

±15.87 ACRES | FOR SALE

I-26 & BROAD RIVER ROAD INTERCHANGE



PROPERTY OVERVIEW

LOCATION Southwest quadrant of the I-26 and Broad River Road (US HWY 76) Interchange in Columbia, SC.

SITE SIZE Approximately 15.87 Acres.

ZONING GC (General Commercial)
Town of Irmo

FRONTAGE Approximately 1,655 feet along Columbiana Dr. (I-26 Frontage Road between HWY 76 and Hwy 60 Interchanges).

UTILITIES Water and Sewer at site.

Broad River Road to be widened to 4 lanes from I-26 interchange to Peak interchange to accommodate increasing residential growth and traffic.

1.5 miles from Harbison Blvd interchange, home to Columbia's largest retail corridor anchored by the Columbiana Center Mall.

Strong area demographics and projected growth.

Owner will consider subdividing.

ASKING PRICE
\$5,157,500 (\$325,000/AC)

DAIL LONGAKER

Director, Advisory and Investment Services
dlongaker@trinity-partners.com
803-567-1627

ROBBIE COOK

Brokerage Associate
rcook@trinity-partners.com
803-567-5454

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DEMOGRAPHICS

2019

	2019 Average Household Income	2019 Households	2019 Population
1M	\$76,505	1,969	5,075
3M	\$83,170	18,606	46,931
5M	\$82,779	30,805	77,922

POPULATION	1 MILE	3 MILE	5 MILE
2010 Census	3,297	46,102	74,910
2019 Population	5,075	46,931	77,922
2024 Projection	5,527	48,682	81,066

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2010 Census	1,285	18,261	29,611
2019 Population	1,969	18,606	30,805
2024 Projection	2,144	19,310	32,077

INCOME 2019	1 MILE	3 MILE	5 MILE
Average Household	\$76,505	\$83,170	\$82,779
Median Household	\$75,656	\$67,496	\$65,647

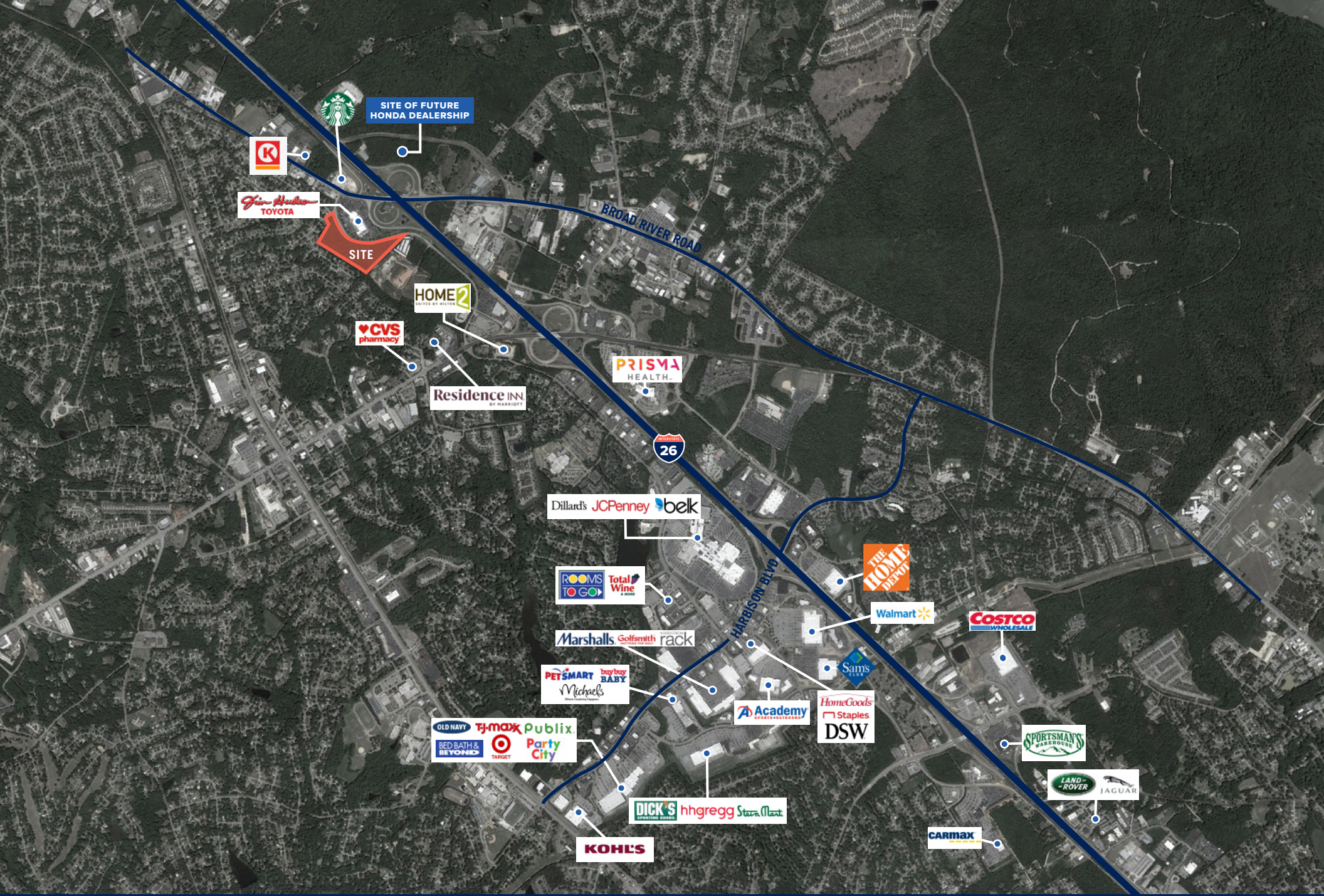
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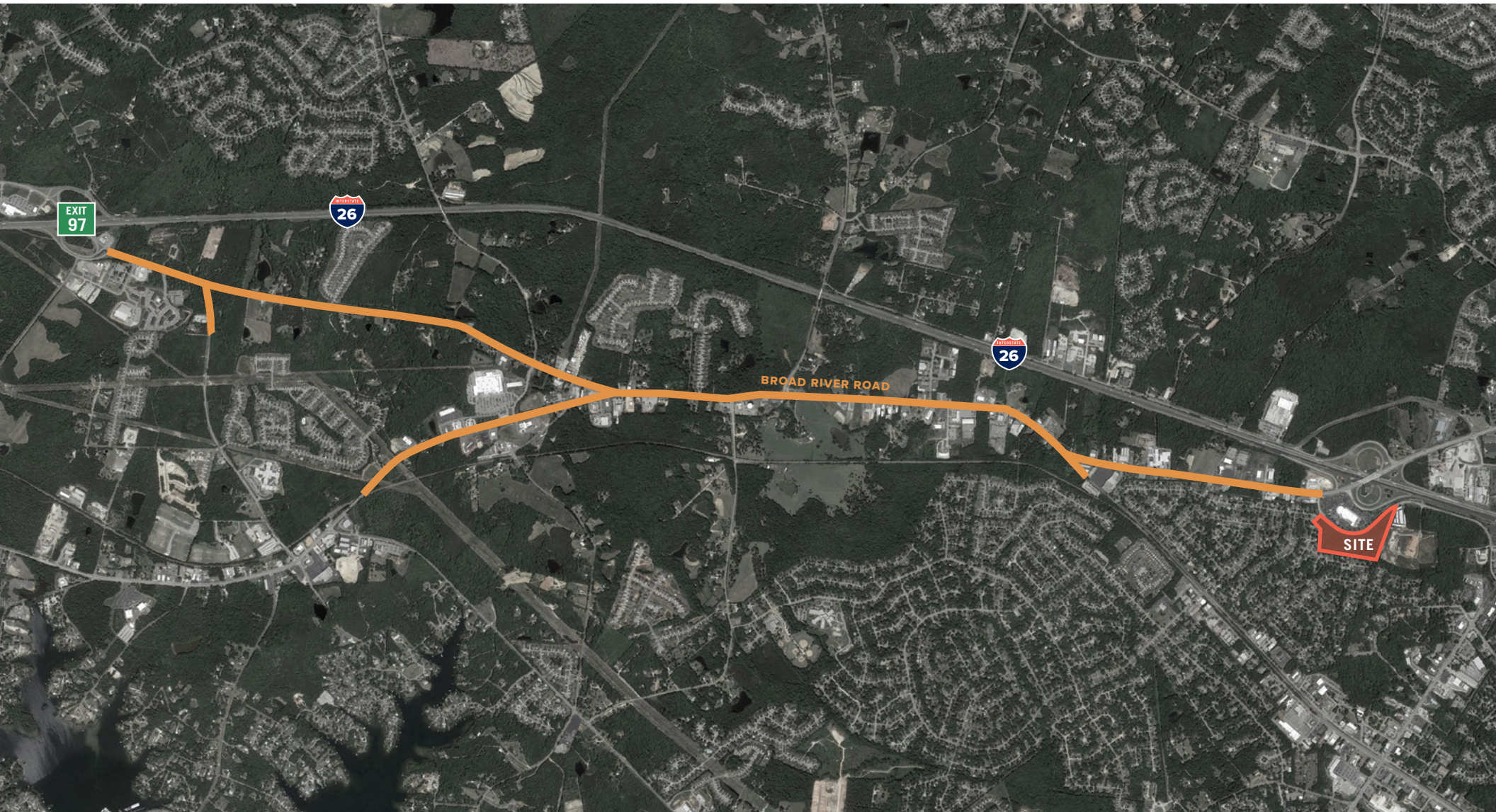
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BROAD RIVER ROAD WIDENING PLAN



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