

FOR SALE OR LEASE  
±7,000 SF BUILDING



**101 N Royal Tower Drive**

Irmo, South Carolina

**NAI Columbia**

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# PROPERTY Features

101 N Royal Tower | Irmo, SC

Address	101 North Royal Tower Dr.
Size	±7,000 SF
Visibility	High traffic location, 10,500 vehicles per day
Zoning	CN: Commercial Neighborhood
Kitchen	Commercial kitchen space
Outdoor Space	Includes fenced-in playgrounds
Lease Rate	\$5,400 per month (NNN)
Sales Price	\$675,000



101 North Royal Tower Drive is currently operating as a daycare center. It is located in Irmo, a town in Lexington and Richland counties, located approximately 12 miles northwest of downtown Columbia. As of the 2020 census, the population was 11,569. The property benefits from excellent visibility and accessibility, being situated near major roadways that connect to the broader Columbia metropolitan area.

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# INTERIOR Photos

101 N Royal Tower | Irmo, SC





# OVERVIEW Map

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# DEMOGRAPHIC Profile

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## 1 MILE RADIUS

Summary	2024	2029
Population	7,420	7,536
Households	2,977	3,078
Families	2,032	2,089
Average Household Size	2.49	2.45
Owner Occupied Housing Units	2,470	2,611
Renter Occupied Housing Units	507	467
Median Age	38.8	40.5
Average Household Income	\$109,249	\$129,493

## 3 MILE RADIUS

Summary	2024	2029
Population	48,899	50,093
Households	20,432	21,258
Families	13,549	14,058
Average Household Size	2.39	2.35
Owner Occupied Housing Units	15,663	16,729
Renter Occupied Housing Units	4,769	4,530
Median Age	41.3	42.4
Average Household Income	\$112,943	133,606

## 5 MILE RADIUS

Summary	2024	2029
Population	80,159	82,069
Households	32,893	34,209
Families	21,942	22,758
Average Household Size	2.41	2.38
Owner Occupied Housing Units	25,287	26,972
Renter Occupied Housing Units	7,606	7,238
Median Age	41.4	42.4
Average Household Income	\$113,891	\$134,243

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