

FOR SALE > RETAIL LAND

±2.96 Acres Near Ballentine

DUTCH FORK ROAD, IRMO, SC 29063

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## Property Description

The subject property is in a prime location across the street from a Wal-Mart Supercenter in the heart of the Irmo submarket, one of the most active retail sectors in the greater Columbia MSA. Since 2016, Freddy's Steakburgers, Taco Bell, Popeye's, Express Oil Change 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 or restaurants.

## Property Details

- > **Site:** ±2.96 Acres
- > **Zoning:** General Commercial
- > **Utilities:** All available on-site
- > **Traffic Counts (2016):**
  - Dutch Fork Road: 23,600 VPD
  - Broad River Road: 19,900 VPD
- > **Sales Price:** \$695,000

### Demographics - 2017 Estimate

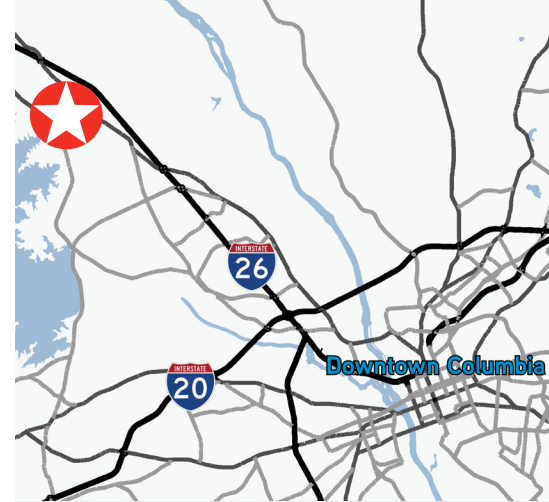
	1 mile	3 miles	5 miles
Population:	1,691	30,655	63,932
# of Households:	555	10,858	23,817
Avg. Household Income:	\$89,698	\$106,144	\$101,797

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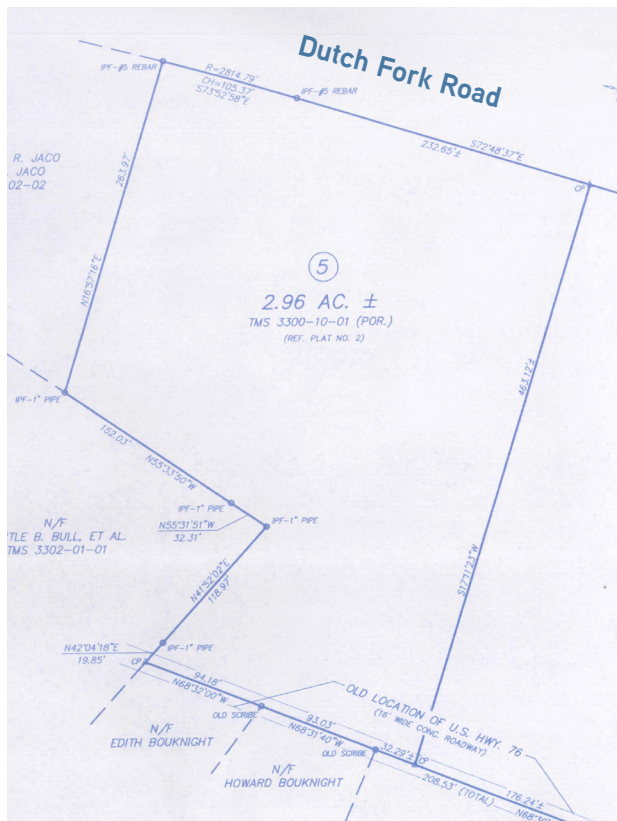


## ±2.96 Acres > Property Outline



## Contact Us

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