

# AVAILABLE FOR LEASE

±7,113 SF Retail / 2nd Generation Daycare Building

101 N Royal Tower Dr. | Irmo, SC 29063



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# Executive Summary

101 N Royal Tower Dr. | Irmo, SC 29063



## Property Highlights

- 2<sup>nd</sup> Generation Daycare Building
- ±7,113 SF of usable space
- Available: Now
- Brand new TPO roof
- Turn-key daycare building
- Private Offices

## Location Highlights

- VPD:
  - N. Royal Tower Rd: ±10,500
  - Woodrow St: ±6,500
- ±4 minutes to Jim Hudson Toyota
- ±4 minutes to Kroger
- ±6 minutes to Steve Padgett's Honda
- ±6 minutes to I-26
- ±10 minutes to Lake Murray

## Offering Summary

**Area Tenant Can Occupy:** ±7,113 SF

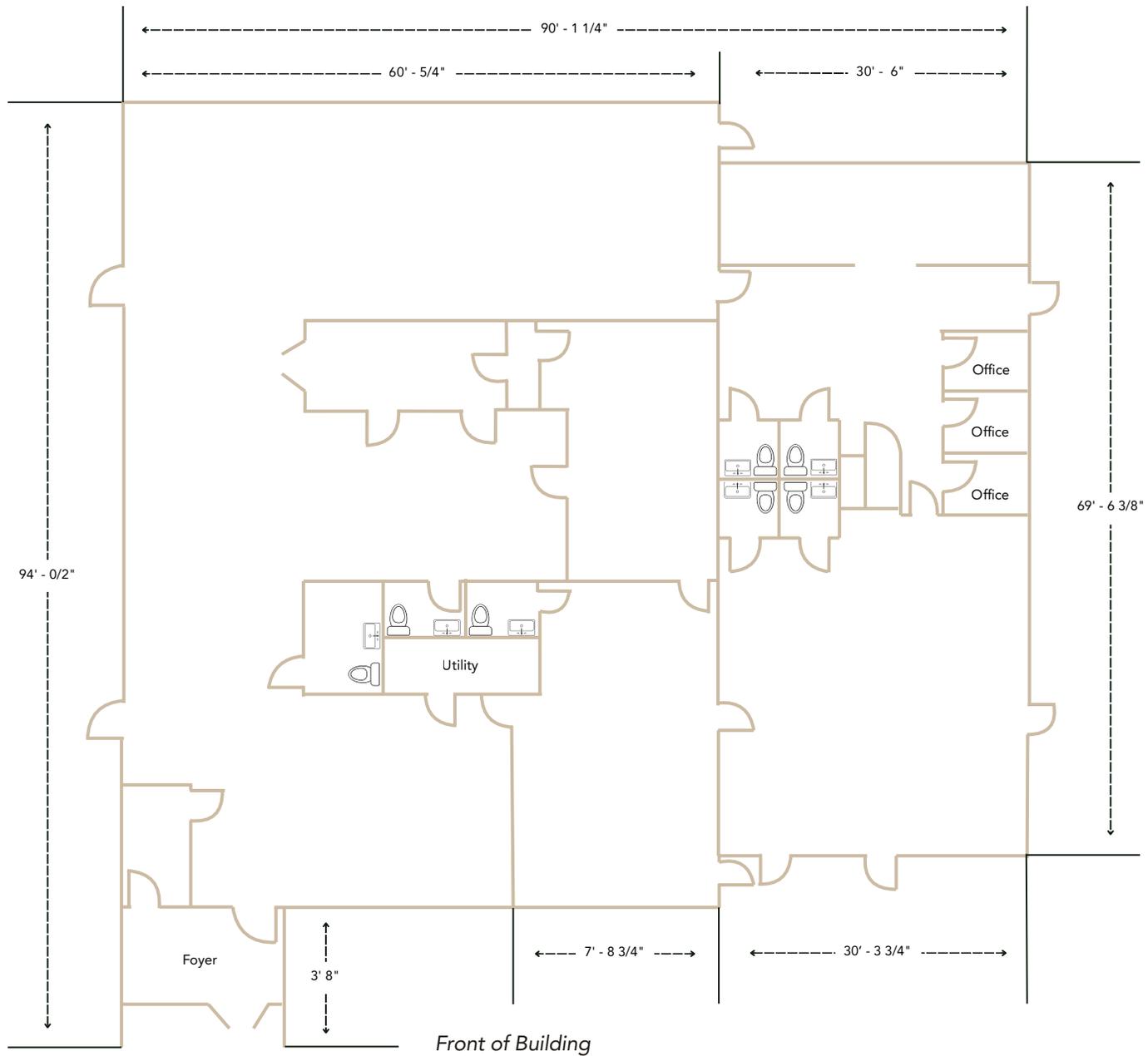
**Lease Information:** \$10/SF (NNN)

Acreage, square footage, taxes, utilities, and lot dimensions to be verified by Tenant and/or Tenant's Agent.



# Site Plan

101 N Royal Tower Dr. | Irmo, SC 29063



# Photos

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# Photos

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# Parcel Overview

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Woodrow St |  $\pm 6,500$  VPD

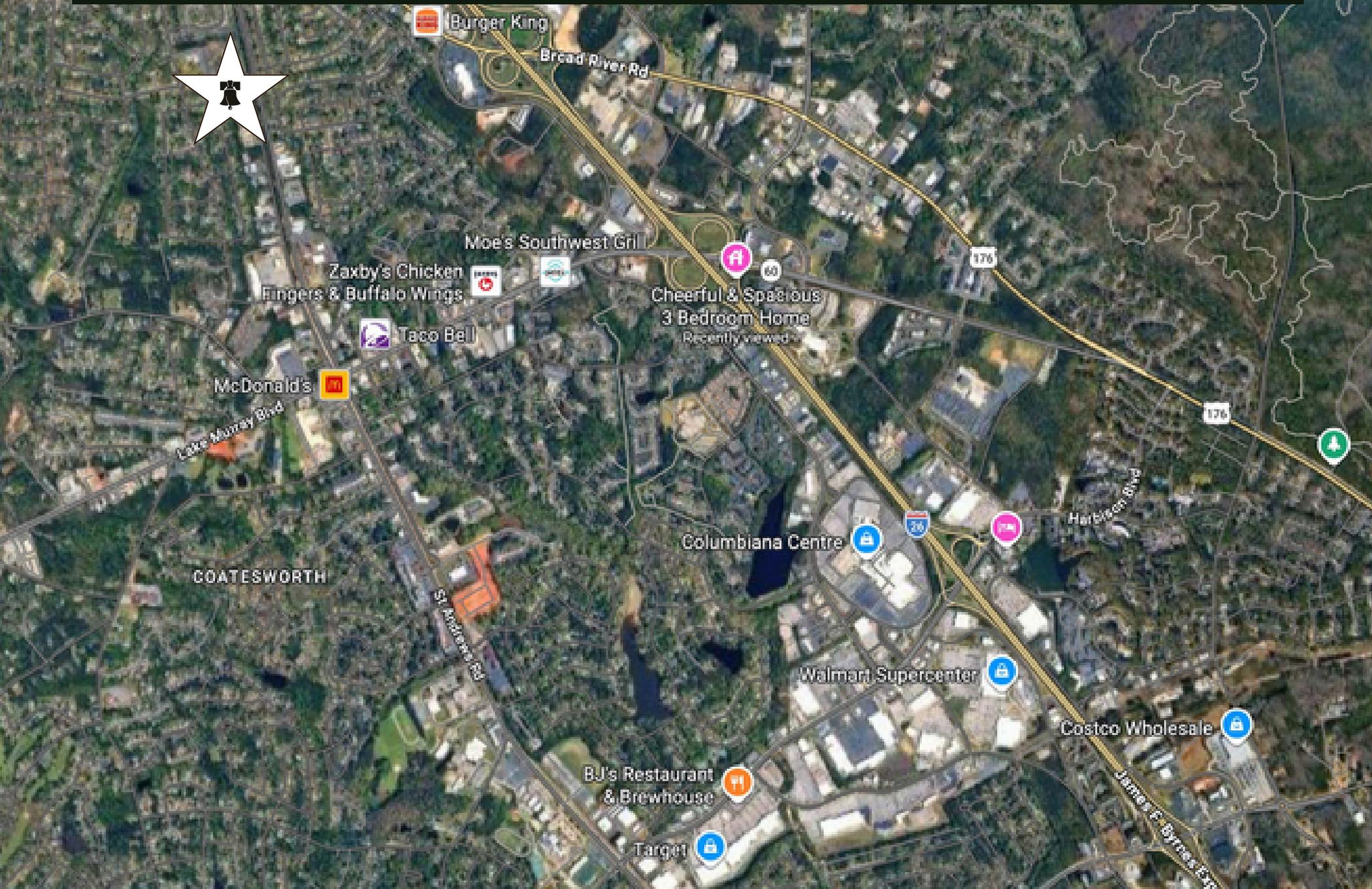
N. Royal Tower Rd |  $\pm 10,500$  VPD

$\pm 0.98$  Acres



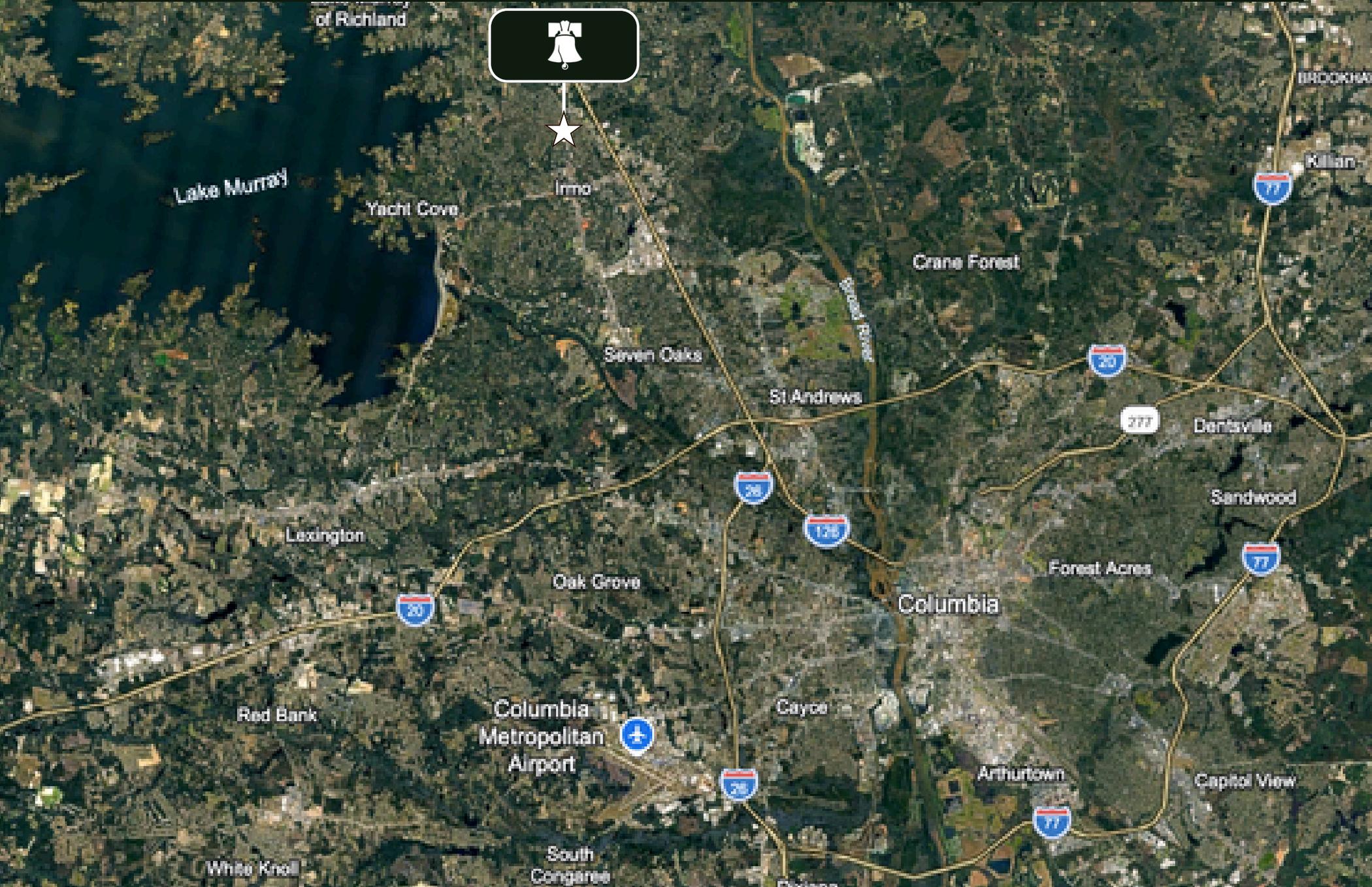
# Bird's Eye View

±5 Minutes to Irmo



# Nearby Municipalities

±10 Minutes to Lake Murray | ±15 Minutes to Downtown Columbia | ±24 Minutes to Lexington



# Confidentiality & Disclaimer

Freedom Commercial, LLC



The information contained herein is not a substitute for a thorough due diligence investigation. Freedom Commercial has not made any investigation and makes no warranty or representation with respect to the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering material has been obtained from sources we believe reliable; however, Freedom Commercial has not verified, and will not verify, any of the information contained herein, nor has Freedom Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All interested parties must take appropriate measures to verify all the information set forth herein. Interested parties shall be responsible for their costs and expenses of investigating the subject property.



# CONTACT INFORMATION

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