

FOR SALE

**±1.35 ACRES**

1662 & 1670  
**DUTCH FORK ROAD**

Irmo, SC 29063



## PROPERTY OVERVIEW

- + Excellent development opportunity
- + ±1.35 acre corner lot
- + ±236' frontage on Dutch Fork Road/Highway 76
- + Zoned GC (General Commercial) with all utilities on site
- + Fast-growing affluent area of the Columbia MSA
- + Less than one mile to Interstate 26
- + Traffic Count: 21,200 VPD (2013)
- + Sales Price: \$375,000



## CONTACT US

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### CBRE

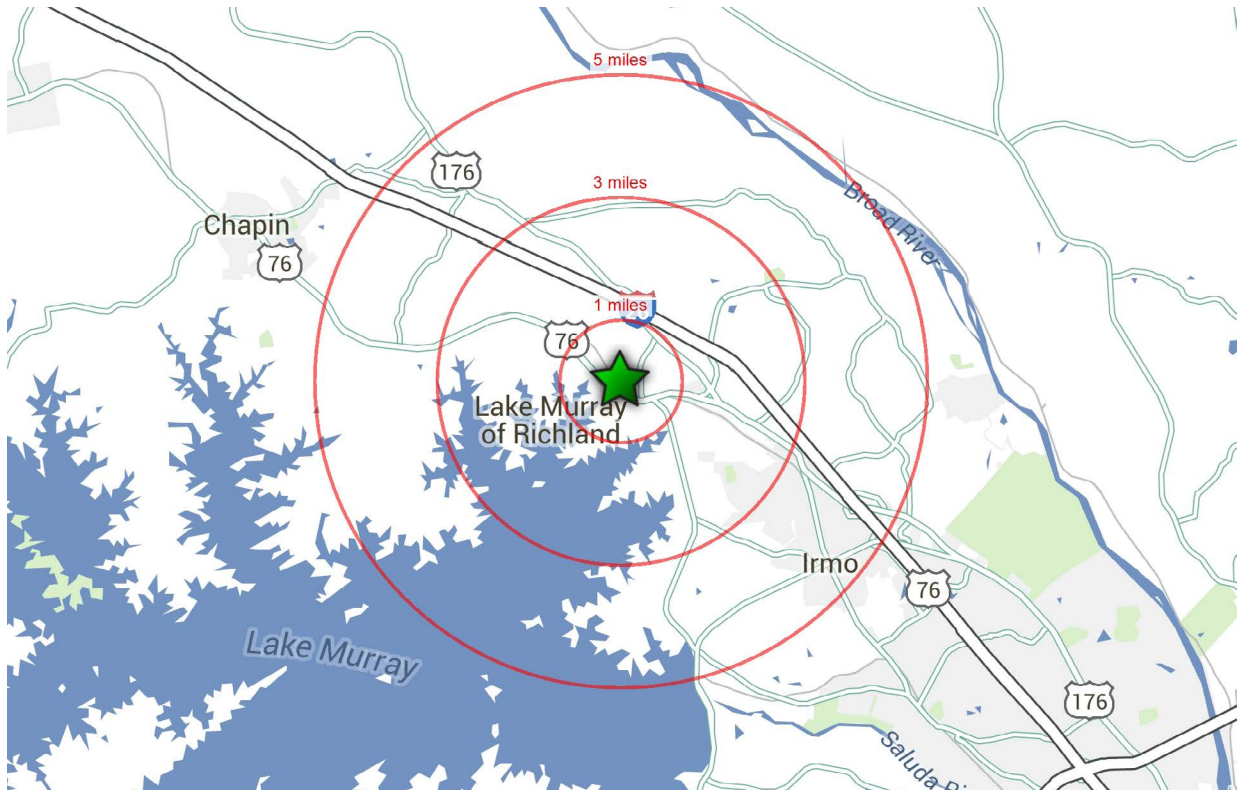
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**CBRE**

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2015 Estimated Demographics	1 mile	3 miles	5 miles
Population	2,020	18,475	45,989
Growth 2010-2015	19.6%	15.3%	8.7%
Average Household Income	\$93,668	\$102,776	\$93,663
Average Age	40.0	38.9	38.9

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