

FOR SALE

2+/- ACRES

7106 Broad River Rd
Irmo, SC 29063

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



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7106 Broad River Rd Irmo, SC 29063

**LAND
FOR SALE**

Executive Summary



SALE PRICE

\$380,000

PROPERTY OVERVIEW

Introducing a prime investment opportunity for 2+/- acres on Broad River Rd, Irmo, SC, 29063. This strategically positioned property boasts O-I zoning, offering immense potential for a variety of commercial uses. With a high traffic count and valuable usage approvals, this location is ideal for a savvy land or retail investor looking to capitalize on the thriving Columbia area. This great location ensures visibility and accessibility. Don't miss out on this exceptional chance to secure a lucrative investment in a rapidly growing market.

The modular building can be included with the purchase of the property for a total price of \$420,000.

OFFERING SUMMARY

Lot Size: 1.99 Acres

Zoning: O-I

Market: Columbia

Submarket: Dutch Fork/Irmo

Traffic Count: 25,000

Price / SF: \$4.38

PROPERTY HIGHLIGHTS

- - Zoned O-I for versatile commercial opportunities
- - High traffic count for maximum visibility
- - Valuable usage approvals in place
- - Strategic location in the thriving Columbia area



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Additional Photos



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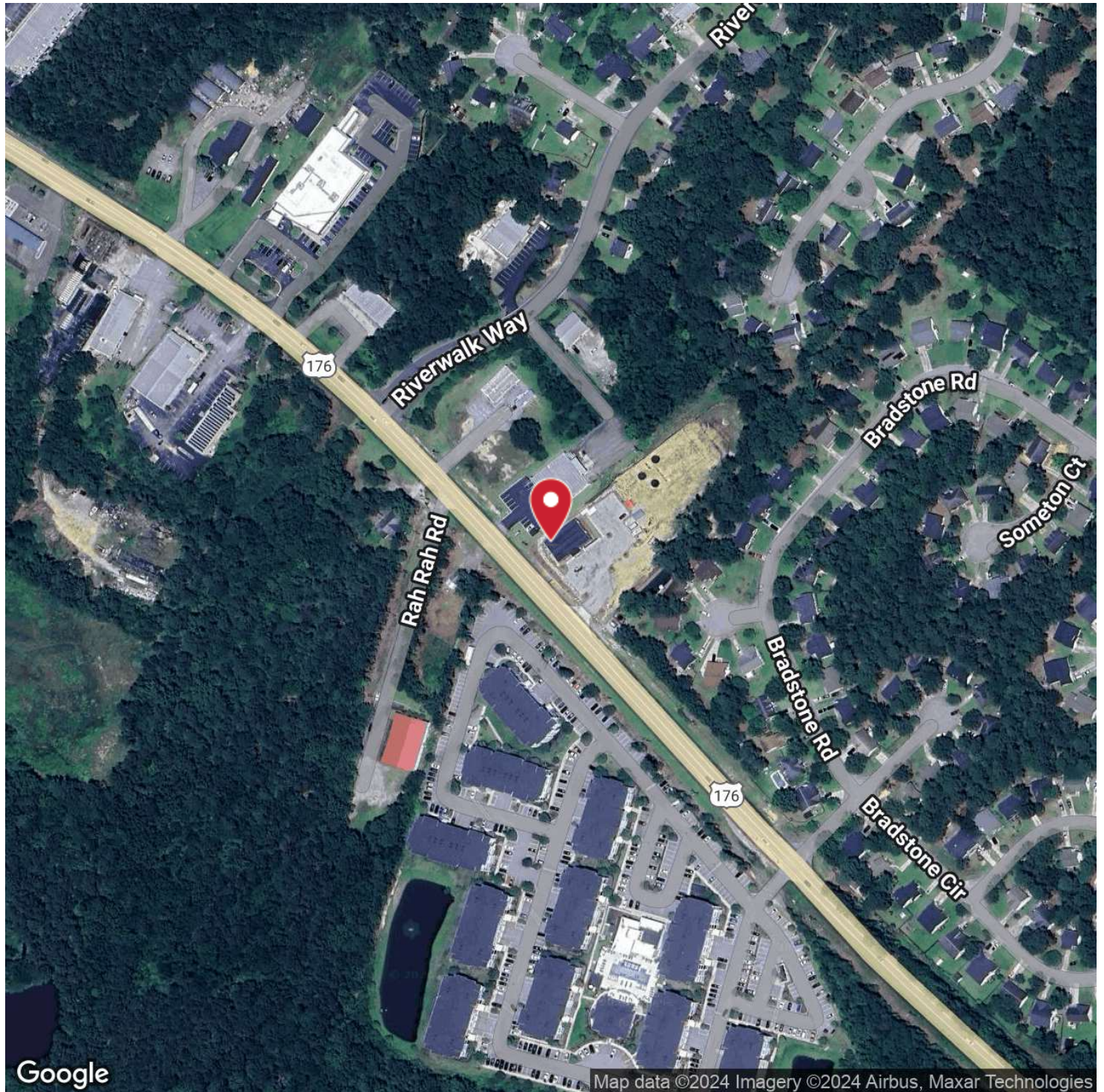


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Location Maps



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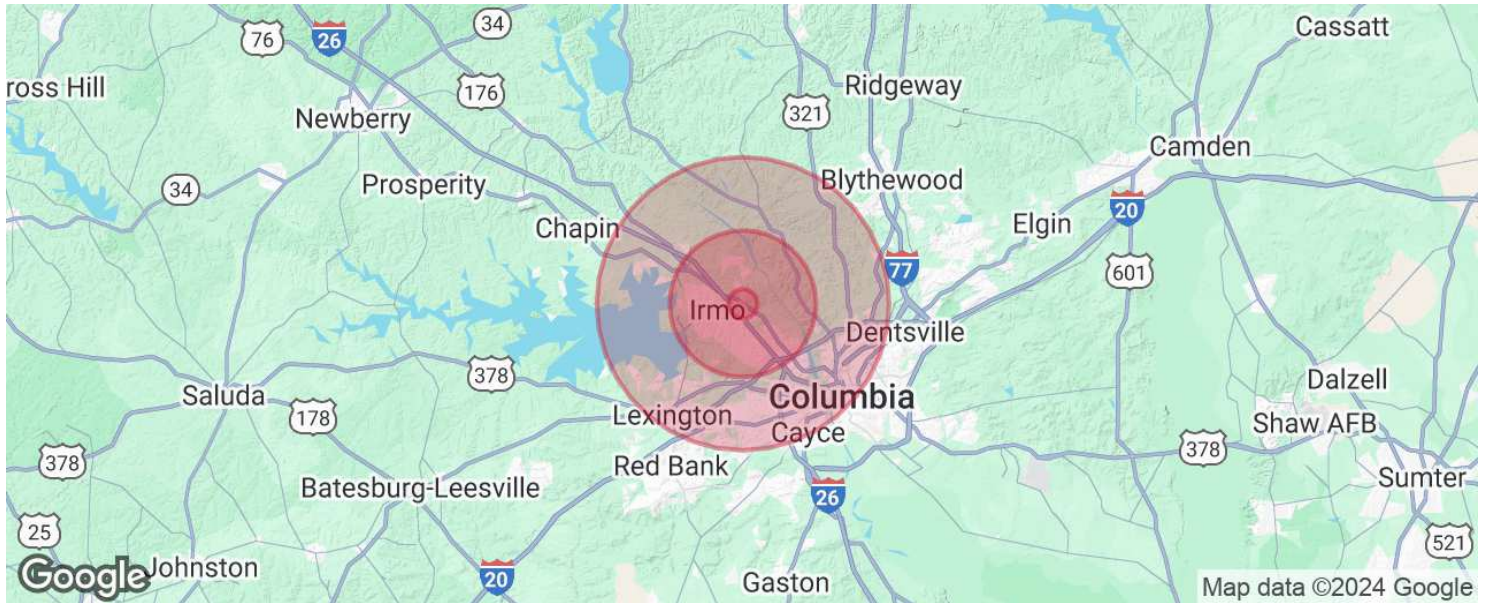


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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	6,230	91,013	277,465
Median age	33.9	38.8	38.1
Median age (Male)	33.6	37.2	36.5
Median age (Female)	33.3	39.8	39.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,565	38,054	120,382
# of persons per HH	2.4	2.4	2.3
Average HH income	\$58,352	\$74,389	\$68,798
Average house value	\$153,867	\$169,862	\$175,780

TRAFFIC COUNTS

25,000/day

* Demographic data derived from 2020 ACS - US Census



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Retailer Map

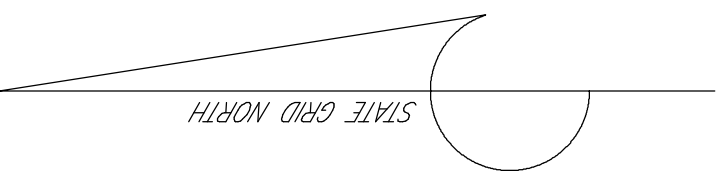
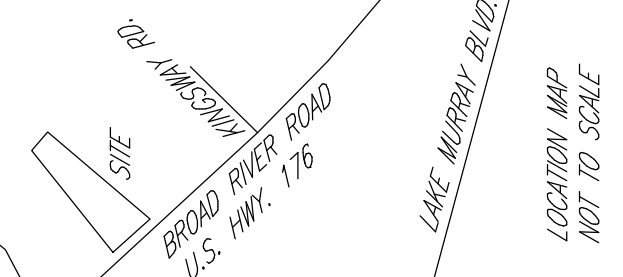
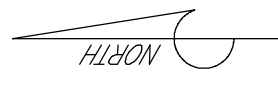
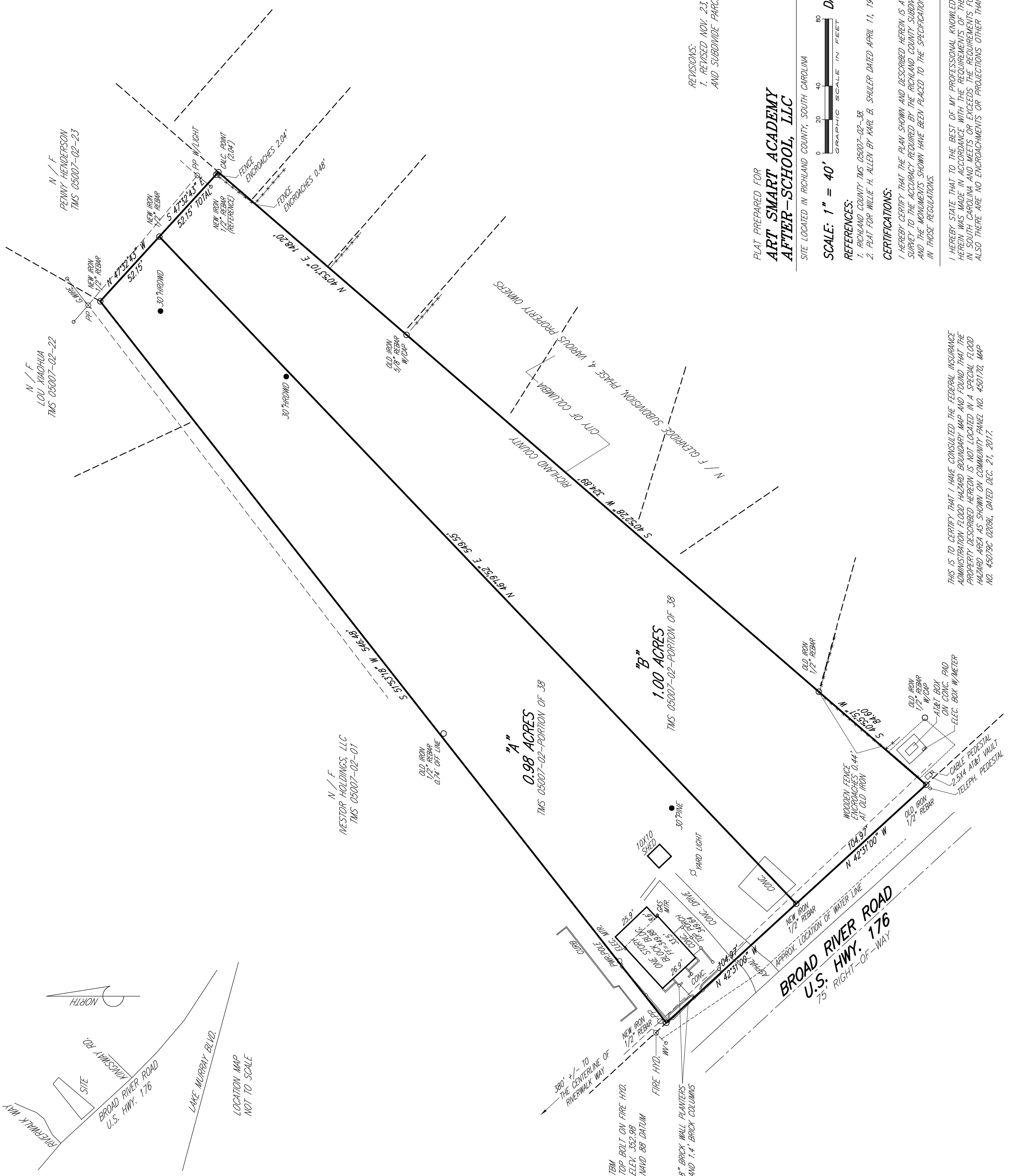


Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies



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REVISIONS:
 1. REVISED NOV 23, 2021 TO REMOVE CONTOUR LINES AND SUBDIVIDE PARCEL.

PLAT PREPARED FOR
**ART SMART ACADEMY
 AFTER-SCHOOL, LLC**

SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 40' DATE: NOV. 8, 2021
 SEE REVISION



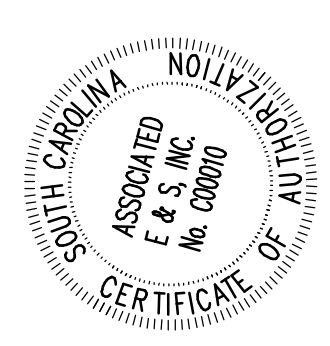
REFERENCES:
 1. RICHLAND COUNTY TMS 05007-02-38
 2. PLAT FOR WILLE H. ALLEN BY KARL B. SHULLER DATED APRIL 11, 1947.

CERTIFICATIONS:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREIN IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE RICHLAND COUNTY SUBDIVISION REGULATIONS AND THE MONUMENTS SHOWN HAVE BEEN PLACED TO THE SPECIFICATIONS SET FORTH IN THOSE REGULATIONS.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NO. 450170, MAP NO. 45029C 0208L, DATED DEC. 21, 2017.



LARRY W. SMITH, S.C., P.L.S. NO. 3724

ASSOCIATED E & S, INC.

800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 803-791-1550