

FOR LEASE | RETAIL, OFFICE, OR MEDICAL SPACE



7210 Broad River Rd
Irmo, SC 29063

Jack Springs
803.744.9882
jsprings@naicolumbia.com

Patrick Chambers
803.744.9857
pchambers@naicolumbia.com

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PROPERTY Features

7210 Broad River Road

NAIColumbia

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 ± 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: 1 Mile | 3 Miles | 5 Miles

POPULATION:	6,225	43,143	96,347
HOUSEHOLDS:	3,034	17,528	37,136
AVG. HOUSEHOLD INCOME:	\$60,591	\$75,520	\$75,797

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

NALColumbia



PROPERTY Photos

7210 Broad River Road

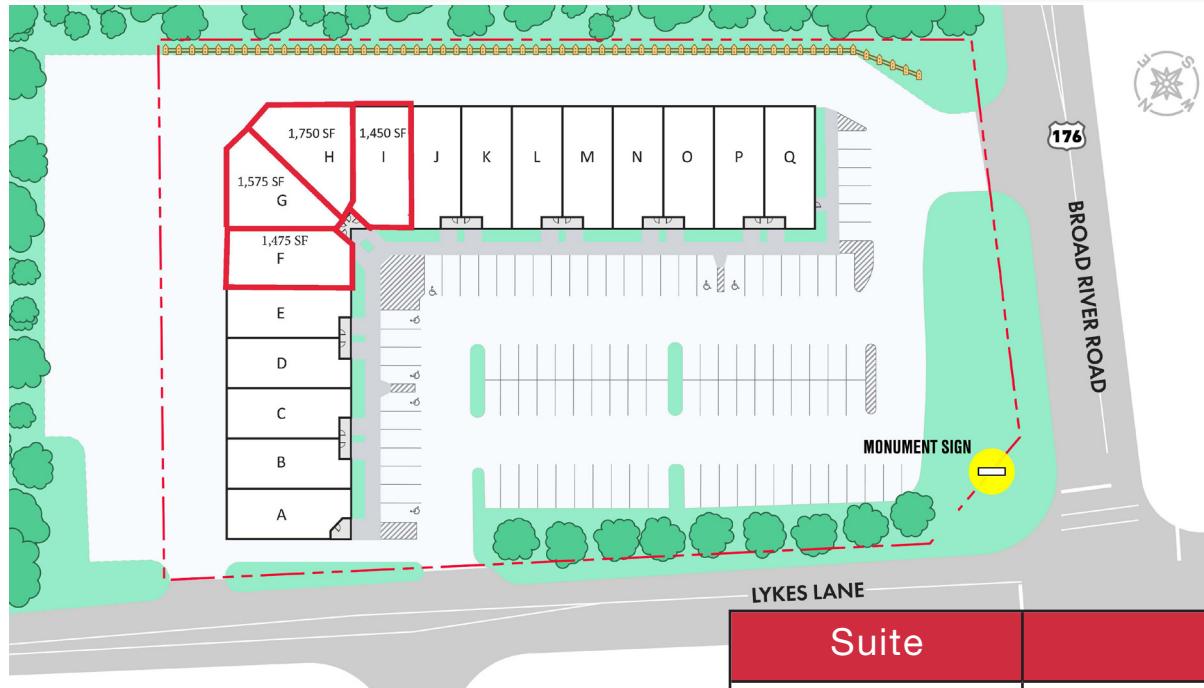
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PROPERTY Site Plan

7210 Broad River Road

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

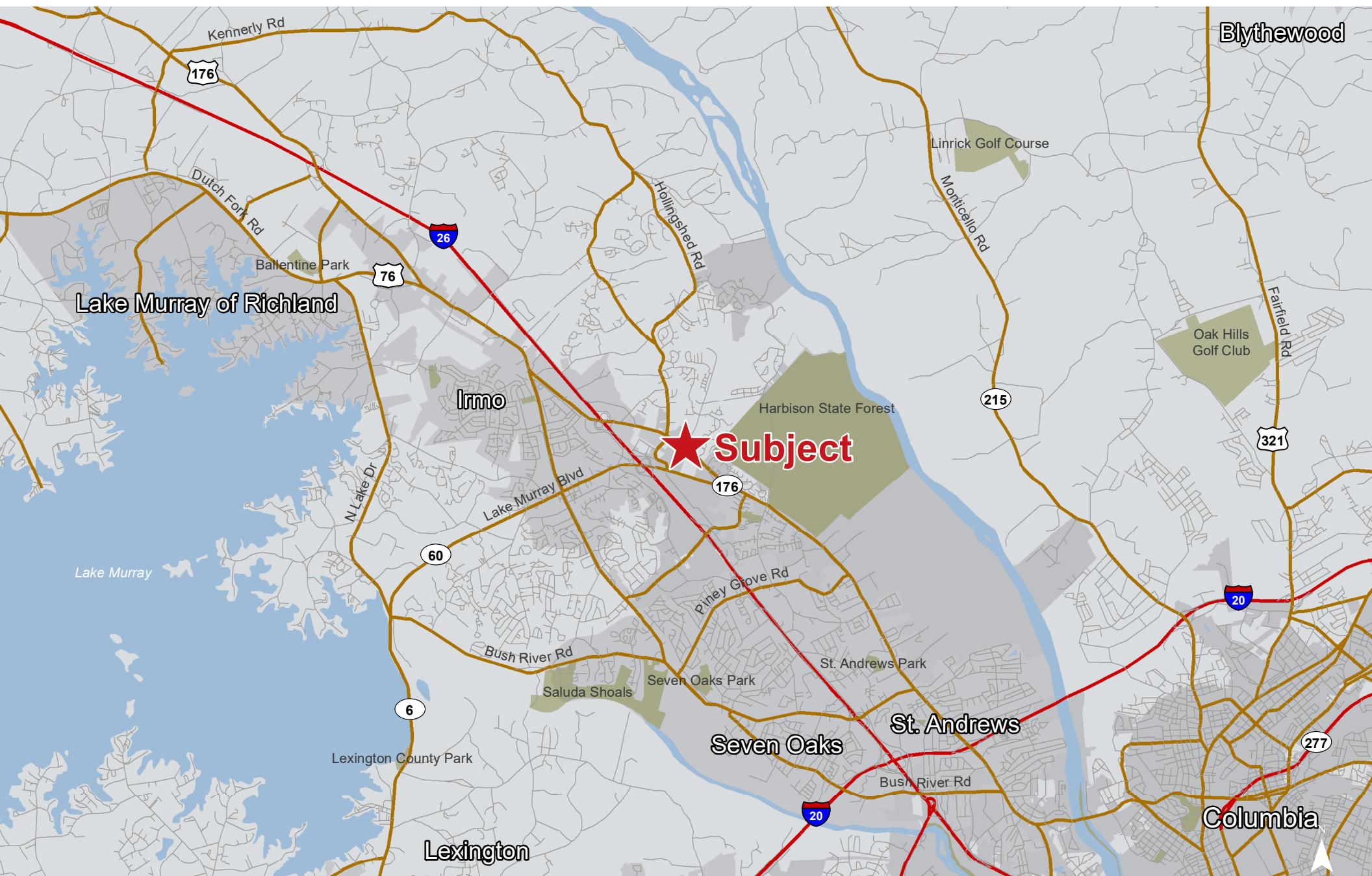
Great opportunity to create
contiguous spaces from
1,450 to 6,075 SF.

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 ($\pm 1,475$ SF)	
G	Available ($\pm 1,575$ SF)	
H	Available ($\pm 1,575$ SF)	
I	Available ($\pm 1,450$ 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

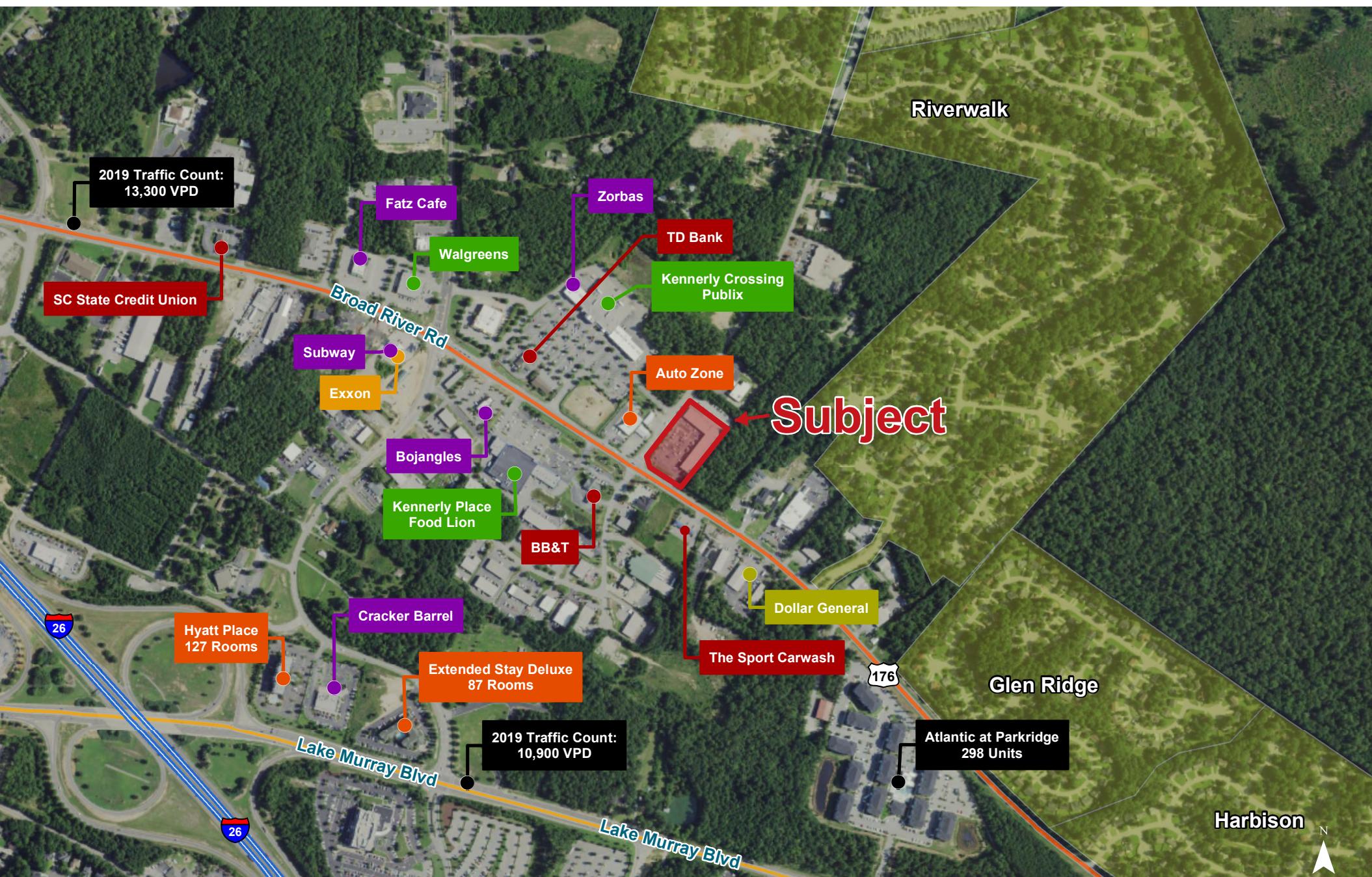
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POINTS OF INTEREST Aerial

7210 Broad River Road

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NAI Columbia

Demographic Profile

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

Demographic Profile

	1 Mile	3 Miles	5 Miles	2019 Age Dist.	1 Mile	3 Miles	5 Miles	Median Household Income	1 Mile	3 Miles	5 Miles
Population											
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%	Average Household Income			
				20 - 24	6.8%	6.4%	7.5%	2019 Estimate	\$60,591	\$75,520	\$75,797
				25 - 34	18.4%	15.3%	16.4%	2024 Projection	\$70,340	\$85,375	\$86,079
Households											
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%	Per Capita Household Income			
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
Families											
2010 Census	1,293	10,628	22,172	85+	1.9%	1.5%	1.3%	2019 Household Income Dist.			
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	Median Age				\$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%
				2019 Estimate	36.8	38.5	36.9	\$35,000 - \$49,999	17.1%	14.9%	14.0%
2019 Housing Data											
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%
								\$100,000 - \$149,999	10.9%	14.5%	14.7%
2019 Business Data											
Total Businesses:	308	1,838	3,405	2019 Estimate	2.05	2.37	2.39	\$150,000 - \$199,999	2.3%	5.0%	4.9%
Total Employees:	4,556	26,899	45,176	2024 Projection	2.05	2.39	2.42	\$200,000 and Up	1.9%	3.8%	4.2%