



±0.87 Acres
For Sale or Build-to-Suit

Call Broker
for Pricing

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7201 Broad River Road Irmo, SC 29063

Commercial development opportunity

This commercial development opportunity features approximately 0.87 acres with easy access to Interstate 26 (±94,200 VPD), which connects future tenants to major population centers.

Property overview:

Address	7201 Broad River Rd, Irmo, SC 29063
County	Richland County
Size	Approximately 0.87 acres
TMS	#R05007-03-02
Zoning	CAC (Community Activity Center/Corridor District) City of Columbia
Utilities	Water & sewer: City of Columbia



Demographics 2025



Population
1 mile: $\pm 6,231$
3 miles: $\pm 41,420$
5 miles: $\pm 89,707$



Daytime Pop.
1 mile: $\pm 8,592$
3 miles: $\pm 48,241$
5 miles: $\pm 90,023$



Food & Beverage
Consumer Spending | 5 miles
2025: \$386,642,897
2030: \$453,818,858



Apparel & Services
Consumer Spending | 5 miles
2025: \$82,241,017
2030: \$96,531,492



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