

FOR SALE



±2.98 Acres on Broad River Road

IRMO, SC 29063

📍 SUBMARKET: IRMO

±2.98 Acres for Sale on Broad River Road

Easy access to I-26

Traffic Counts: 12,500 VPD (2017)

Ft of Road Frontage: ± 320 ft

ZONED: GC-Richland County

SALES PRICE: \$650,000



FOR MORE INFO, CONTACT

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JAKE NIDIFFER | Brokerage Associate | jnidiffer@trinity-partners.com | 803-567-1324

**TRINITY
PARTNERS**

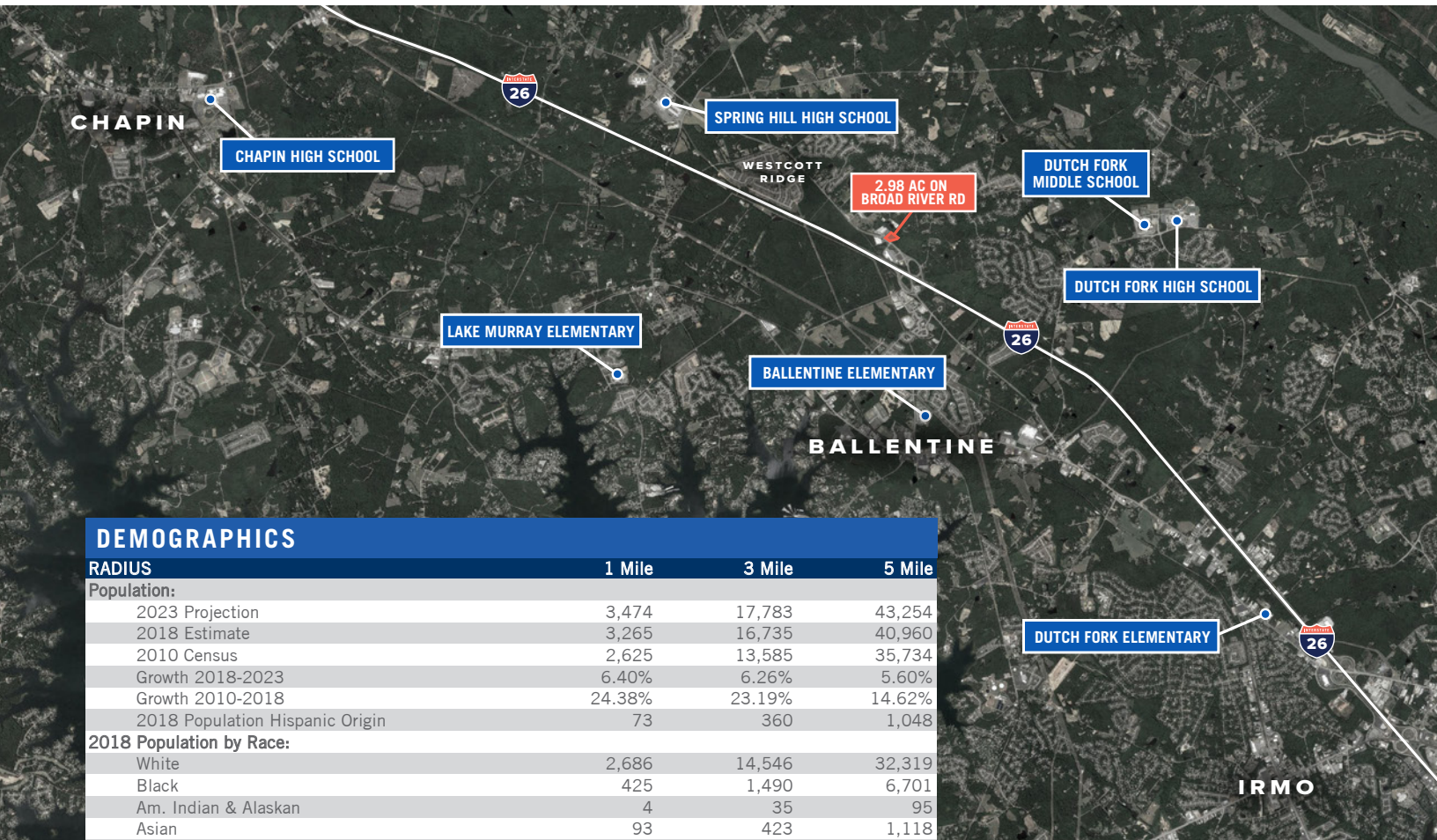
TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM

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DEMOGRAPHICS

RADIUS	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	3,474	17,783	43,254
2018 Estimate	3,265	16,735	40,960
2010 Census	2,625	13,585	35,734
Growth 2018-2023	6.40%	6.26%	5.60%
Growth 2010-2018	24.38%	23.19%	14.62%
2018 Population Hispanic Origin	73	360	1,048
2018 Population by Race:			
White	2,686	14,546	32,319
Black	425	1,490	6,701
Am. Indian & Alaskan	4	35	95
Asian	93	423	1,118
Hawaiian & Pacific Island	2	4	16
Other	55	236	711
U.S. Armed Forces:	0	2	28
Households:			
2023 Projection	1,166	6,250	15,568
2018 Estimate	1,094	5,875	14,733
2010 Census	870	4,728	12,812
Growth 2018 - 2023	6.58%	6.38%	5.67%
Growth 2010 - 2018	25.75%	24.26%	14.99%
Owner Occupied	1,027	5,461	13,297
Renter Occupied	67	414	1,437
2018 Avg Household Income	\$121,458	\$113,225	\$106,383
2018 Med Household Income	\$96,216	\$97,790	\$87,965
2018 Households by Household Inc:			
<\$25,000	54	280	1,005
\$25,000 - \$50,000	171	839	2,557
\$50,000 - \$75,000	193	901	2,441
\$75,000 - \$100,000	152	1,007	2,630
\$100,000 - \$125,000	161	1,078	2,153
\$125,000 - \$150,000	90	584	1,215
\$150,000 - \$200,000	109	622	1,326
\$200,000+	164	565	1,407

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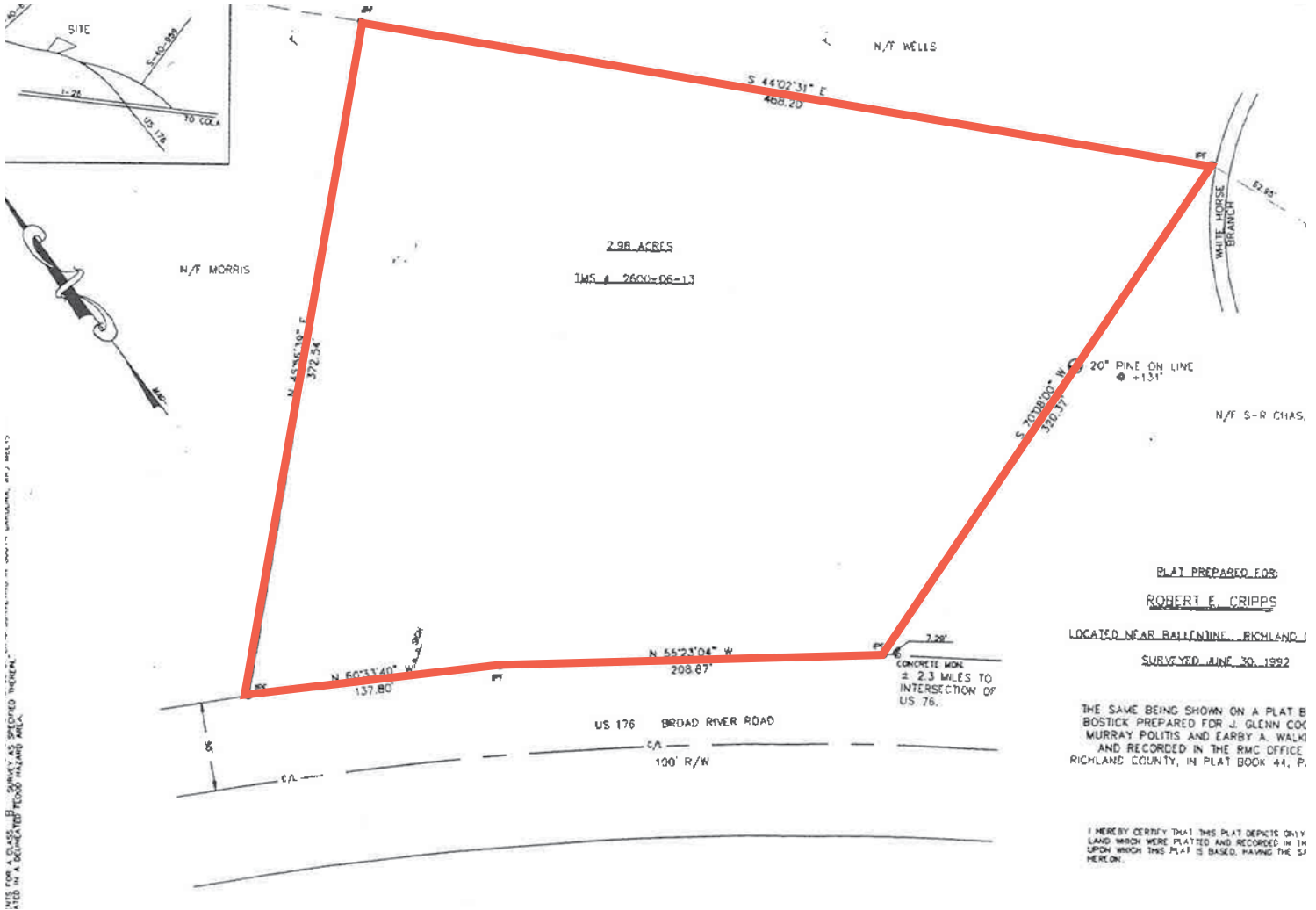


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