

Colliers



±1,904 SF Retail Space
Located on Broad River Rd

RETAIL BUILDING | FOR LEASE

ASKING RATE:

\$21 PSF NN



High traffic count
of 14,600 VPD
on Millwood Ave



Located within the
Publix-rooted
Kennerly Crossing
Shopping Center



In close
proximity to
Interstate 26

Accelerating success.



Dutch Fork Business Park

ALLIEDUNIVERSAL[®]

TRUGREEN[®]

lifewaymobility

Signal Technologies



Window World

IMCS



Walgreens

Kennerly Crossing

Publix



MURPHY EXPRESS



For Lease | 7326 Broad River Rd

Demographics



Population

1 mile: ±6,296
3 miles: ±42,082
5 miles: ±90,652



Daytime Pop.

1 mile: ±7,899
3 miles: ±48,108
5 miles: ±91,289



Apparel & Services

Consumer Spending | 5 miles
2024: \$80,238,162
2028: \$98,172,045



Food & Beverage

Consumer Spending | 5 miles
2024: \$370,168,251
2028: \$452,924,195



Excellent frontage on Broad River Rd with traffic count of 14,600 vehicles per day

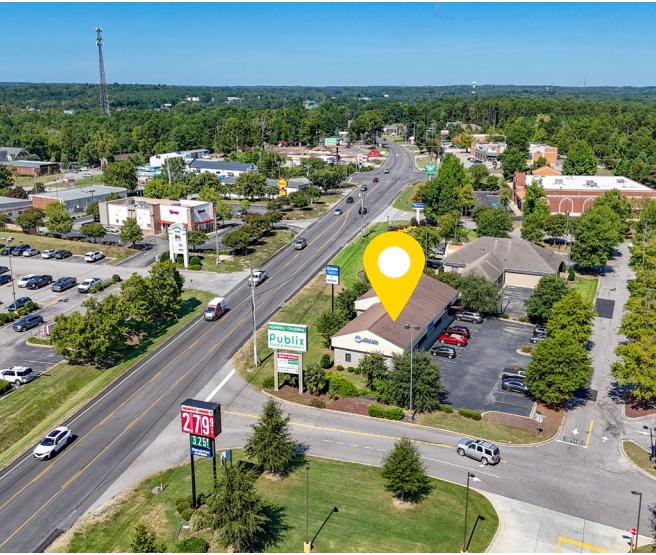
This 1,904-square-foot office and retail space is located in the heart of Irmo's thriving Broad River Rd retail corridor with traffic counts of 14,600 vehicles per day. The building sits within the Publix shopping center, offering high visibility and steady foot traffic from surrounding national and local retailers.

The property includes a flexible floor plan, making it ideal for professional services, boutique retail or customer-facing businesses. It is conveniently located near Dutch Fork schools and just minutes from Interstate 26, providing easy access for both customers and employees.

- 1,904-square-foot space located in the Publix shopping center with strong visibility and steady foot traffic
- Positioned along Broad River Road's thriving retail corridor with daily traffic counts of 14,600 vehicles
- Minutes from Interstate 26 and near Dutch Fork schools, offering convenient access for customers and employees

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Property Images





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