



## ±6.5 Acres at I-26 & Broad River Road

1013 North Wingard Road, Irmo, SC

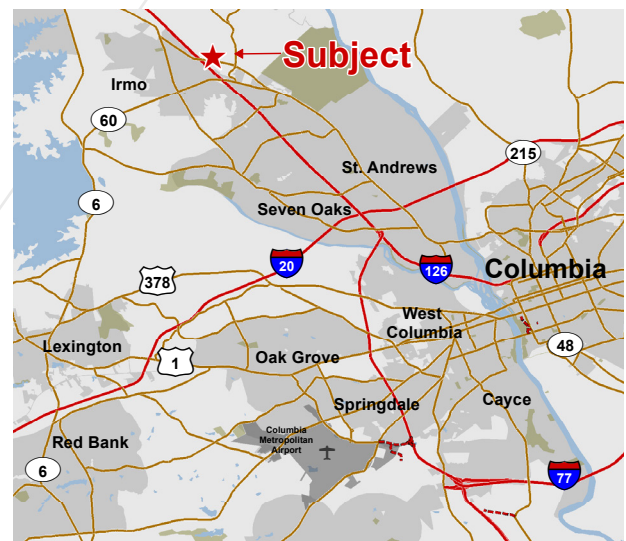
### Key Features

- Prime commercial location with easy access to I-26 and Broad River Road
- Approx. 200 feet of frontage on Broad River Road, 700 feet on North Wingard Road, and 495 feet on Western Road
- Zoning: CG, Town of Irmo
- Traffic count: 13,800 VPD

### Price

- \$234,000/Acre

### Location



For more  
information

**Exclusive Broker**  
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## Site Aerial

1013 North Wingard Road, Irmo, South Carolina



# Demographic Profile

1013 N Wingard Road - Irmo, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	3,108	43,780	81,591	2016 Estimate	\$66,668	\$64,455	\$62,578
2016 Estimate	3,131	45,564	86,395	2021 Projection	\$75,396	\$73,657	\$70,539
2021 Projection	3,238	47,519	91,095				
% Chg. 2016-2021	3.4%	4.3%	5.4%	Average Household Income			
				2016 Estimate	\$76,224	\$80,870	\$81,386
Households				2021 Projection	\$84,136	\$88,785	\$88,977
2010 Census	1,233	17,367	30,242				
2016 Estimate	1,228	17,915	31,978	Per Capita Household Income			
2021 Projection	1,264	18,578	33,638	2016 Estimate	\$30,138	\$31,794	\$30,477
				2021 Projection	\$33,135	\$34,705	\$33,198
Families							
2010 Census	868	12,063	20,637	2016 Household Income Dist.			
2016 Estimate	857	12,278	21,533	Less than \$15,000	5.2%	6.9%	7.6%
2021 Projection	875	12,649	22,512	\$15,000 - \$24,999	6.0%	7.2%	8.1%
				\$25,000 - \$34,999	8.1%	8.5%	8.7%
2016 Age Distribution				\$35,000 - \$49,999	14.4%	14.3%	14.3%
0 - 4	5.2%	6.1%	5.7%	\$50,000 - \$74,999	21.6%	19.5%	18.7%
5 - 9	5.6%	6.4%	5.8%	\$75,000 - \$99,999	22.0%	16.0%	14.3%
10 - 14	6.2%	6.8%	6.3%	\$100,000 - \$149,999	16.0%	18.0%	17.9%
15 - 19	6.4%	6.5%	6.6%	\$150,000 - \$199,999	4.6%	5.5%	5.6%
20 - 24	5.6%	6.1%	6.9%	\$200,000 and Up	2.0%	4.1%	4.6%
25 - 34	13.9%	13.9%	14.9%				
35 - 44	13.2%	13.6%	13.9%	2016 Dist. by Race & Ethnicity			
45 - 54	14.0%	14.4%	14.4%	White Alone	60.8%	65.8%	62.8%
55 - 64	14.7%	13.5%	12.8%	Black Alone	33.4%	27.7%	31.0%
65 - 74	10.2%	8.5%	8.3%	American Indian Alone	0.5%	0.3%	0.3%
75 - 84	4.0%	3.1%	3.2%	Asian Alone	1.7%	2.6%	2.4%
85+	1.1%	1.0%	1.1%	Pacific Islander Alone	0.2%	0.1%	0.1%
				Some Other Race Alone	0.8%	1.0%	1.2%
Median Age				Two or More Races	2.5%	2.5%	2.2%
2010 Census	39.1	36.8	36.7	Hispanic Origin (Any Race)	0.0%	0.0%	0.0%
2016 Estimate	40.4	38.0	37.7				
2021 Projection	40.6	39.1	38.5	2016 Housing Data			
				Owner Occ. Housing Units	976	13,294	22,379
Average Household Size				Renter Occ. Housing Units	252	4,622	9,600
2010 Census	2.52	2.52	2.49				
2016 Estimate	2.55	2.54	2.51	2016 Business Data			
2021 Projection	2.56	2.56	2.53	Total Businesses:	327	1,806	3,067
				Total Employees:	3,979	20,578	39,505