



# 1784 Dutch Fork Road

IRMO, SOUTH CAROLINA 29063



17 AC GROCERY ANCHORED  
DEVELOPMENT PLANNED

Available for Ground Lease or Build-to-Suit  
UP TO ±5.21 ACRES



## PROPERTY OVERVIEW

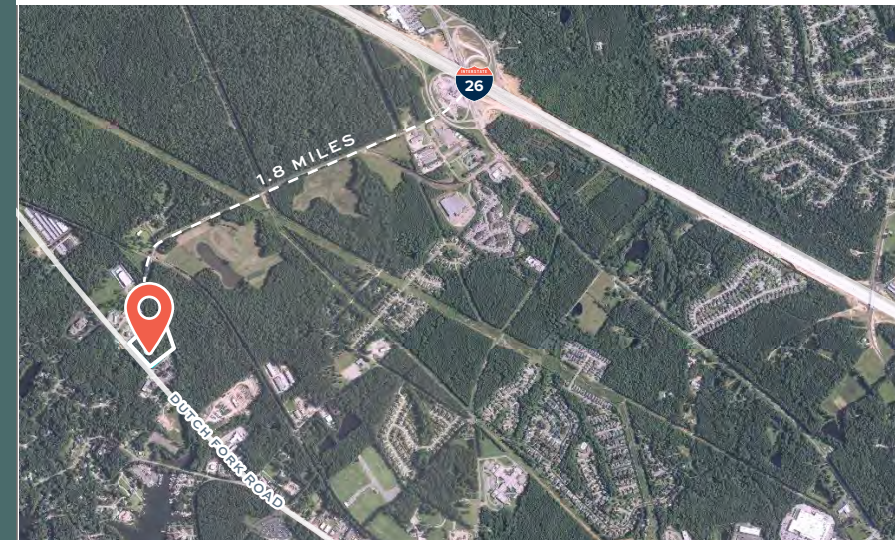
# 1784 Dutch Fork Road

## AVAILABLE FOR GROUND LEASE OR BTS

±5.21 AC Available for ground lease or build to suit near the intersections of Dutch Fork Road and Rauch-Metz Road. This property also sits in close proximity to Lake Murry and I-26 (Exit 97). With multiple planned developments surrounding the site and the rapid residential growth in Chapin, this location is primed for restaurant, retail & medical use.

## PROPERTY DETAILS

ADDRESS	1784 DUTCH FORK ROAD IRMO, SC 29063
AVAILABILITY	±5.21 AC AVAILABLE FOR GROUND LEASE OR BTS (SUBDIVISIBLE)
USE	RETAIL, RESTAURANT, MEDICAL
TMS #	R02505-02-03
ACCESS	DUTCH FORK ROAD
TRAFFIC COUNTS	27,900 (DUTCH FORK ROAD)
LEASE RATE	CONTACT BROKERS FOR DETAILS

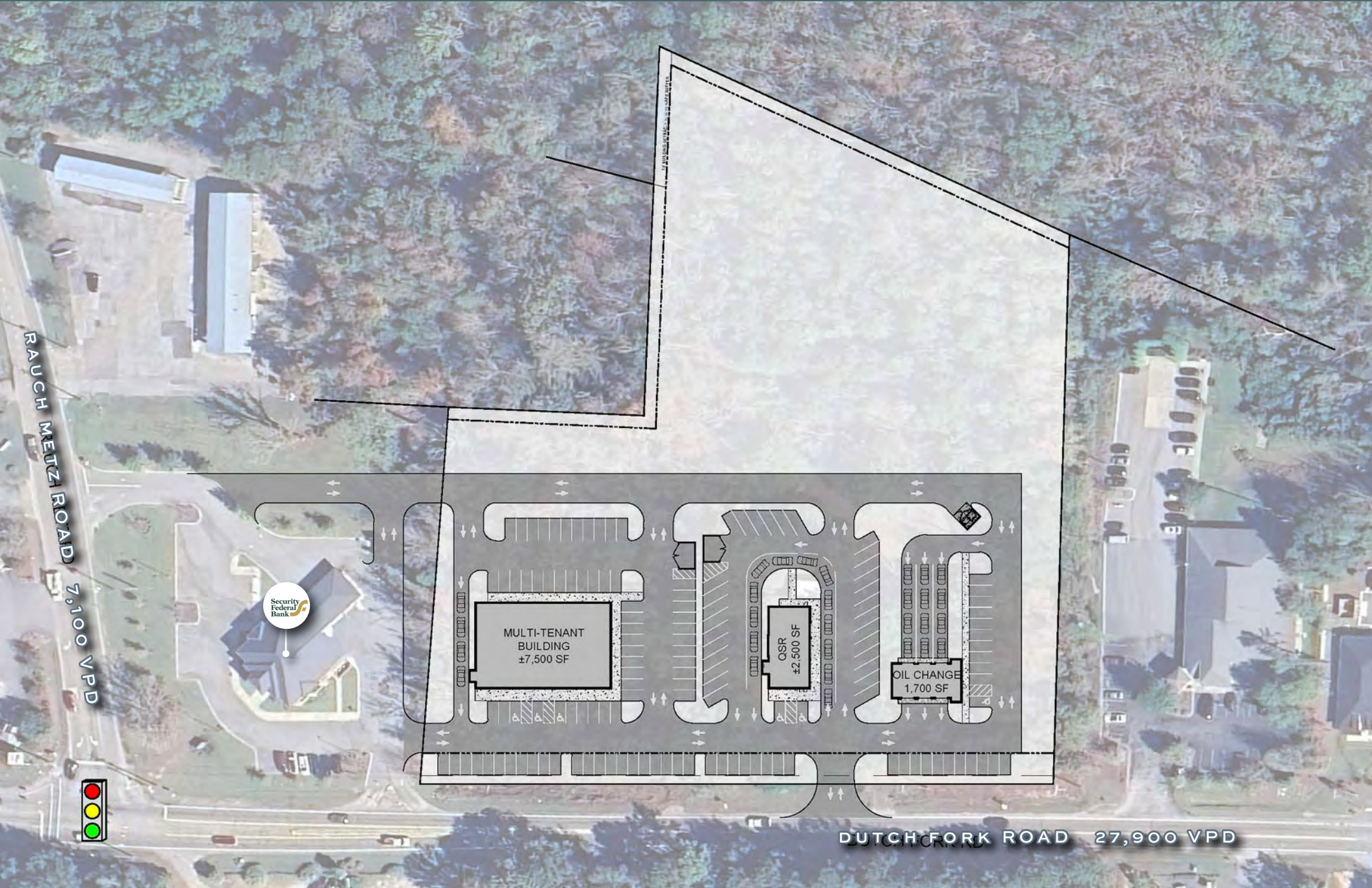


## DEMOGRAPHICS

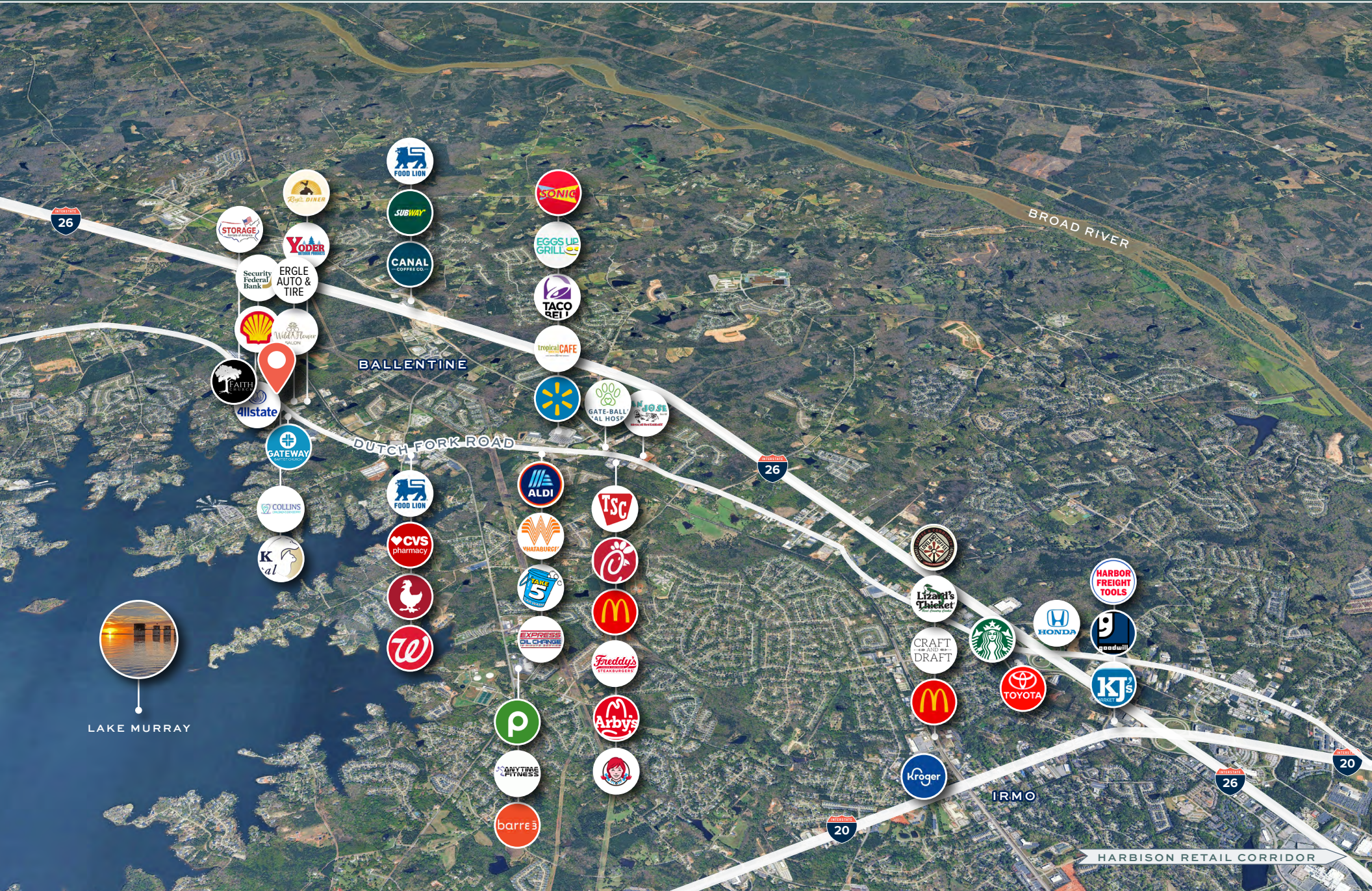
RADIUS	1 MILE	3 MILES	5 MILES
2024 POPULATION	1,931	20,865	50,479
AVG. HOUSEHOLD INCOME	\$147,549	\$135,701	\$124,117
MEDIAN HOUSEHOLD INCOME	\$118,648	\$111,611	\$100,372
HOUSEHOLDS	708	7,538	19,063
DAYTIME EMPLOYEES	657	4,310	9,473



# CONCEPTUAL SITE PLAN









## CONTACT INFO

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## AVAILABLE FOR GROUND LEASE OR BTS

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**BRADEN SHOCKLEY, SIOR | DIRECTOR**

803.567.1373

BSHOCKLEY@TRINITY-PARTNERS.COM



**ROGER WINN, SIOR | PARTNER**

803.567.1455

RWINN@TRINITY-PARTNERS.COM



**WILL MCGREGOR | BROKERAGE ASSOCIATE**

803.567.1912

WMCGREGOR@TRINITY-PARTNERS.COM

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### TRINITY PARTNERS COLUMBIA

1501 Main Street  
Suite 410  
Columbia, SC 29201  
803.567.5454



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