



FOR SALE

# AUTO SERVICE

10070 Broad River Rd  
Irmo, SC 29063



DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM

**ERA** Wilder  
REAL ESTATE **REALTY, INC**  
COMMERCIAL

# Executive Summary



Sale Price

**\$1,949,900**

## PROPERTY OVERVIEW

This 5950 SF Kirby metal building showcases a front showroom and office space. This property offers seamless front and rear access catering to both operational ease and customer convenience. Boasting 10 power bay doors (six 12X12 and four 12X14) and 3-phase power. Equipped with a 14,000 lb 4-post lift, 4 ventilation fan systems and gas heat throughout the shop. The shop also includes LED lighting, 2-channel Bluetooth speaker system, 7.5 hp FS Curtis 175psi compressor, oil/water separator tank, and trench drains in 7 bays. Comprehensive 6-camera security system and fire/police monitoring.

## OFFERING SUMMARY

Building Size:	5,950 SF
Available SF:	5,950 SF
Lot Size:	1.15 Acres
Price / SF:	\$327.71
Year Built:	2021
Zoning:	CG
Traffic Count:	22,000

## PROPERTY HIGHLIGHTS

- High visibility
- Front and rear property access
- 170X35 with 10 powered bays
- 3-phase power
- 14,000 lb 4-post lift
- 7.5 hp FS Curtis 175psi compressor
- Oil/water separator tank

**DAVID BROCK**

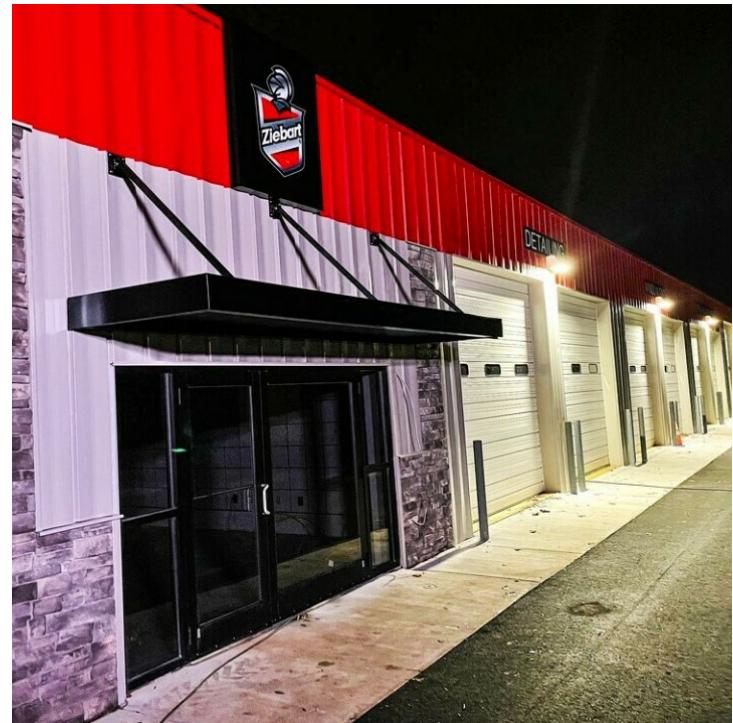
803.312.1908

realtor1691@gmail.com



## Additional Photos

---

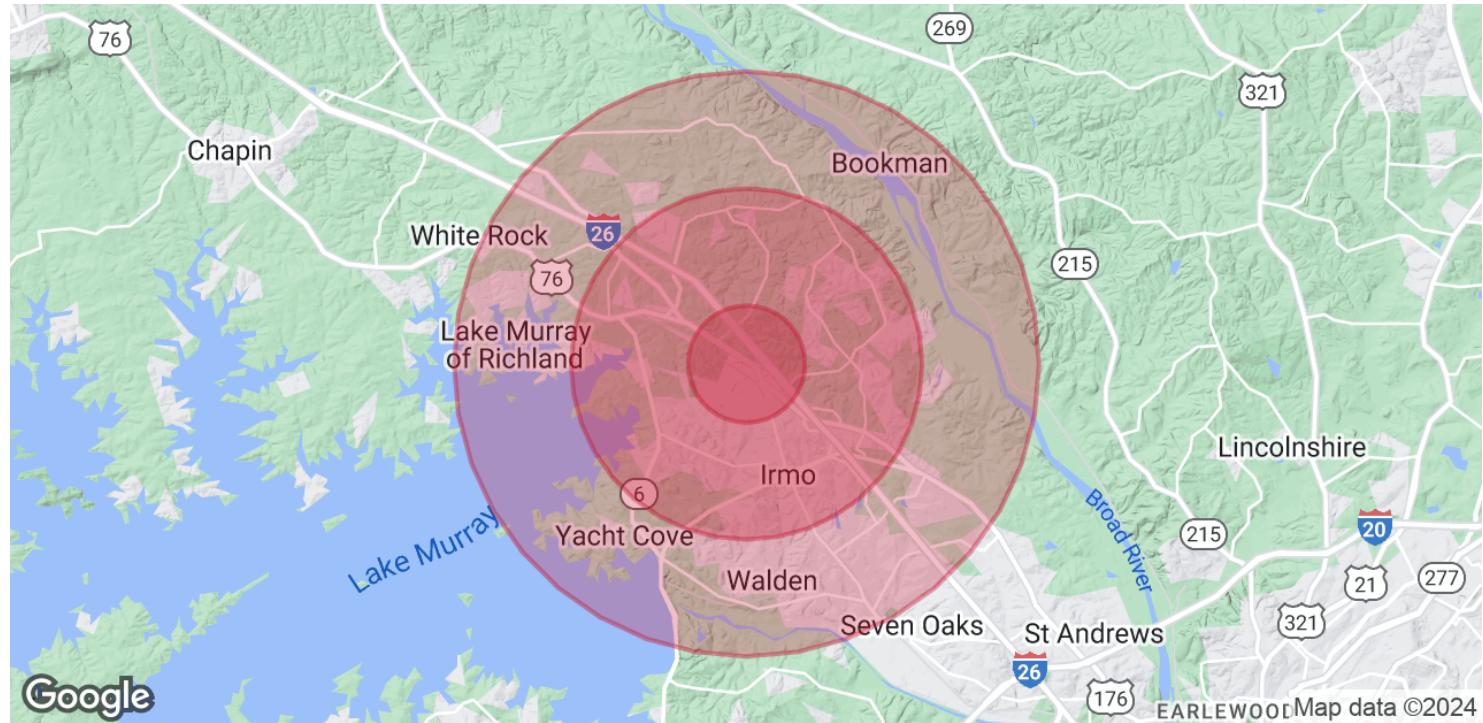
**DAVID BROCK**

803.312.1908

realtor1691@gmail.com



# Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,915	36,668	75,596
Average Age	39.6	40.1	40.3
Average Age (Male)	35.1	37.5	39.0
Average Age (Female)	40.2	41.1	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,878	14,057	30,165
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$81,383	\$93,670	\$90,749
Average House Value	\$214,098	\$222,789	\$211,108

## TRAFFIC COUNTS

22,000/day

2020 American Community Survey (ACS)

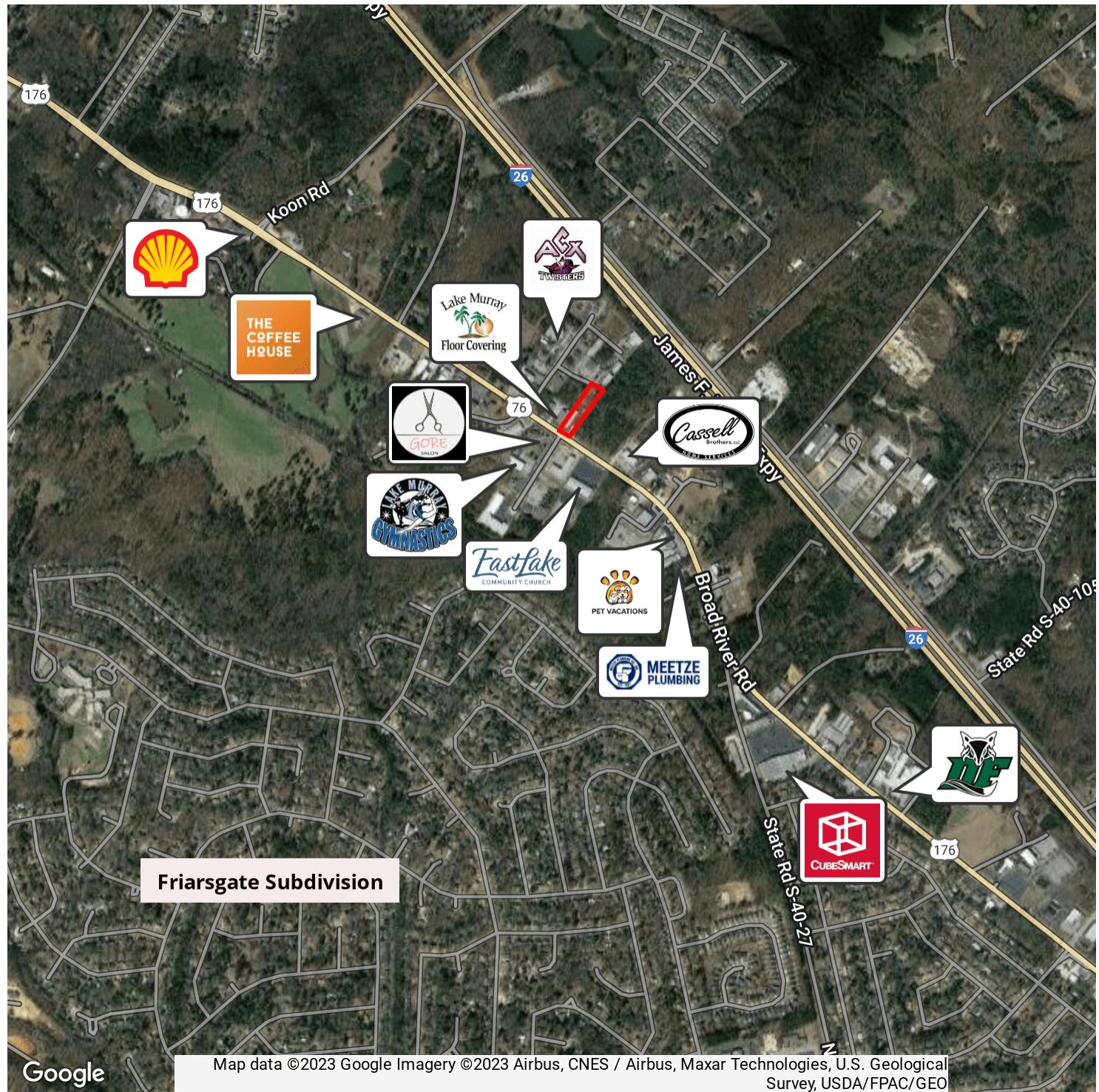
**DAVID BROCK**

803.312.1908

realtor1691@gmail.com



# Retailer Map

**DAVID BROCK**

803.312.1908

realtor1691@gmail.com

