

FOR SALE > LAND > FINANCIAL/FAST FOOD DEVELOPMENT

± 0.8 Acres, Former Circle K



7735 BROAD RIVER ROAD IRMO, SOUTH CAROLINA 29063



The subject property is a former Circle K gas station and convenience store located near the corner of Broad River Road and N. Royal Tower Drive, close to the I-26 interchange, in the Irmo submarket of Columbia, South Carolina. Broad River Road will be widened to 5 lanes in the next 3 years to accommodate increasing traffic and residential growth in the area. Ideal uses include banks, credit union, restaurants, fast food, professional office and retail.

Property Details

- > Site: ±0.8 acres
- > Zoning: Commercial (CN) - Town of Irmo
- > Traffic Counts: I-26: 75,400 VPD
Broad River Rd: 25,100 VPD
- > Frontage: 175 feet along Broad River Rd.
Access to N. Royal Tower Dr.
- > Utilities: Water and sewer available
- > Price: \$450,000.00

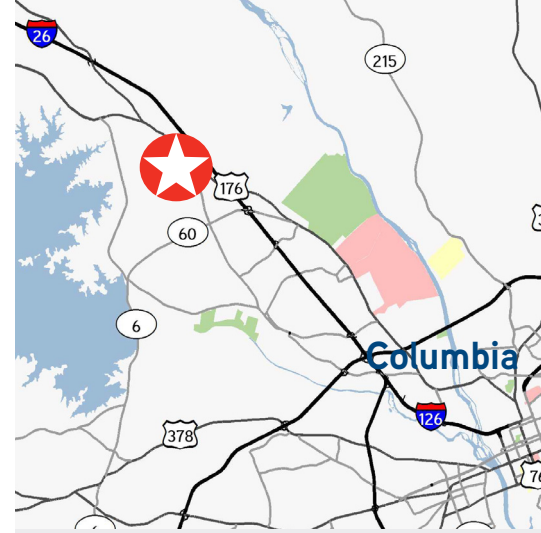
DEMOGRAPHICS - 2017 ESTIMATE

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	3,864	48,078	79,423
Households:	1,487	18,835	31,023
Average Household Income:	\$80,401	\$86,569	\$86,707
2017 - 2022 Population Growth:	0.73%	0.86%	1.08%

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7735 Broad River > Property photo and outline



Contact Us

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