



OUTPARCEL & RETAIL LAND OPPORTUNITIES

RETAIL LAND, GROUND LEASE
& BTS OPPORTUNITIES

Broad River Rd &
Dutch Fork Rd,
Irmo, SC 29063

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Property Description

The subject property sits at the desirable intersection of Broad River Road and Dutch Fork Road in the heart of the Irmo submarket. This corridor has seen the barriers to entry increase as it continues to be one of the most active retail sectors in greater Columbia.

The subject property is across from Chick-fil-A, McDonald's, Freddy's Steakburgers and Tractor Supply. Since 2016, Taco Bell, Popeye's, Express Oil Change, Freddy's Steakburgers and Frank's Car Wash have either purchased sites or opened stores within a half mile of the site. The site is ideally suited for retail, restaurants, storage, hotels, office, medical and C Store/gas station users.

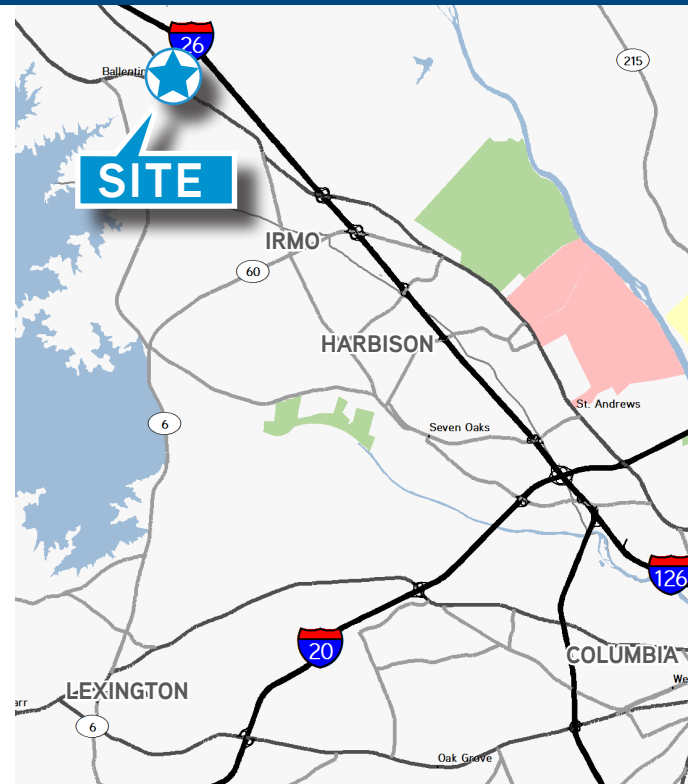
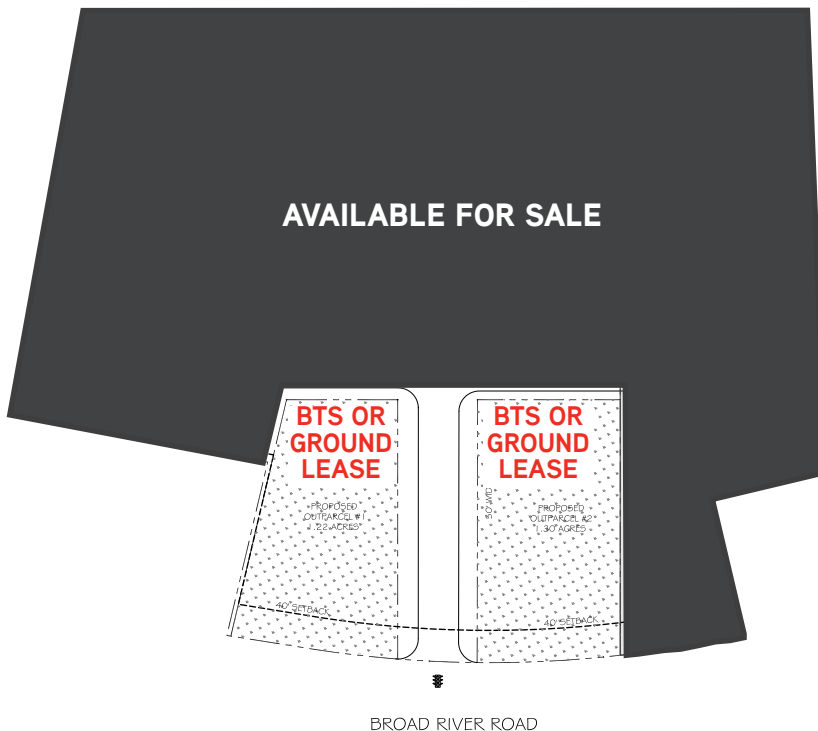
FOR LEASE > Retail Land Opportunities

Parcel ID:	R03300-03-39
Primary Zoning:	GC
Utilities:	All available to the site
Traffic Counts:	Broad River Rd (19,900 VPD) Dutch Fork Rd (23,600 VPD)
Site:	Outparcels - available for ground lease or BTS
Retail Land:	Contact Brokers for sale price

Demographics

	5 MIN	8 MIN	10 MIN
TOTAL POPULATION			
2017 Estimate	9,429	35,679	50,876
2022 Projected	10,510	38,590	54,687
HOUSEHOLDS			
2017 Estimate	3,241	12,768	18,860
2022 Projected	3,608	13,791	20,230
AVERAGE HOUSEHOLD INCOME			
2017 Estimate	\$105,628	\$103,520	\$99,348
2022 Projected	\$117,300	\$115,063	\$110,605

Conceptual Site Plan



Contact Us

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