



FATZ
cafe

7420 Broad River Road
Irmo, South Carolina 29063

5,960 SF TURN-KEY RESTAURANT

FOR SALE OR LEASE

CONTACT INFO

ROB LAPIN | WILLIAM MILLS | ALEX WAEDELDE

TRINITY
PARTNERS

Property Highlights



7420 Broad River Road

PROPERTY FEATURES

- > Turn-key restaurant
- > Pylon signage visible from the busy signalized intersection of Kennerly Road and Broad River Road
- > Great frontage (280') on Broad River Road with 14,664 vehicles passing per day
- > 0.5 Miles from Interstate 26 (I-26)
- > **PARKING:** 100 Surface Spaces
- > **RENTAL RATE:** \$22.00 PSF NNN
- > **SALES PRICE:** \$1,899,500

Property Highlights



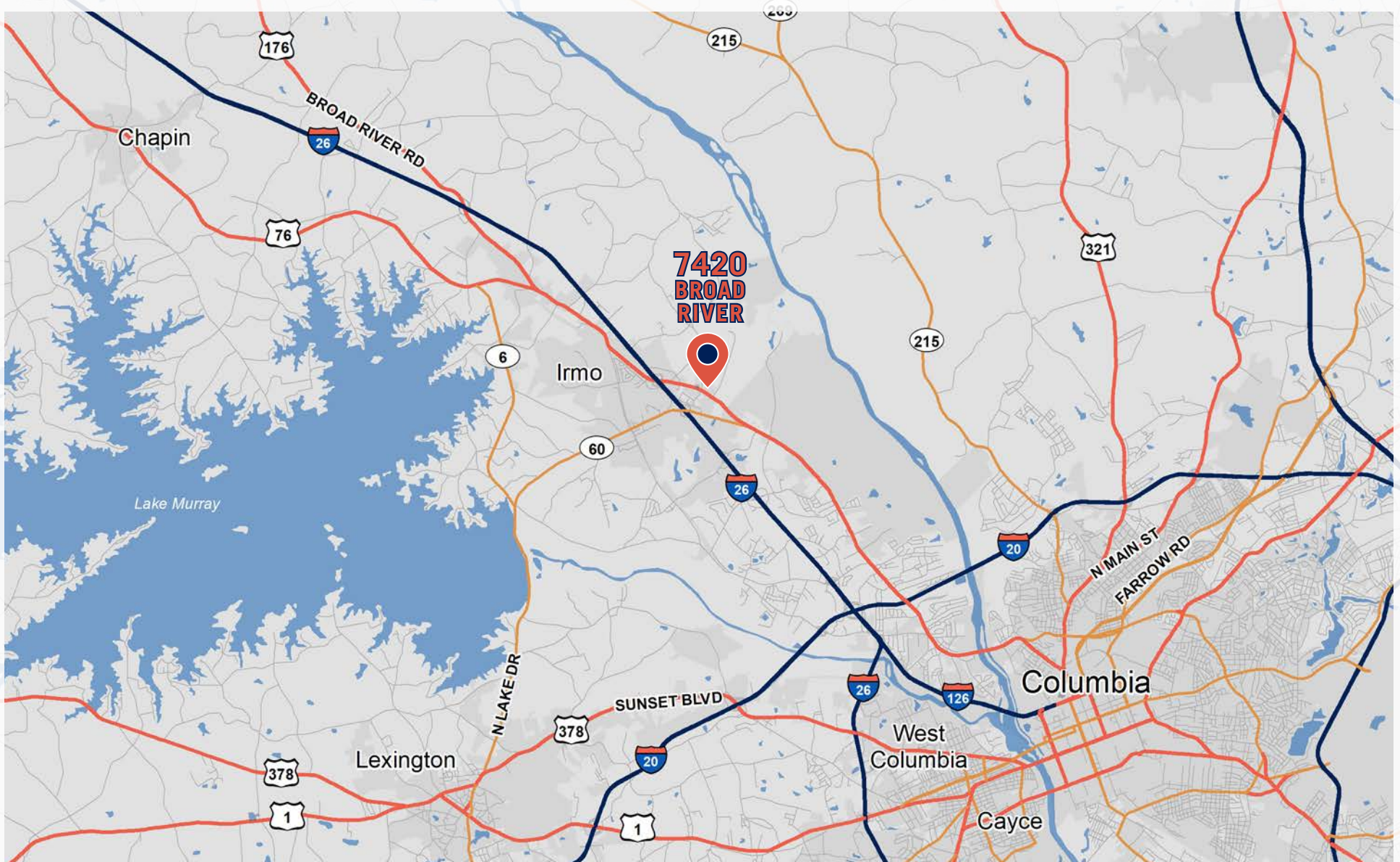
7420 Broad River Road

PROPERTY DETAILS

- > **SUBMARKET:** DUTCH FORK/IRMO
- > **COUNTY:** RICHLAND COUNTY
- > **TAX MAP SYSTEM #:** R05004-01-09
- > **PROPERTY SIZE:** 2.06 ACRES
- > **BUILDING SIZE:** ±5,960 SF
- > **ZONING:** GC (General Commercial)

Location

Situated in the affluent Dutch Fork/Irmo submarket of northwest Columbia



Demographics

Intersection of Broad River Road & Kennerly Road



















[Click for Full Demographic Report](#)

Blythewood

One (1) Mile Radius

Three (3) Mile Radius

Five (5) Mile Radius

 <p>2019 POPULATION 5,012 2024 ESTIMATED POPULATION: 5,278</p>	 <p>2019 POPULATION 47,223 2024 ESTIMATED POPULATION: 49,221</p>	 <p>2019 POPULATION 93,108 2024 ESTIMATED POPULATION: 97,831</p>
 <p>2010-2019 POPULATION GROWTH ANNUAL GROWTH RATE: 1.70% 2019-2024 ESTIMATED ANNUAL GROWTH RATE: 1.04%</p>	 <p>2010-2019 POPULATION GROWTH ANNUAL GROWTH RATE: 0.67% 2019-2024 ESTIMATED ANNUAL GROWTH RATE: 0.83%</p>	 <p>2010-2019 POPULATION GROWTH ANNUAL GROWTH RATE: 0.85% 2019-2024 ESTIMATED ANNUAL GROWTH RATE: 0.99%</p>
 <p>2019 AVERAGE HOUSEHOLD INCOME \$73,002 2024 ESTIMATED AVERAGE HOUSEHOLD INCOME: \$83,641</p>	 <p>2019 AVERAGE HOUSEHOLD INCOME \$81,812 2024 ESTIMATED AVERAGE HOUSEHOLD INCOME: \$94,408</p>	 <p>2019 AVERAGE HOUSEHOLD INCOME \$81,812 2024 ESTIMATED AVERAGE HOUSEHOLD INCOME: \$92,654</p>
 <p>2019 HOUSEHOLDS 2,082 AVERAGE HOUSEHOLD SIZE: 2.41</p>	 <p>2019 HOUSEHOLDS 18,685 AVERAGE HOUSEHOLD SIZE: 2.51</p>	 <p>2019 HOUSEHOLDS 35,164 AVERAGE HOUSEHOLD SIZE: 2.47</p>
 <p>2019 MEDIAN HOME VALUE \$141,035 2024 ESTIMATED HOME VALUE: \$149,745</p>	 <p>2019 MEDIAN HOME VALUE \$158,798 2024 ESTIMATED HOME VALUE: \$172,343</p>	 <p>2019 MEDIAN HOME VALUE \$173,348 2024 ESTIMATED HOME VALUE: \$187,858</p>
 <p>2019 DAYTIME POPULATION WORKER POPULATION: 5,351 RESIDENTIAL POPULATION: 2,430</p>	 <p>2019 DAYTIME POPULATION WORKER POPULATION: 25,619 RESIDENTIAL POPULATION: 22,771</p>	 <p>2019 DAYTIME POPULATION WORKER POPULATION: 45,930 RESIDENTIAL POPULATION: 41,820</p>

Points of Interest

Nestled at a signalized intersection adjacent to Walgreens near Publix and Food Lion shopping centers.



CONTACT



ROB LAPIN | DIRECTOR, BROKERAGE SERVICES, TRINITY PARTNERS
803.567.1536 | rlapin@trinity-partners.com



WILLIAM MILLS | SENIOR BROKERAGE ASSOCIATE, TRINITY PARTNERS
803.567.1794 | wmills@trinity-partners.com



ALEX WAELDE | BROKERAGE ASSOCIATE, TRINITY PARTNERS
803.567.1571 | awaelde@trinity-partners.com



TRINITY-PARTNERS.COM