

RETAIL SPACE FOR LEASE:
±4,000 SF & ±44,570 SF



For more Information:

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NAIColumbia

Friarsgate Plaza

7949 Broad River Road - Irmo, South Carolina



Friarsgate Plaza is a **+67,687 square foot shopping center** spread over two buildings on **+6.21 acres**. The center is located at the intersection of Broad River Road and North Woodrow Street, just down from Dutch Fork High School. The site has excellent demographics, traffic counts, signage and parking. The small shop space stays relatively full even though the +44,570 sf former BiLo space is available.

- **Size:** ±67,687 SF
- **Access:** Three points of access from both Broad River Road as well as three access points on North Woodrow Street
- **Parking ratio:** 4.6/1000 (311 spaces)
- **Signage:** pylon and storefront
- **Traffic count:** 15,500 VPD

Suite	Size (SF)	Rate (NNN)
60/60A	±44,570	\$8.00 PSF
80C	±4,000	\$12.00 PSF

SITE PLAN

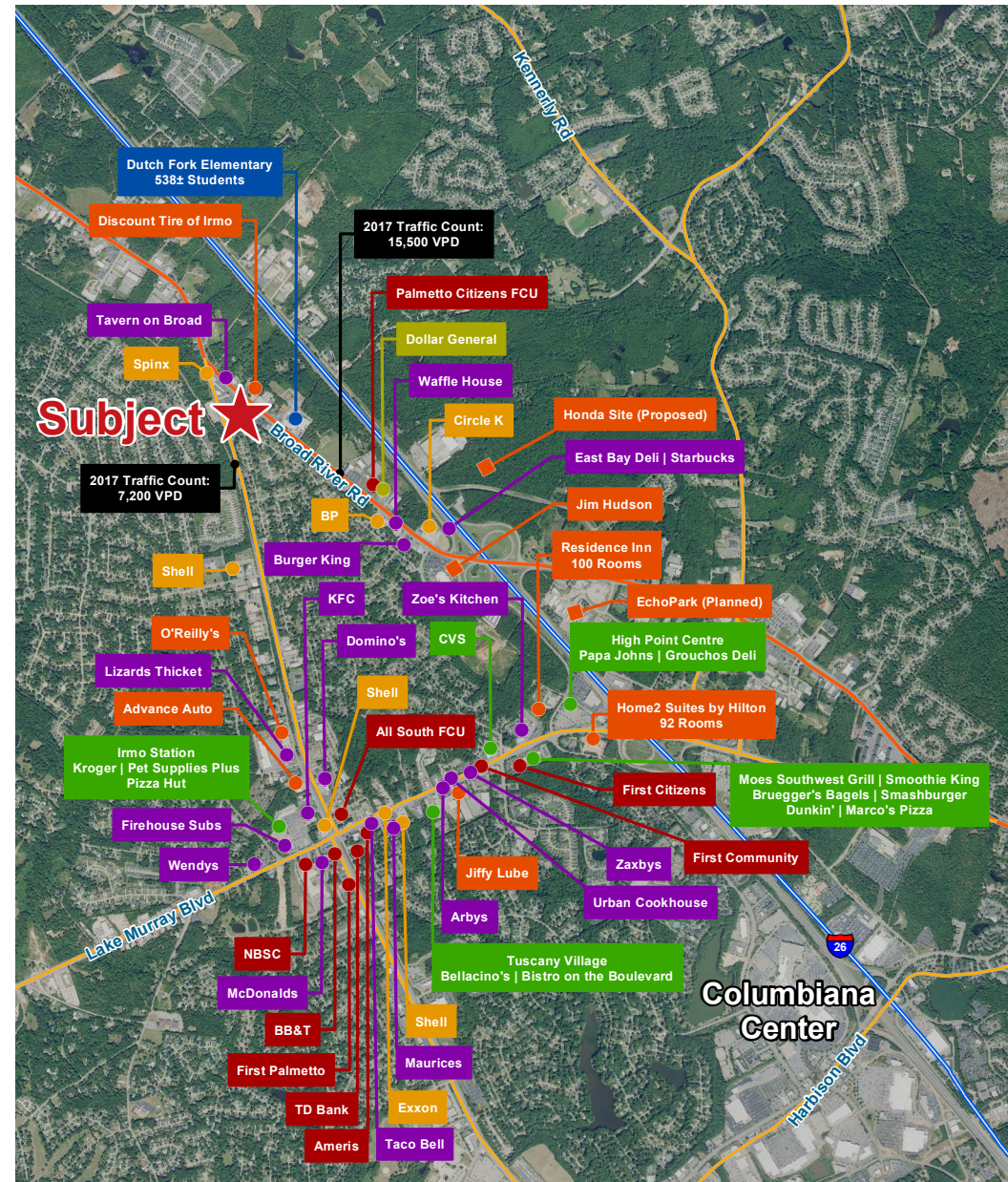
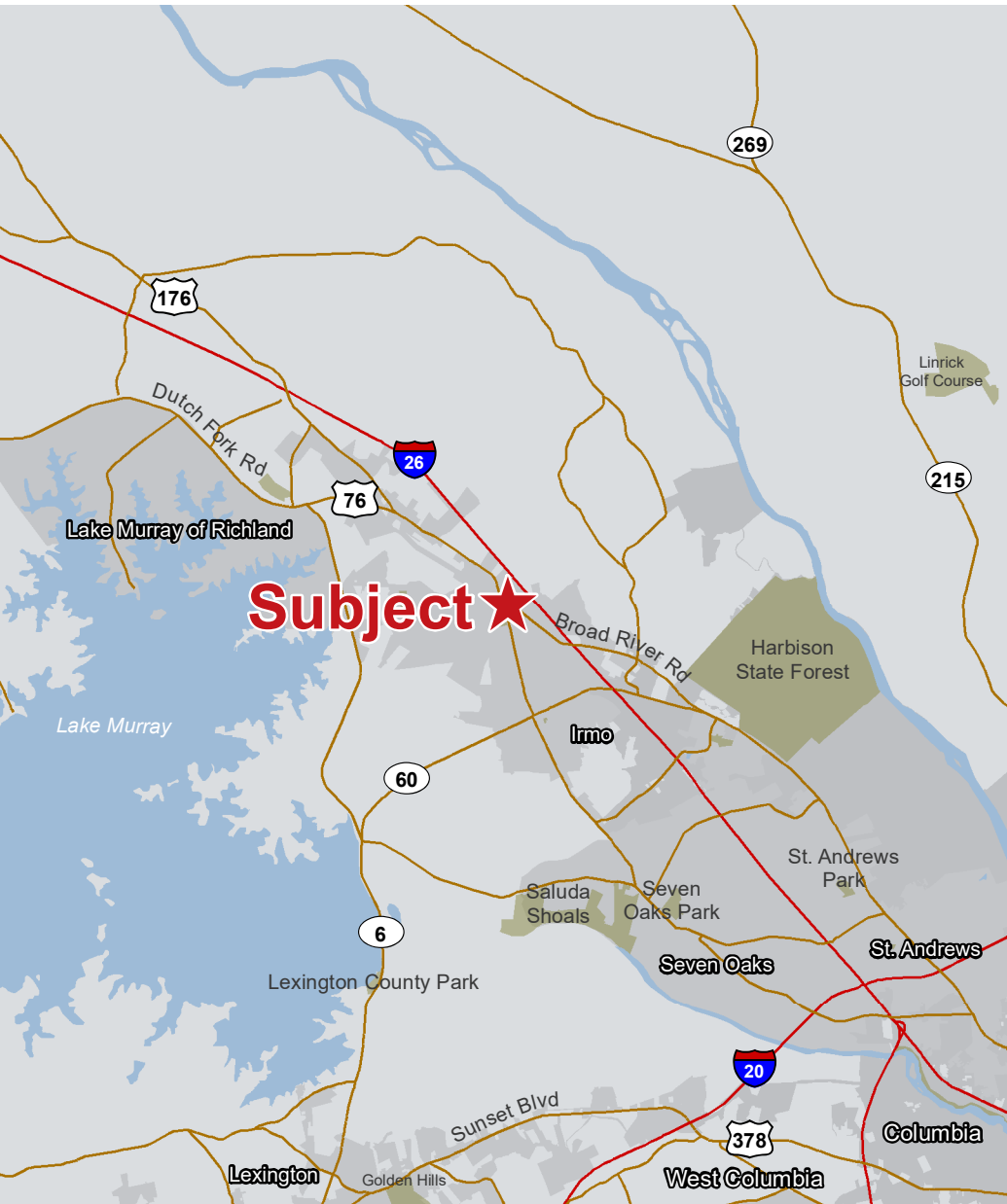


ID	TENANT	SF
10	B&S Coin Laundry	2,000
20	SC Gold & Pawn	2,000
30	Brooklyn Express Pizza and Pasta	1,600
40	Check Into Cash	2,900
50	American Eagle Martial Arts	3,100
60	Vacant	31,000
60A	Vacant	13,570
70	Bolder Engraving	1,917
80A	A1 Transportation	1,600
80B	Classics Barbershop	1,600
80C	Vacant	4,000
90	Tavern on Broad	2,400

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

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LOCATION & SURROUNDING BUSINESSES



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DEMOGRAPHIC PROFILE



Broad River Road and North Woodrow Street - Irmo, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2018 Age Dist.				Median Household Income			
2010 Census	6,784	40,341	67,308	0 - 4	6.6%	5.9%	5.7%	2018 Estimate	\$67,229	\$78,067	\$76,797
2018 Estimate	7,174	43,863	74,726	5 - 9	7.0%	6.4%	6.1%	2023 Projection	\$73,076	\$83,867	\$82,462
2023 Projection	7,473	46,332	79,325	10 - 14	6.9%	6.8%	6.6%				
% Chg. 2018-2023	4.2%	5.6%	6.2%	15 - 19	6.0%	6.4%	6.3%	Average Household Income			
				20 - 24	5.6%	5.8%	5.7%	2018 Estimate	\$78,514	\$96,893	\$95,405
Households				25 - 34	15.4%	13.4%	13.1%	2023 Projection	\$86,265	\$106,859	\$105,189
2010 Census	2,549	15,253	26,126	35 - 44	14.4%	13.1%	12.9%	Per Capita Household Income			
2018 Estimate	2,701	16,531	28,849	45 - 54	13.4%	14.4%	14.2%	2018 Estimate	\$29,392	\$36,867	\$37,110
2023 Projection	2,811	17,437	30,564	55 - 64	13.3%	14.4%	14.3%	2023 Projection	\$32,260	\$40,627	\$40,836
				65 - 74	7.9%	9.3%	10.0%	2018 Household Income Dist.			
Families				75 - 84	2.8%	3.2%	3.8%	Less than \$15,000	5.1%	5.5%	5.6%
2010 Census	1,880	11,393	18,734	85+	0.7%	1.0%	1.3%	\$15,000 - \$24,999	6.8%	4.8%	5.0%
2018 Estimate	1,955	12,085	20,354	Median Age				\$25,000 - \$34,999	5.0%	6.0%	6.3%
2023 Projection	2,020	12,657	21,438	2010 Census	34.7	37.5	38.4	\$35,000 - \$49,999	12.3%	10.9%	12.1%
				2018 Estimate	36.6	39.1	40.1	\$50,000 - \$74,999	26.7%	20.0%	19.4%
2018 Dist. by Race & Ethnicity				2023 Projection	38.3	40.1	40.7	\$75,000 - \$99,999	16.2%	16.8%	16.1%
White Alone	58.3%	67.7%	69.4%	Average Household Size				\$100,000 - \$149,999	21.4%	21.8%	21.5%
Black Alone	35.7%	24.9%	23.6%	2010 Census	2.66	2.64	2.56	\$150,000 - \$199,999	4.7%	7.1%	7.1%
American Indian Alone	0.3%	0.3%	0.3%	2018 Estimate	2.65	2.65	2.58	\$200,000 and Up	1.8%	7.1%	6.9%
Asian Alone	1.6%	3.2%	3.1%	2023 Projection	2.66	2.66	2.58	2018 Business Data			
Pacific Islander Alone	0.0%	0.1%	0.1%	2018 Housing Data				Total Businesses:	200	1,324	2,294
Some Other Race Alone	1.1%	0.9%	0.9%	Owner Occ. Housing Units	2,306	13,337	22,440	Total Employees:	2,049	14,698	29,060
Two or More Races	2.9%	2.8%	2.6%	Renter Occ. Housing Units	395	3,194	6,410				
Hispanic Origin (Any Race)	3.5%	3.2%	3.2%								

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