



FOR SALE

±6 Acres | Water & Sewer Available | High Visibility | Adjacent to 10057 Broad River Rd
0 Broad River Rd
Irmo, SC 29063



OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	6 Acres
Price / Acre:	\$208,333
Zoning:	HM
Traffic Count:	21,600

PROPERTY OVERVIEW

This ±6-acre tract, adjacent to 10057 Broad River Road, presents a prime development opportunity in one of Irmo's growing commercial corridors. With public water and sewer available, level topography, and strong visibility along Broad River Road, the property offers excellent potential for retail, office, mixed-use, or service-oriented development. Benefiting from high traffic counts and convenient access to I-26, the site is strategically positioned for users and investors seeking strong exposure, accessibility, and long-term growth in a rapidly expanding market.

PROPERTY HIGHLIGHTS

- 6 acres of level, build-ready land
- Access to water and sewer utilities
- Exceptional visibility with high traffic volume
- Located in a thriving area with growing businesses
- Just minutes from I-26, ensuring easy access
- Ideal for retail, office, or mixed-use development

David Brock

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Photos



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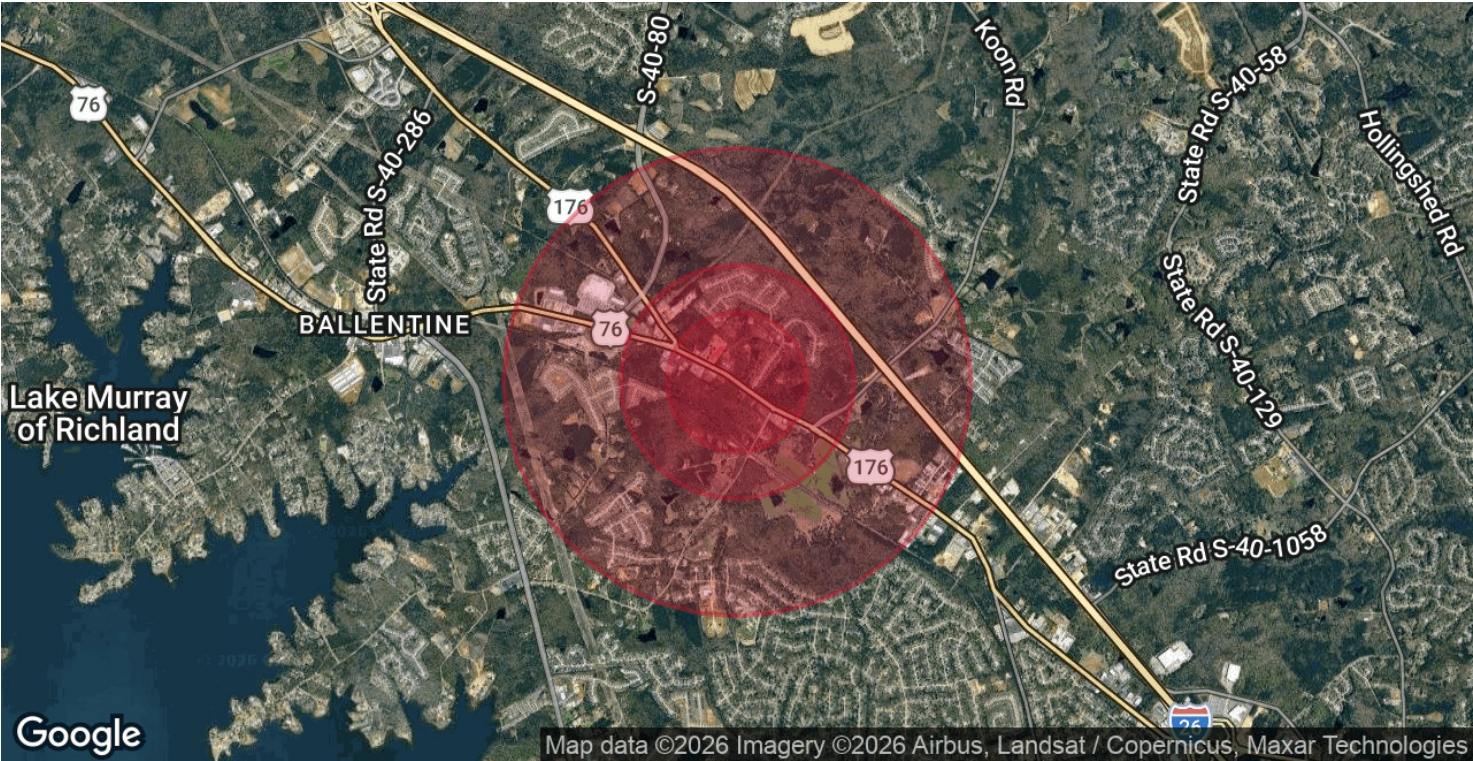
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Wilder Commercial | wildercommercial.com | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	96	475	2,461
Average Age	38	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	39

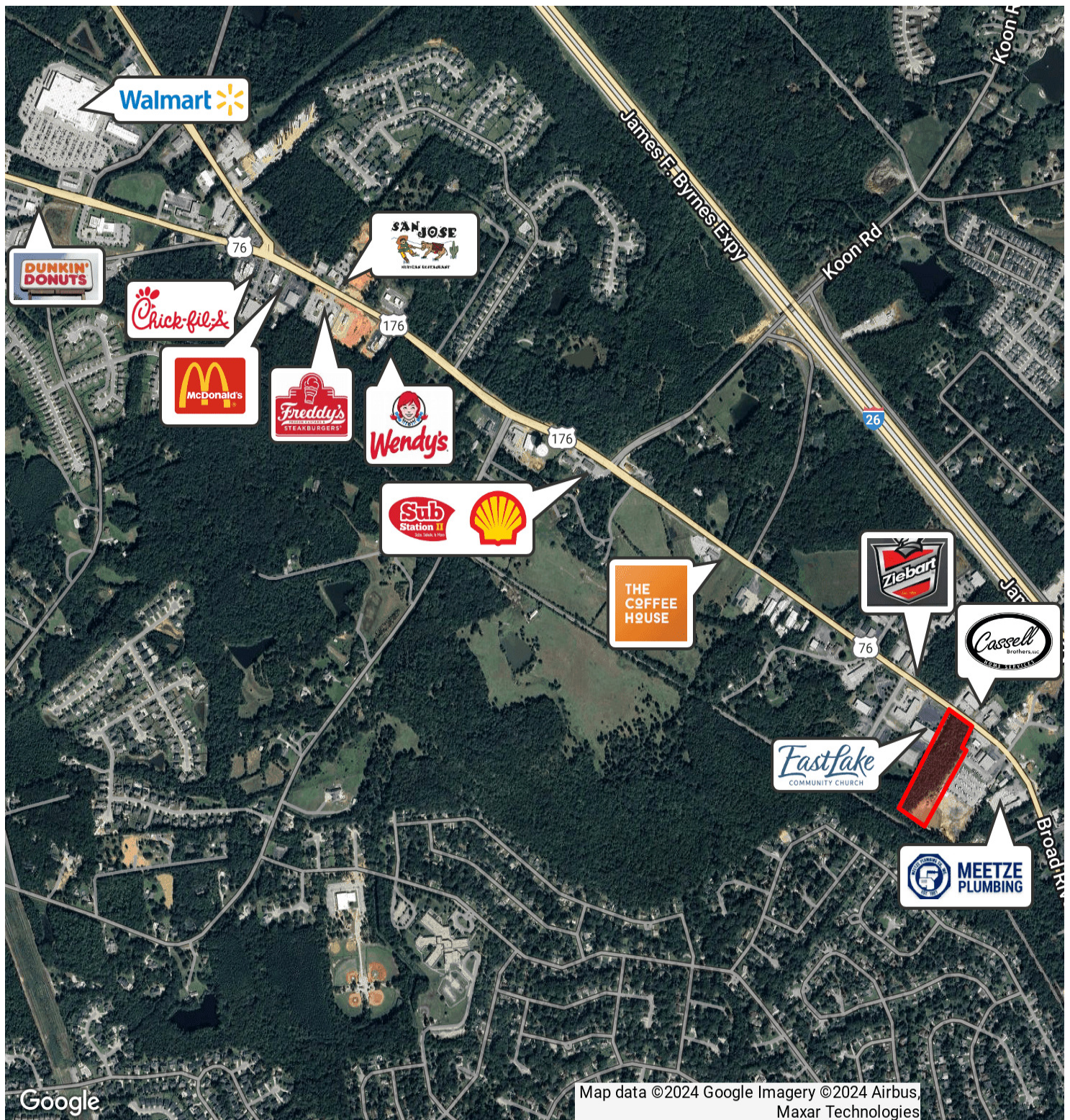
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	32	158	878
# of Persons per HH	3	3	2.8
Average HH Income	\$163,883	\$160,812	\$142,699
Average House Value	\$452,930	\$443,283	\$378,265

2020 American Community Survey (ACS)

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Retailer Map



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