



**±0.87 Acres**  
For Sale or Build-to-Suit

Call Broker  
for Pricing

**Tyler Teal**

Brokerage Associate  
+1 803 401 4267  
tyler.teal@colliers.com

**Ford Reynolds**

Brokerage Associate  
+1 803 401 4244  
ford.reynolds@colliers.com

## 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) <i>City of Columbia</i>
Utilities	Water & sewer: City of Columbia





## Demographics 2025



### Population

1 mile: ±6,231  
3 miles: ±41,420  
5 miles: ±89,707



### Daytime Pop.

1 mile: ±8,592  
3 miles: ±48,241  
5 miles: ±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



### Tyler Teal

Brokerage Associate  
+1 803 401 4267  
tyler.teal@colliers.com

### Ford Reynolds

Brokerage Associate  
+1 803 401 4244  
ford.reynolds@colliers.com

1301 Gervais Street, Suite 600  
Columbia, SC 29201  
P: +1 803 254 2300  
colliers.com