

FOR SALE

SITE

INTERSTATE
26

STARBUCKS

CIRCLE K

TOYOTA

2.86 Acres Broad River at Royal Tower Drive

IRMO, SC 29063

📍 SUBMARKET: IRMO

LOCATION: Situated at the Southwest corner of Broad River Road and Royal Tower Drive, just west of the I-26 Broad River Road interchange

SITE: Approximately 2.86 acres with 575 feet of frontage on Broad River Road

UTILITIES: All utilities are on site

TRAFFIC COUNT: Broad River Road:
Approximately 24,500 VPD (2017)

ZONING: Town of Irmo, CN (Neighborhood Commercial)

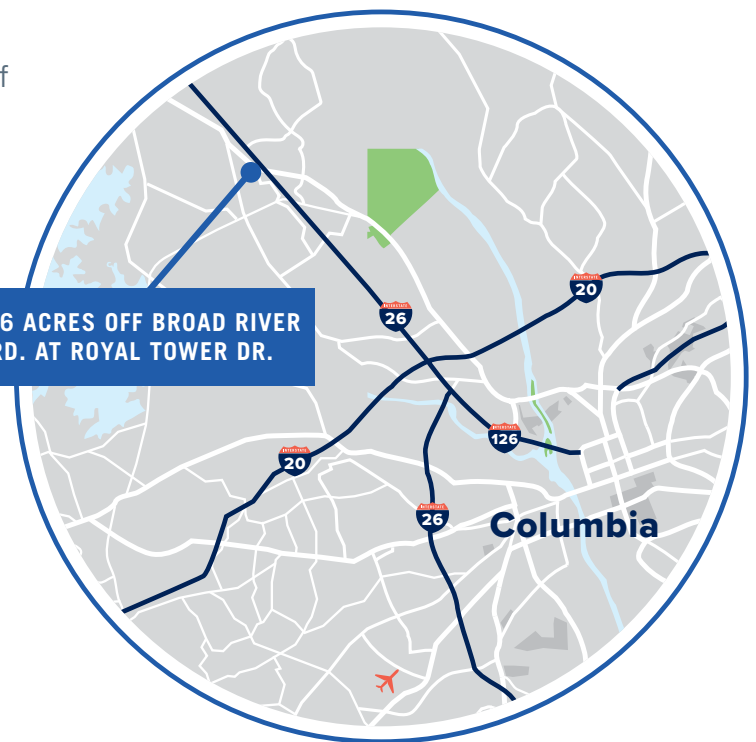
ASKING PRICE

\$810,000

\$6.50 SF

Owner will sub-divide

2.86 ACRES OFF BROAD RIVER
RD. AT ROYAL TOWER DR.



FOR MORE INFO, CONTACT

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**TRINITY
PARTNERS**

2.86 Acres off Broad River Road

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AT BROAD RIVER & ROYAL TOWER DRIVE, IRMO, SC 29063

 SUBMARKET: IRMO

DEMOGRAPHICS

RADIUS	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	5,311	49,914	83,560
2018 Estimate	5,096	47,458	79,499
2010 Census	4,813	43,816	73,631
Growth 2018-2023	4.22%	5.18%	5.11%
Growth 2010-2018	5.88%	8.31%	7.97%
2018 Population Hispanic Origin	172	1,581	2,693
2018 Population by Race:			
White	3,025	31,268	52,367
Black	1,812	13,149	22,387
Am. Indian & Alaskan	22	161	257
Asian	105	1,613	2,567
Hawaiian & Pacific Island	0	74	112
Other	132	1,194	1,808
U.S. Armed Forces:	2	85	107
Households:			
2023 Projection	1,984	19,636	32,309
2018 Estimate	1,905	18,664	30,694
2010 Census	1,804	17,192	28,357
Growth 2018 - 2023	4.15%	5.21%	5.26%
Growth 2010 - 2018	5.60%	8.56%	8.24%
Owner Occupied	1,627	14,317	23,131
Renter Occupied	278	4,347	7,563
2018 Avg Household Income	\$74,523	\$87,644	\$87,847
2018 Med Household Income	\$61,793	\$70,693	\$70,016
2018 Households by Household Inc:			
<\$25,000	179	2,032	3,729
\$25,000 - \$50,000	533	4,120	6,816
\$50,000 - \$75,000	403	3,707	5,771
\$75,000 - \$100,000	437	3,306	5,041
\$100,000 - \$125,000	141	2,227	3,633
\$125,000 - \$150,000	88	920	1,673
\$150,000 - \$200,000	76	1,276	2,229
\$200,000+	49	1,077	1,801

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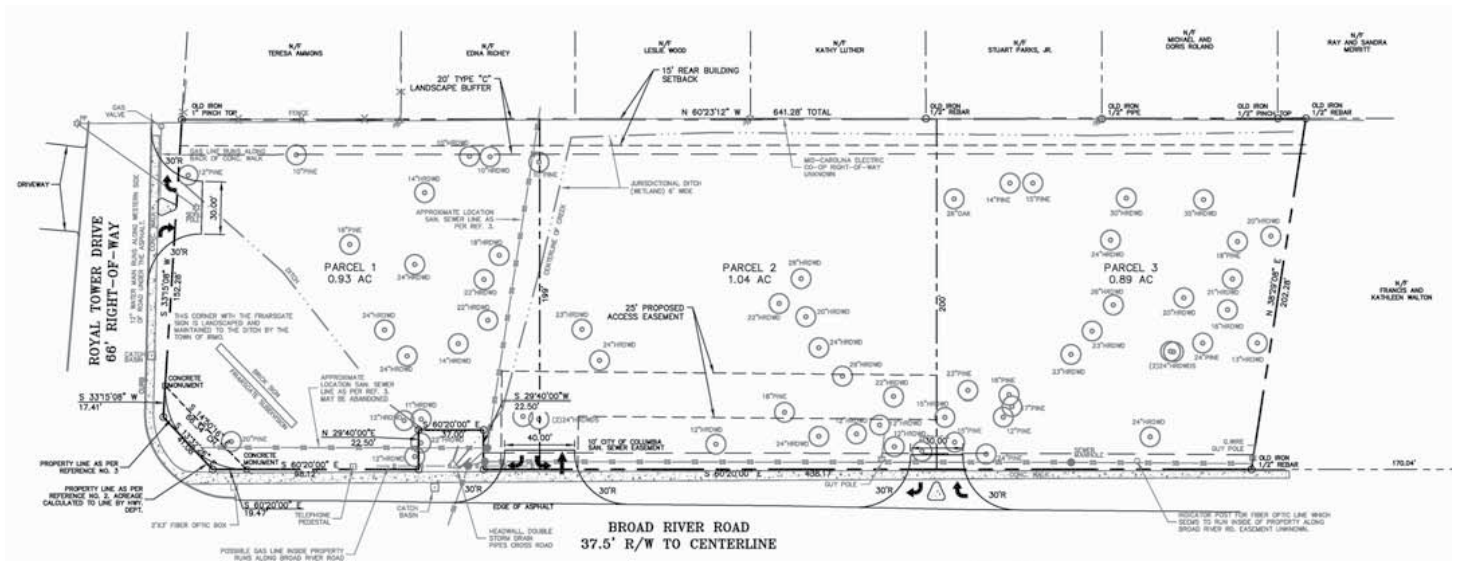


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