

ECONOMIC IMPACT REPORT AS OF 2025

Arcade Building

Historic Preservation and Rehabilitation

Constructed in 1912, the Arcade Building reflects the Italian Renaissance Revival style of architecture. It has a terra cotta and marble facade with an iron and reinforced concrete structural system. Columbia’s only arcade, it is a two-story, L-shaped building with facades on both Main and Washington streets. Built by the Equitable Real Estate Company, a group of Columbia businessmen, the building was reputed to have cost \$200,000 to build and to equip. The Arcade Building underwent a minor renovation in 1970, when new marquees, awnings, and lanterns were added, and storefront windows were redesigned. Extensive repairs—including tile restoration, skylight and lighting upgrades, and retail space improvements—have transformed it from nearly vacant to over 90% leased, now housing a mix of food and beverage venues, galleries, boutiques, and upper-floor offices.

Arcade Building Overview

1332 Main Street | Columbia, SC

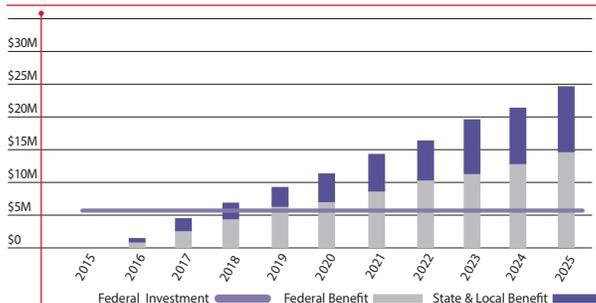
Year Built:	1912
Area:	30,462 square feet
Current Use:	Commercial
Redevelopment Cost:	\$4.3M
Redevelopment Completed:	2016-2024
Direct Jobs from Operations as of April 2025:	104
Annual Direct Payroll from Operations as of April 2025:	\$4.2M

Historic Preservation Related Funding Sources

Historic Preservation Easement*	\$5.2M
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* Represents the estimated US income taxes assuming a 39.6% tax rate, as a result of charitable deductions arising from the placing of the historic preservation easement.

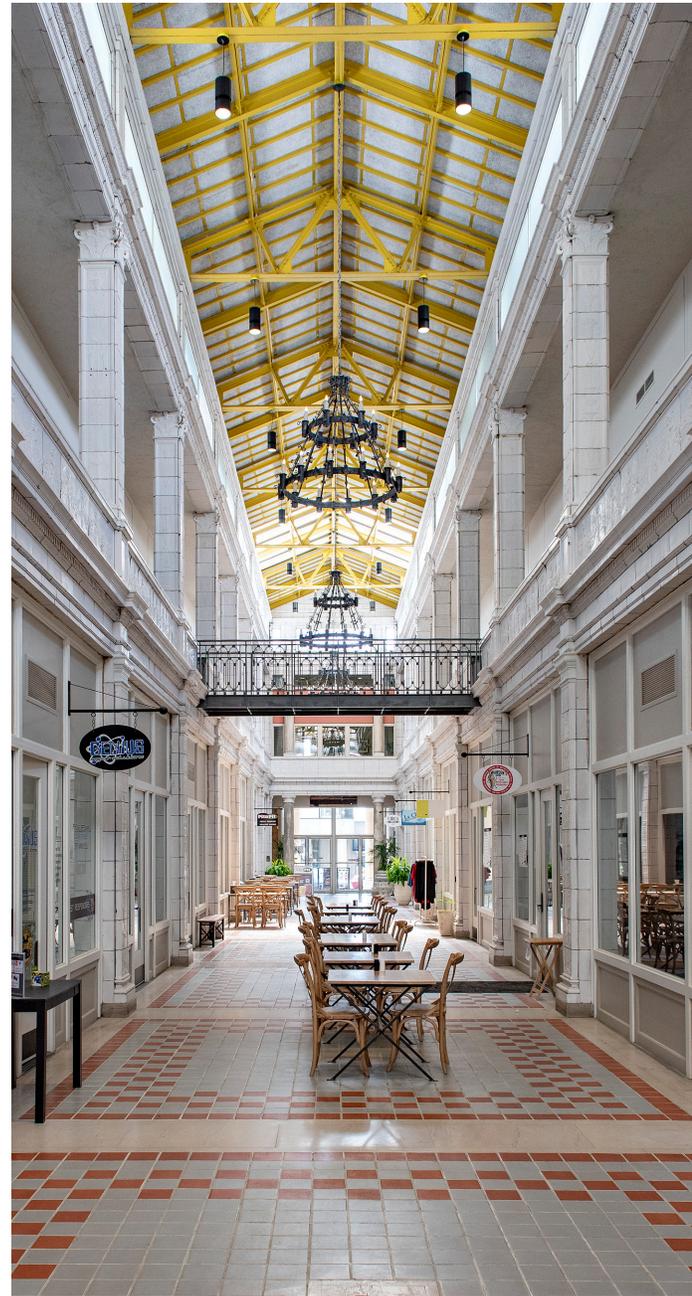
Return on Governmental Preservation and Rehabilitation Incentives



Two stories high with a full basement, the Arcade Mall features identical terra cotta and marble façades on both Main and Washington streets. The Arcade Building was listed in the National Register of Historic Places in 1982.

Arcade Building

	Building Rehabilitation	Annual Operation
Economic Impact Comparison	The one-time economic impact from construction associated with the building's rehabilitation.	The economic impact associated with ongoing annual operations.
Jobs Supported 	50 jobs supported	260 jobs supported
Labor Income 	\$3.3M labor income	\$11.6M labor income
Economic Output 	\$8.8M economic output	\$44.9M economic output
Gross Domestic Product 	\$4.8M gross domestic product	\$19.6M gross domestic product
Federal Taxes 	\$347K federal taxes	\$1.5M federal taxes
State Taxes 	\$160K state taxes	\$533K state taxes
Local Taxes 	\$107K local taxes	\$460K local taxes



Commissioned by:



RUTGERS

Edward J. Bloustein School
of Planning and Public Policy

The economic impact analysis of the Arcade Building was completed on May 2, 2025, by the Edward J. Bloustein School of Planning and Public Policy at Rutgers University using the R/ECON™ input-output (I-O) model and was commissioned by Historic Columbia and GBX Group LLC.

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