands-on feeding area add to the fun.

A Business Improvement District (BID) is a 36-block area with bike and foot patrols. Public assistance and directions are available seven days a week. The overall initiatives of the organization include retaining and recruiting businesses, expanding the downtown residential base, removing debris and graffiti, acting as aides to the police department, and improving landscaping by planting seasonal flowers. It's all designed to make the downtown area cleaner and safer.

Columbia has a new 18,000-seat basketball/entertainment arena, and a 142,500 sq. ft. convention center.

Another outstanding attraction that's close is Lake Murray, with over 600 miles of shoreline, in adjoining Lexington County. Boaters gather on the summer evenings on Lake Murray to view the

over 700,000 purple martins that make their nightly pilgrimage to roost in the trees of Litch Island . Professional fishermen from across the country troll its waters for largemouth bass; others sail, ski, dive and camp on the islands.

Dan and Susan Spencer, who recently relocated to the Columbia area from Syracuse, N.Y., like the relaxed atmosphere of the Columbia-Lake Murray area and the fact that it is close to desirable cultural and social activities, such as those generally provided by a "university town," since both had previously worked for universities. They also like the mild seasonal changes and "even prefer the occasional 100-degree temperatures to the snow and cold winters!"

Columbia 's fortuitous location, two hours from the mountains and the ocean, is an oft-cited plus, but there are copious reasons to stay in town, including a dozen theater groups, the South Carolina Philharmonic, a handful of dance companies, festivals galore, historic mansions and shady neighborhoods. And there's still more. You can hike the boardwalk at the Congaree Swamp National Park , one of the last old-growth forests in the country; spend Saturday nights in the summertime listening to free music in Finlay Park ; or rollerblade, walk or bike by the water at Canal Park .

by Aida Rogers and Pamela Henkel Steude

"This article was published in CarolinaLiving.com Guide to Relocation and Retirement. Reprinted with permission of the publisher." www.carolinainliving.com

Columbia Population	116,278
Richland County Population	320,677
<u>Lexington County Population</u>	216,014
<u>Columbia Chamber</u>	(803) 733-1110
Capital City / Lake Murray	(803) 781-5940
<u>Country Tourism</u>	

RELOCATION GUIDE, COLUMBIA CHAMBER OF COMMERCE WEBSITE

Places to Live

CITY OF COLUMBIA

Downtown Living

Living in downtown Columbia has never been so attractive. Blending the historic and the new, the growth of city living is becoming more exciting each year.

Renovations of Victorian and foursquare homes are prevalent in the neighborhoods of Earlewood, Elmwood Park, Eau Claire and Cottontown. The beautiful, tree-lined streets of these neighborhoods contain homes with features such as large rooms, unique staircases, stained glass and detailed architecture. Many of the houses located in this area of Columbia can be found on the National Register of Historic Places.

Governor's Hill, another neighborhood located in downtown Columbia, overlooks South Carolina's Governor's Mansion and Finlay Park. These newly built homes are three-story Charleston style houses built within private, walled gardens. This neighborhood provides residents with new construction, old-world charm and convenience to downtown amenities.

Neighborhoods such as Shandon and Heathwood surround the Five Points commercial center, the epicenter of Columbia nightlife and shopping. These neighborhoods offer residents the mixture of fine schools and beautiful homes combined with access to fine dining, live music, coffee shops and shopping.

All of these downtown neighborhoods are all within a five to ten-minute commute of the central business district, the University of South Carolina, most state government buildings, the lively and growing theater district and the Congaree River. For recreation, work, shopping, and all the benefits of modern urban life, Columbia's downtown neighborhoods are a unique treasure.

Northeast Columbia

Award winning schools, golf courses, country clubs and farms are just a few of the features offered to the residents of Northeast Columbia. These neighborhoods located off of major arteries I-20 and

Subdivisions such as Spring Valley, Wildewood and Longcreek offer upscale, new home construction. With a superior school system and a variety of shopping and dining facilities, both families and businesses populate this part of the region.

The newly renovated Columbia Place mall, as well as numerous smaller shopping centers serve northeast Columbia. Marvelously maintained golf courses dot the area as well as a variety of other activities for families. Sesquicentennial State Park, full of beautiful walking trails, is located in the center of this rapidly growing area.

East and Southeast Columbia

The East and Southeast areas are centrally located off of I-77 near the Fort Jackson Military Base. Most of

the homes in this area are well established and maintained; however, new construction is still available.

The area southeast of Columbia offers a diverse mixture of shopping centers and excellent restaurants as well as country living. Beautiful horse farms dot the countryside. Employment opportunities abound due to the numerous profitable industries in this area. The Veteran's Administration Hospital is located here as well. Several neighborhoods commonly referred to as the Hamptons have been developed in this area. Residents benefit from the convenience of city while avoiding the bustle of downtown living.

The area including the city of Forest Acres and Arcadia Lakes is located east of Columbia. This part of Columbia is known for its large, established homes, private lakes and unique shopping and dining facilities. These neighborhoods provide all that is best of suburban living.

All the neighborhoods of Forest Lakes/Arcadia Lakes are convenient to major shopping malls, grocery stores, movie theaters and Columbia's interstate highway network. This location gives easy access to all the major employment centers in the city. Whether you work downtown, at the University, on the I-77 high-tech corridor or at Fort Jackson, the neighborhoods of Forest Lakes/Arcadia Lakes put you there quickly.

Northwest Columbia

Northwest Columbia is without a doubt one of the fastest growing residential parts of the area. Housing choices are plentiful and prices range from moderate to upper end. The primary areas in the Northwest are St. Andrews, Harbison and Irmo.

Harbison Boulevard features a spectacular regional mall, Columbiana Center, as well as numerous other shops and restaurants. Dutch Square Mall, one of the region's first enclosed malls, is also located in St. Andrews.

For hikers and bikers, the trails in Harbison State Forest offer miles of scenic beauty in a totally natural environment.

Irmo, a town which borders the north side of Lake Murray, has the highest population of any municipality in Lexington County. Irmo also boasts award-winning Richland/ Lexington District 5 schools and offers plenty of family amenities.

Home communities offer a wide variety of styles and amenities. Harbison and Quail Valley, both established neighborhoods, are perfect matches for families whose interests include tennis, basketball, racquetball, swimming and more. Upper-scale communities include Wexford on the Lake, offering spectacular Lake Murray views and community dock and boat ramp.

City of Lexington

For those wanting the great feeling of a small town with all the amenities of a large city, Lexington is the place. Lexington not only boasts one of the fastest growing school districts in the state, Lexington District One, but also has a wonderful menu of housing from which to choose. From a city feel to lake living, Lexington can offer it all and is located only 10 miles

west from downtown Columbia.

One of the most attractive features of Lexington is Lake Murray. This lake is 41 miles long and 14 miles at its widest point and touches four counties — Richland, Lexington, Saluda and Newberry. Accessibility is easy with exits off I-20 in Lexington and I-26 at Irmo and Chapin. It is no wonder that year-round lake living has become very popular, and, as a result, many upscale neighborhoods have developed in recent years.

The true beauty of Lake Murray is evidenced by the peaceful and natural countryside. Well-maintained farms with original farmhouses and out buildings spread over the rolling hills are tastefully mingled with new home communities.

RELOCATION GUIDE, COLUMBIA CHAMBER OF COMMERCE WEBSITE

Major Employers Directory

The following companies are the top 25 employers in the greater Columbia area. For more information on these companies, as well as a full listing of all major employers in the six county region, please refer to the Chamber's *Major Employers Directory*. This publication can be purchased [on-line](#) or at the Chamber. Contact the Chamber at 803-733-1110 or [Margie Bostic](#), for more information.

<u>Company</u>	<u># of Emp.</u>
Palmetto Health	7500
Blue Cross Blue Shield of SC	5100
Richland School District #1	5000
SCE&G	4000
UPS	3528
Wachovia Bank, N.A.	3422
Richland School District #2	2500
Branch Banking and Trust Company	2093
School District Five of Lexington and Richland Counties	2000
School District Five of Lexington and Richland Counties	2000
Santee Cooper	1650
City of Columbia - City Hall	1630
Bank of America	1500
Papa John's Pizza	1500
Richland County	1500
Sisters of Charity Providence Hospitals	1400
BellSouth	1318
Michelin North America	1300
Babcock Center, Inc.	1250
SC State Dept. of Education	1100

Palmetto Health Richland	1000
Piggly Wiggly, Inc.	1000
Wachovia	976
Bose Corporation	947
Westinghouse Electric Company Nuclear Fuel	900

FROM “AMERICA’S MOST LIVABLE: COLUMBIA, SC”, www.mostlivable.org

[Overview](#) | [Famous Locals](#)

You’d be hard pressed to find a more hospitable city than Columbia, South Carolina. The business environment is welcoming. The neighborhoods are symbols of Southern charm. And the lush natural surroundings seem to envelop residents and visitors alike. Its no wonder the city has been dubbed “the capital of Southern hospitality.”

This slice of South Carolina sits at the “fall line,” the invisible ribbon that divides the coastal region and the piedmont. Here alligators and Spanish moss give way to deer and Southern pines. The tropics end, and a temperate America begins. It was amidst this wilderness and beauty that a bustling state capital was born. With the river as a major highway, Columbia became a thriving trading center as well as a convenient meeting place between the coastal region and the backcountry.

Today Columbia is experiencing the most amazing renaissance in its history. The city’s evolution is credited to significant growth and tremendous improvements in neighborhood initiatives, economic development, increased residential structures, and quality of life enhancements.

The Columbia area, also known as the Midlands of South Carolina, is fortunate to have three major rivers and the 50,000-acre Lake Murray available for water oriented-recreation. These treasures, combined with a temperate climate, make Columbia a great place to take in the natural environment. There is still plenty of “green-space” left in and around Columbia, including a large park system and a world-class zoo. And lack of traffic congestion in the area makes it all easy to access.

Columbia’s citizens are proud to live in a city brimming with quaint neighborhoods, tree-lined streets, recreational facilities, and numerous entertainment venues. And Columbia lifestyles are as varied as the individual families who make up the Midlands. There are plentiful options for leisure-time activities including historical museums, art galleries, sporting events, and the biggest children's museum in the South.

Greater Columbia has more than 583,000 individuals, a number that is expected to increase to 648,700 by the year 2010 and to 1,000,000 by 2025. And while the area's economy is growing steadily, Columbia remains an intriguing blend of old and new. South Carolina’s historical charm and Southern hospitality are unparalleled. And though it adheres to traditional values like good manners and hard work, Columbia has embraced new notions, including a commitment to improved education and a growing appetite for high technology.

Whether you come for the thriving business environment or rich way of life, Columbia will welcome you with open arms.