FOR SALE

7949 Broad River Road
Irmo (Columbia MSA), SC 29063

Friarsgate Plaza
Neighborhood Center

VICTOR B. JOHN, III
803 401 4298
victor.john@colliers.com

COLLIERS INTERNATIONAL
1301 Gervais Street, Suite 600
Columbia, South Carolina 29201
803 254 2300
www.colliers.com/southcarolina

SHOPPING CENTER FOR SALE
7949 Broad River Road, Irmo, SC

LOCATION OVERVIEW

A neighborhood shopping center located in the NW corridor of Columbia, South Carolina within the suburb of Irmo, in Richland County. Built in 1981 and renovated in 1998, the center is barbell shaped with two separate buildings. The center currently has 9 suites with an available anchor space. The suites range from 1,600 square feet to the 44,500 square foot anchor space. This center offers excellent access to Broad River Road and N. Woodrow Street with 3 curb cuts each.

HIGHLIGHTS

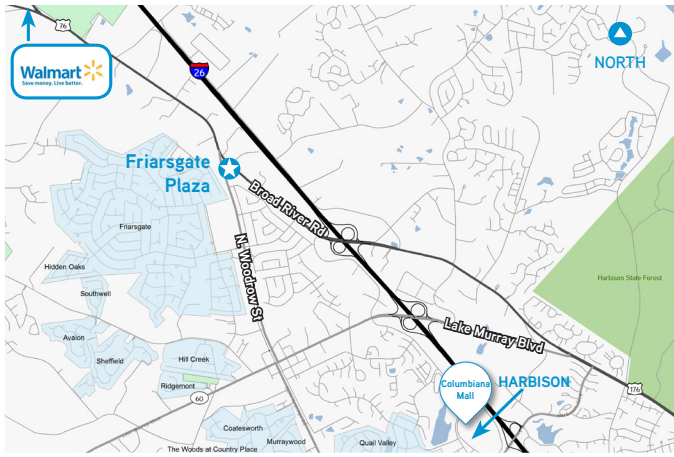
- Tremendous upside potential of the recently vacated 44,500 SF Bi-Lo store
- Close proximity to I-26 and major traffic arteries
- Within the prestigious Irmo/Ballentine submarket of Columbia
- Columbiana Center and the Harbison retail hub represent Columbia's strongest retail and restaurant's trade area
- Nearby Lake Murray with over 500 miles of shoreline affords excellent recreation and desirable home sites.
- Town of Irmo has over 12,000 residents
- Irmo school districts recognized as one of the State's best.

BUILDING AMENITIES

- GLA: ±67,810 SF
- Occupancy: 21% (14,440 SF)
- Available: ±53,370 SF (largest contiguous space: 44,500 SF as currently configured)
- Land: ±6.2 AC
- Year Built: 1981/1998 Renovated
- Parking: 311 Spaces/ 4.57 per 1,000 SF
- Current tenants include 7 small tenants with in-place rental income of $156,750
- Traffic Counts (SCDOT 2016) :
  - Broad River Rd (15,800 VPD)
  - N Woodrow St (7,300 VPD)
- Access: Direct access with 3 curb cuts from Broad River Rd and N Woodrow Street
- **Sale Price: $2,645,000.00($39.00/SF)**

DEMOGRAPHICS

2017 SUMMARY			
Category	**1 MILE**	**3 MILE**	**5 MILE**
Population	**7,348**	43,817	74,477
Households	**2,766**	16,643	28,710
Families	**2,010**	12,142	20,325
Average Household Size	**2.65**	2.63	2.57
Owner Occupied Housing Units	**2,378**	13,540	22,608
Renter Occupied Housing Units	**389**	3,104	6,102
Median Age	**36.7**	39.1	39.9
Median Household Income	**$63,906**	$75,431	$73,833
Average Household Income	**$75,293**	$93,720	$92,553



CONTACT US

VICTOR B. JOHN, III
Investment Sales Broker
803 401 4298
victor.john@colliers.com

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