

FOR LEASE | RETAIL, OFFICE, OR MEDICAL SPACE



7210 Broad River Rd  
Irmo, SC 29063

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# PROPERTY Features

7210 Broad River Road



OPPORTUNITY: We welcome you to join our community of successful tenants with your own space ranging from  $\pm 1,450$  to  $\pm 6,075$  SF.

LOCATION DESCRIPTION: This property is well-located on the highly traveled signalized intersection connecting Lykes Lane to Broad River Road. Large grocers including Publix and Food Lion reside on adjoining intersection quadrants. Interstate 26 is less than  $\pm 1$  mile from the site, connecting this submarket to Columbia, SC in a short 10 minute drive.

PROPERTY DESCRIPTION: Stylish and functional center currently serving retail, office, and medical tenants. Attached and pylon signage is available for tenants. The property has recently acquired new, motivated ownership. Attached and common area lighting are just a couple of the many upgrades that have come to this center.

ZONING: GC - General Commercial (Richland County)

AVAILABILITIES: Suite F -  $\pm 1,475$  SF  
Suite G -  $\pm 1,575$  SF  
Suite H -  $\pm 1,575$  SF  
Suite I -  $\pm 1,450$  SF  
Suites F, G, H, & I can be combined to many different floor plans up to  $\pm 6,075$  SF.

DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
POPULATION:	<u>6,225</u>	<u>43,143</u>	<u>96,347</u>
HOUSEHOLDS:	<u>3,034</u>	<u>17,528</u>	<u>37,136</u>
AVG. HOUSEHOLD INCOME:	<u>\$60,591</u>	<u>\$75,520</u>	<u>\$75,797</u>

TRAFFIC COUNTS: Broad River Road - 16,000 VPD (average of Station 182 and Station 190)  
Interstate 26 - 85,000 VPD (Station 2131)

LEASE RATE: \$12.50/SF NNN

PROFESSIONALLY MANAGED BY NAI COLUMBIA

# PROPERTY Photos

7210 Broad River Road

**NAI**Columbia





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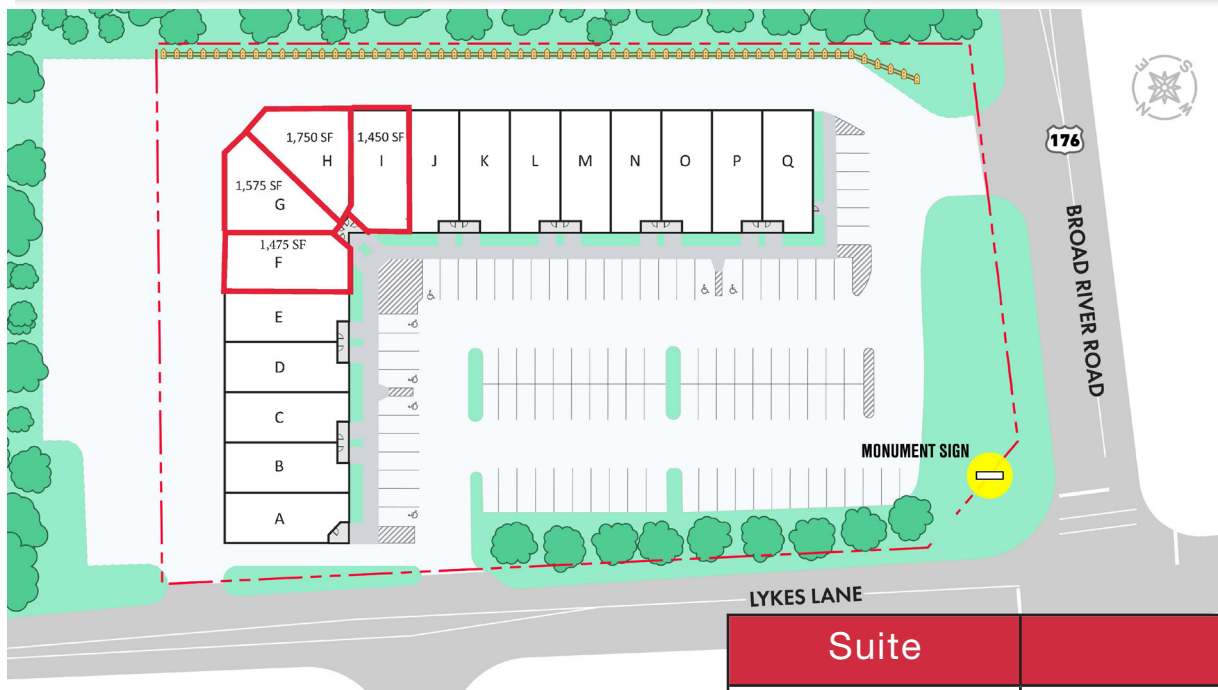




# PROPERTY Site Plan

7210 Broad River Road

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Great opportunity to create  
contiguous spaces from  
1,450 to 6,075 SF.

Join a community of  
tenants across a range of  
successful businesses.

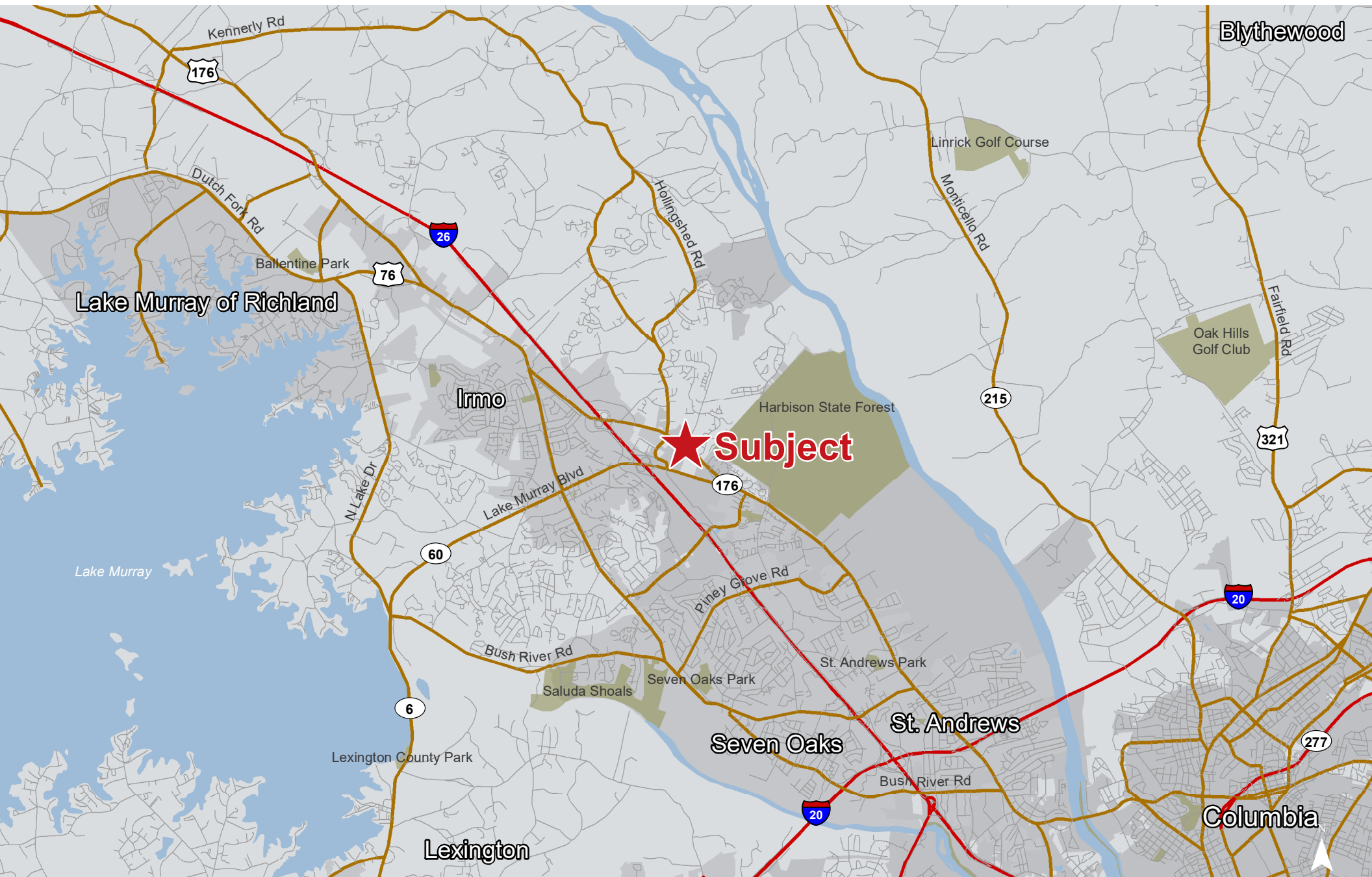
Suite	Tenant	Industry
A	Salon Connection Line	Beauty
B	Warren Rehab Group	Medical
C	Spectacle Tinting	Automotive
D	Lifeguard Ambulance Service	Medical
E	World Finance	Finance
F	Available (±1,475 SF)	
G	Available (±1,575 SF)	
H	Available (±1,575 SF)	
I	Available (±1,450 SF)	
J-L	Children's Dental Group	Medical
M-N	Broad River Dentistry	Medical
O	Nice Spa	Beauty
P	Brown's Barber	Beauty
Q	Papa Gio's	Dining



# LOCATION Map

7210 Broad River Road

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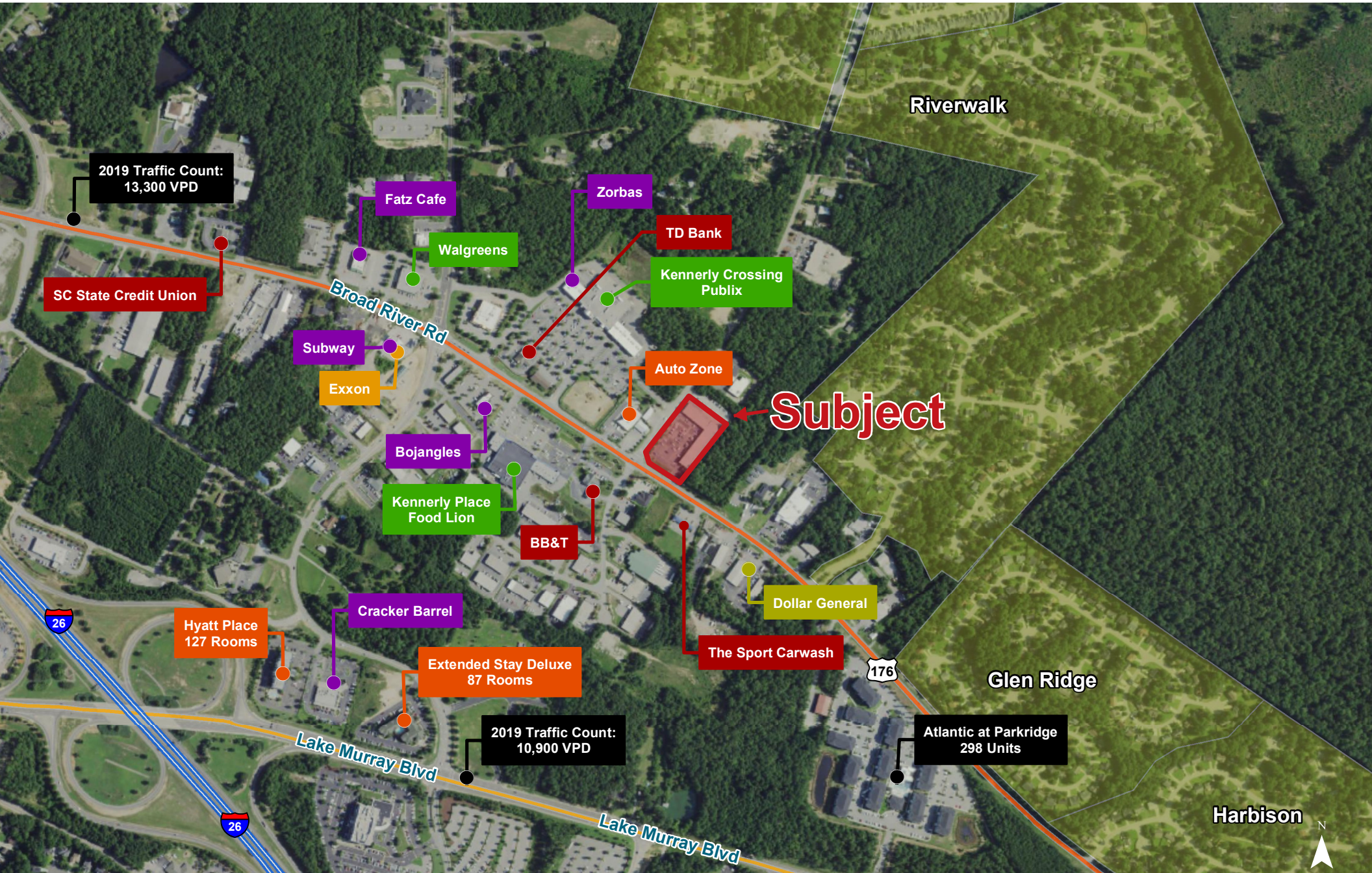




# POINTS OF INTEREST Aerial

7210 Broad River Road

**NAI**Columbia





# NAI Columbia

## Demographic Profile

## Demographic Profile

Broad River Rd & Lake Murray Blvd | Irmo, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2019 Age Dist.</b>				<b>Median Household Income</b>			
2010 Census	5,625	40,851	90,075	0 - 4	5.5%	5.6%	5.8%	2019 Estimate	\$48,028	\$57,536	\$56,543
2019 Estimate	6,225	43,143	96,347	5 - 9	5.5%	5.7%	5.6%	2024 Projection	\$53,473	\$63,317	\$62,613
2024 Projection	6,555	44,796	100,583	10 - 14	5.3%	5.9%	5.7%				
% Chg. 2019-2024	5.3%	3.8%	4.4%	15 - 19	5.3%	5.8%	6.2%	<b>Average Household Income</b>			
				20 - 24	6.8%	6.4%	7.5%	2019 Estimate	\$60,591	\$75,520	\$75,797
<b>Households</b>				25 - 34	18.4%	15.3%	16.4%	2024 Projection	\$70,340	\$85,375	\$86,079
2010 Census	2,741	16,643	34,881	35 - 44	16.0%	13.9%	13.8%				
2019 Estimate	3,034	17,528	37,136	45 - 54	11.9%	12.6%	12.5%	<b>Per Capita Household Income</b>			
2024 Projection	3,199	18,214	38,776	55 - 64	11.1%	12.8%	12.4%	2019 Estimate	\$29,147	\$30,762	\$29,449
				65 - 74	8.3%	10.0%	9.0%	2024 Projection	\$33,789	\$34,790	\$33,399
<b>Families</b>				75 - 84	4.0%	4.3%	3.8%				
2010 Census	1,293	10,628	22,172	85+	1.9%	1.5%	1.3%	<b>2019 Household Income Dist.</b>			
2019 Estimate	1,383	10,897	23,212					Less than \$15,000	12.2%	9.2%	10.5%
2024 Projection	1,440	11,210	24,094	<b>Median Age</b>				\$15,000 - \$24,999	11.3%	8.1%	8.4%
				2010 Census	34.1	36.7	35.2	\$25,000 - \$34,999	11.0%	9.3%	10.1%
<b>2019 Housing Data</b>				2019 Estimate	36.8	38.5	36.9	\$35,000 - \$49,999	17.1%	14.9%	14.0%
Owner Occ. Housing Units	1,108	11,188	23,111	2024 Projection	38.0	39.4	37.8	\$50,000 - \$74,999	22.8%	21.4%	20.0%
Renter Occ. Housing Units	1,926	6,340	14,025					\$75,000 - \$99,999	10.4%	13.9%	13.1%
				<b>Average Household Size</b>				\$100,000 - \$149,999	10.9%	14.5%	14.7%
<b>2019 Business Data</b>				2010 Census	2.05	2.37	2.39	\$150,000 - \$199,999	2.3%	5.0%	4.9%
Total Businesses:	308	1,838	3,405	2019 Estimate	2.05	2.38	2.42	\$200,000 and Up	1.9%	3.8%	4.2%
Total Employees:	4,556	26,899	45,176	2024 Projection	2.05	2.39	2.42				