



## Broad River Village

Shop Space and Outparcel Opportunities  
11107 Broad River Road Irmo, South Carolina 29063

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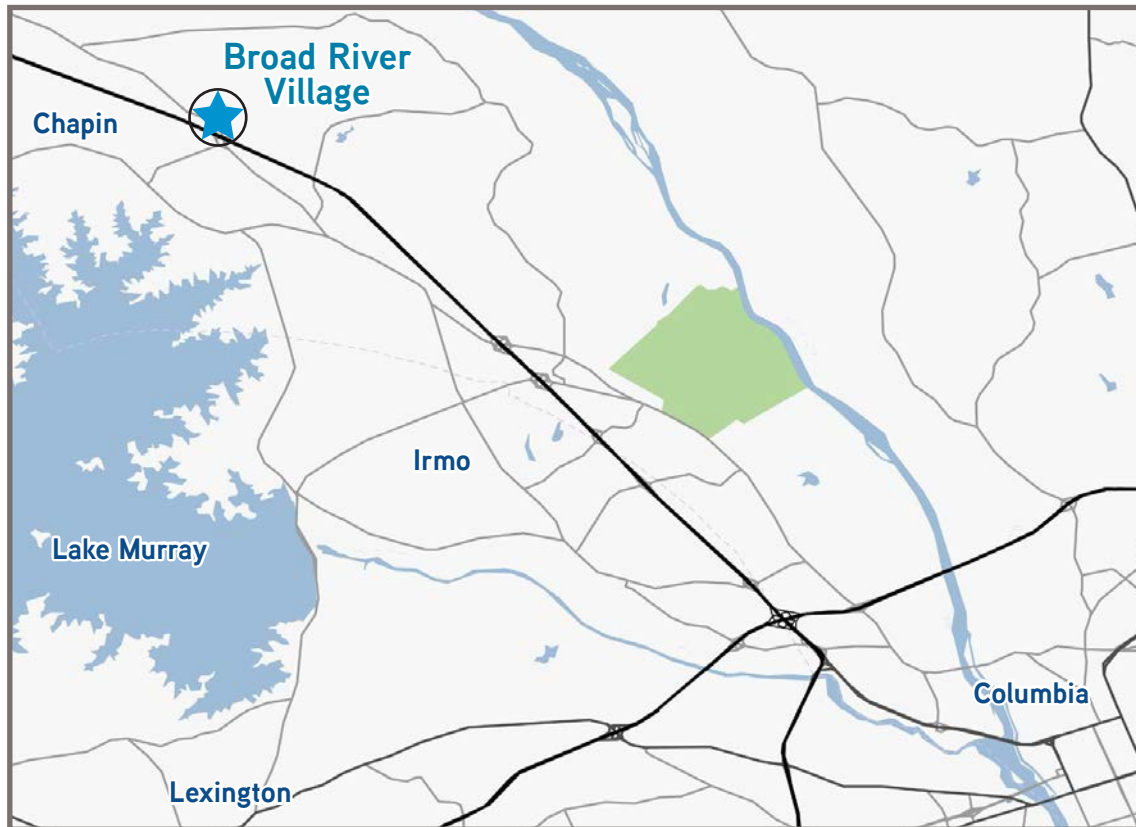
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# EXECUTIVE SUMMARY



## THE AREA

Irmo is a rapidly-growing and affordable submarket of the Columbia, SC MSA located in both Richland and Lexington Counties. Located near the shores of Lake Murray and only ten miles from Downtown Columbia, Irmo has approximately 13,000 residents over 6.3 square miles.

## THE SCHOOLS

Lexington-Richland School District 5 is a highly-rated school district with 17,191 students and a student-teacher ratio of 15 to 1. According to Niche.com, the district is ranked #1 in the Columbia area for Best School District, Best Places to Teach, Best School District for Athletes, Districts with the Best Teachers and Safest School District.

## THE GROWTH

The shopping center is located on Broad River Road, which will be widened to 5 lanes in the next 3 years to accommodate increasing traffic and residential growth in the area. The center is within 1-3 miles of many grocery stores, restaurants, service businesses and more with continuous growth in the residential and commercial sector at a record pace.

# SITE DEVELOPMENT

Broad River Road, specifically near 11170 Broad River Road, carries traffic counts in excess of 11,300 vehicles per day. These traffic counts along with the demographics, visibility and access of this site makes this one of the very best location options in the entire Irmo market.

The Broad River Village shopping center is located on Broad River Road (US Highway 176) & I-26 (Exit 97) in Irmo - a suburb located 5 miles northwest of Columbia. This center caters to and provides a gateway for the rapidly growing Irmo/ Dutch Fork/ Balentine neighborhoods. The shopping center is well anchored by Food Lion, built in 2006, and is perfectly positioned at the signalized intersection of Broad River Road & I-26 (Exit 97).

The shopping center has various features including a signalized intersection, dedicated turn lane, freeway visibility and a drive thru and pylon sign. There is limited competition surrounding the center, and the newly constructed Dutch Fork High School and Middle School have recently opened nearby. Various sized suites and outparcels are available for ground lease or sale. Please consult the following pages for more information and site plans.

## AVAILABLE OUTPARCELS

Outparcel <b>A</b> 1.7 acres	Ground Lease \$100,000 / year or build to suit Sale Price \$1,000,000
Outparcel <b>C</b> 1.10 acres	Ground Lease \$52,500/ year or build to suit Sale Price \$525,000.00
Outparcel <b>D</b> 0.76 acre	Ground Lease \$42,500/year or build to suit Sale Price \$425,000.00
Outparcel <b>E</b> 0.58 acre	Ground Lease \$42,500/year or build to suit Sale Price \$425,000.00

## AVAILABLE SUITES

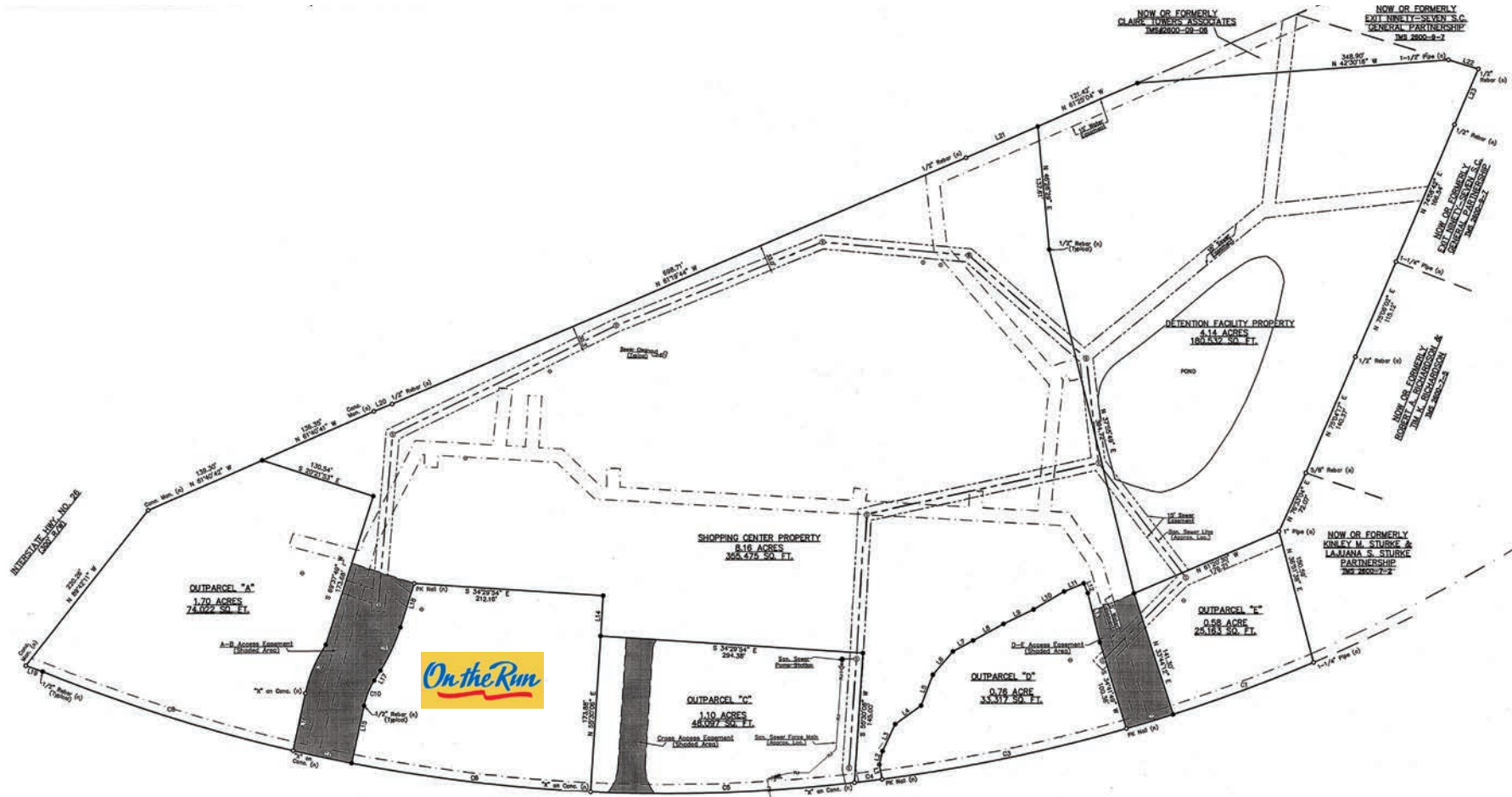
(Lease Rate:\$18.00 PSF)

Suite <b>A/B</b>	2,400 SF
Suite <b>D</b>	1,200 SF
Suite <b>F/G</b>	2,200 SF
Suite <b>P</b>	1,200 SF
Suite <b>Q</b>	1,200 SF
Suite <b>R</b>	1,200 SF



# SITE PLAN







## SITE AERIAL > SOUTH VIEW





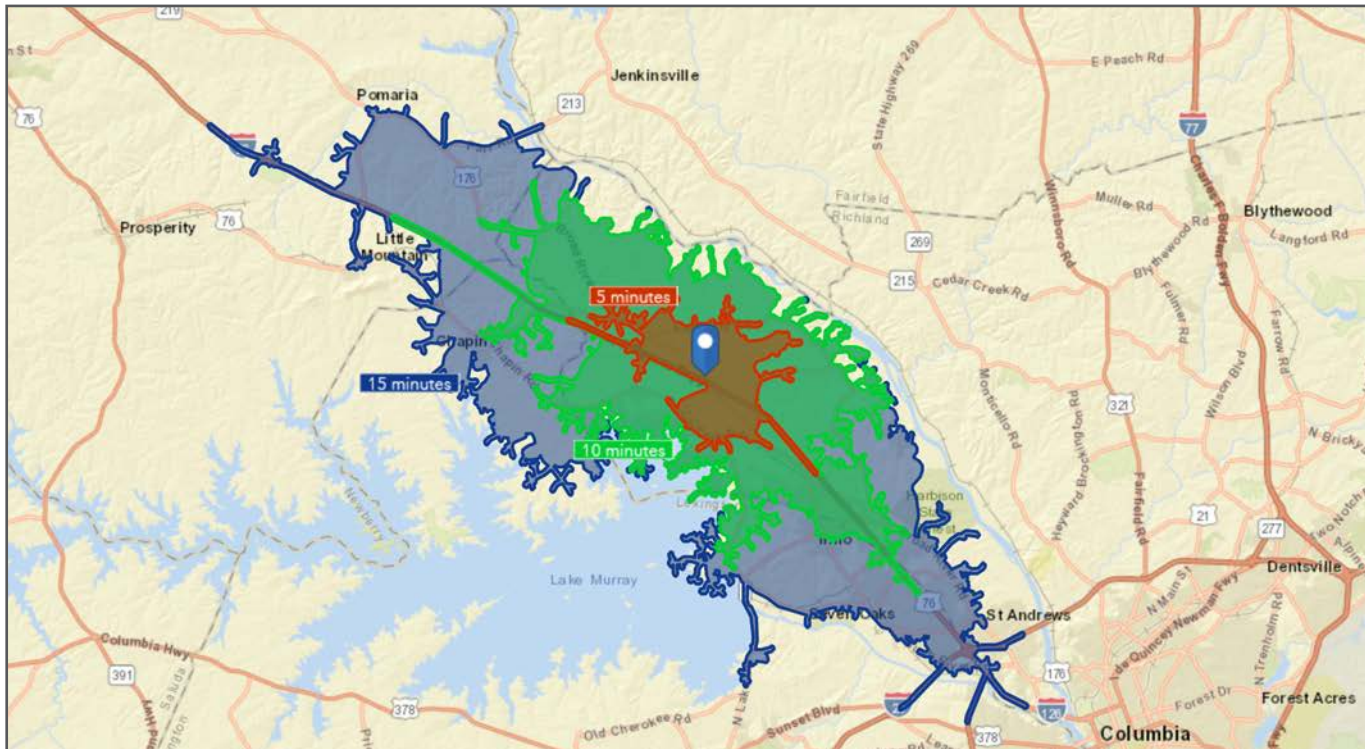
# IRMO TRADE AREA > RESIDENTIAL





# DEMOGRAPHICS

Population	5 Minutes	10 Minutes	15 Minutes
2023 Projection	8,513	35,920	102,103
2018 Estimate	7,489	32,823	96,060
2010 Census	5,236	26,892	86,433
Median Age (2018)	35.8	39.9	39.2
Growth 2018-2023 :	2.60%	1.82%	1.23%
Households			
2023 Projection	2,875	12,942	39,977
2018 Estimate	2,533	11,837	37,712
2010 Census	1,738	9,699	34,161
Avg Household Income (2018)	\$116,151	\$107,056	\$89,177
Growth 2018-2023 :	2.57%	1.80%	1.17%





# BROAD RIVER VILLAGE







For more information, please contact:

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