

2 OUT-PARCELS AVAILABLE
SALE or GROUND LEASE



10534 Broad River Road
Irmo, South Carolina (Columbia MSA)

 **CYPRESS**
Commercial & Investment Real Estate

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Company Overview

Our team of real estate veterans specializes in single-tenant, net leased and other investment properties for private and corporate investors and general commercial brokerage.

Whether the property is retail, industrial or commercial, we work with clients one-on-one to deliver intelligent strategies that help buyers and sellers meet their goals.

From property evaluation and market assessment to dealing with closing attorneys, third-party service providers, lenders and documentation, our experience and personal service add value to every transaction. We work with integrity, loyalty and transparency to earn our clients' trust and build long-term relationships.



DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Property Overview

HIGHLIGHTS

- Two (2) 0.6+/- AC Prime Retail Development Sites
- Located in front of New Ace Hardware (coming 2026)
- Excellent Location in Booming NW Columbia Submarket Ballentine/Irmo/Lake Murray
- Frontage on Broad River Rd.
- Perfect for a Developer or Owner/User
- Area has Limited General Commercial Land Availability and Low Vacancy
- Close Proximity to Chapin, Ballentine, Irmo & I-26
- Top Growth Market in Columbia with Major Residential Growth
- High Traffic: Broad River Rd.- 22,100 VPD
- Road widening to 4-lanes due to heavy traffic increase and high growth
- Full access ingress/egress onto Broad River Rd.

PURCHASE PRICE

Contact Broker

Property Highlights



PROPERTY	Two (2) Out-Parcels of Land
LOCATION	10534 Broad River Rd., Irmo, SC
COUNTY	Richland
ZONING	General Commercial
UTILITIES	City of Columbia Water & Sewer Dominion Energy Electric & Gas

INFORMATION

High traffic development sites in NW Columbia, SC. Surrounded by National Credit Retail- Wal-Mart, Aldi, Starbucks, Tractor Supply, Chick-fil-A, Freddy's, Arby's, Taco Bell, Biscuitville and Wendy's. Brand New construction Safe Federal Credit union located next door and Ace Hardware to build on the back half of this property. Great site for retail with road being expanded to 4-lanes.



3,300

3,300 SF
(can fit up to 3,300 SF Bldg)



0.6

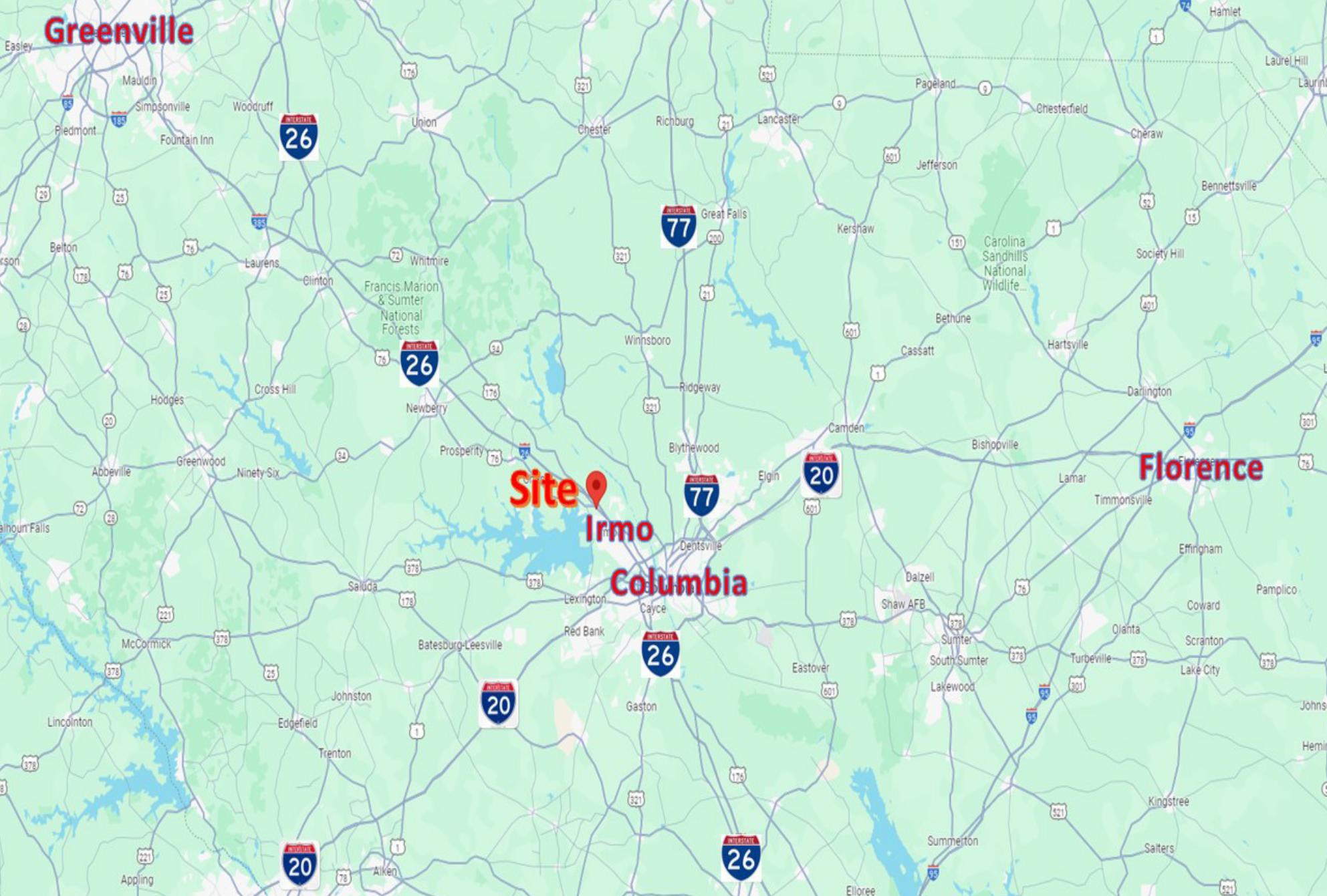
0.6+/- AC Each



22,100

Traffic Count

Greenville

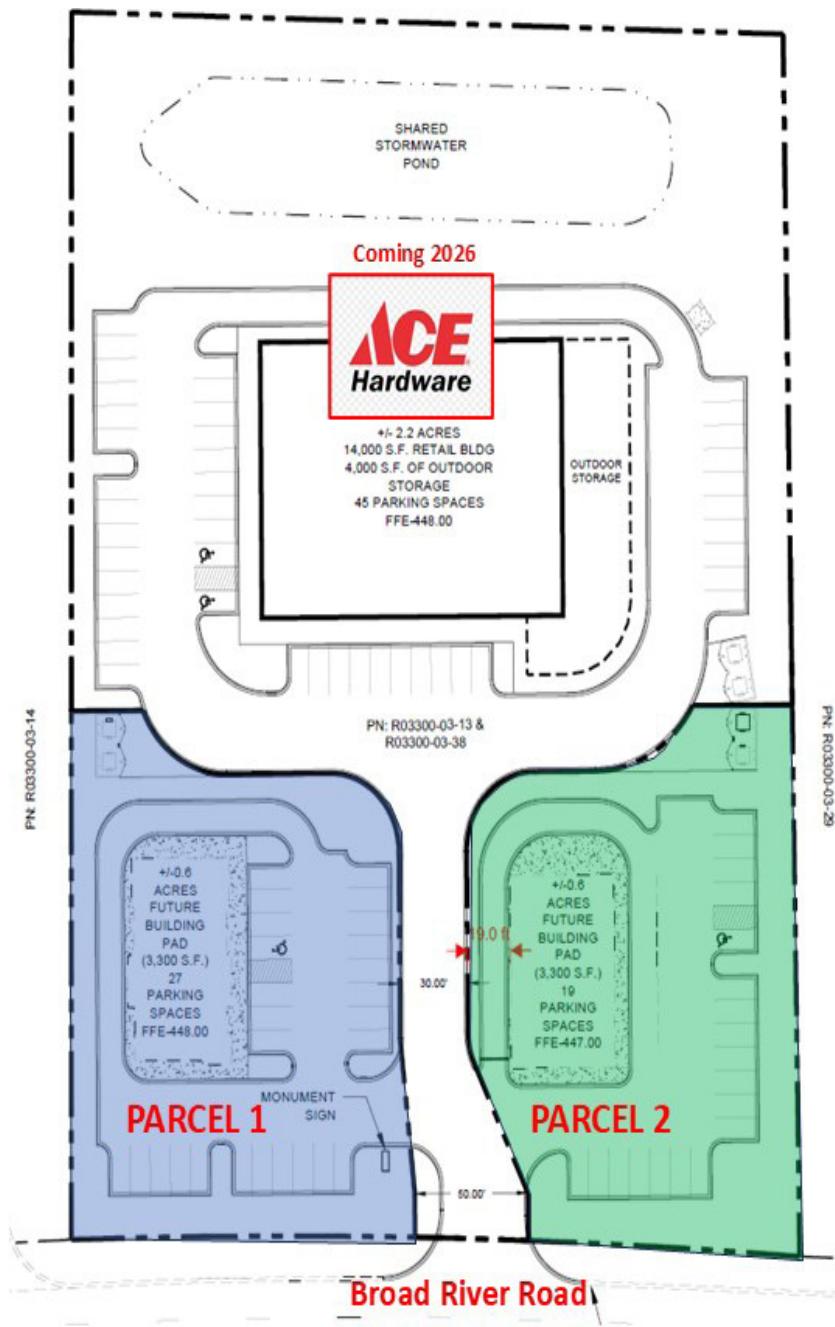






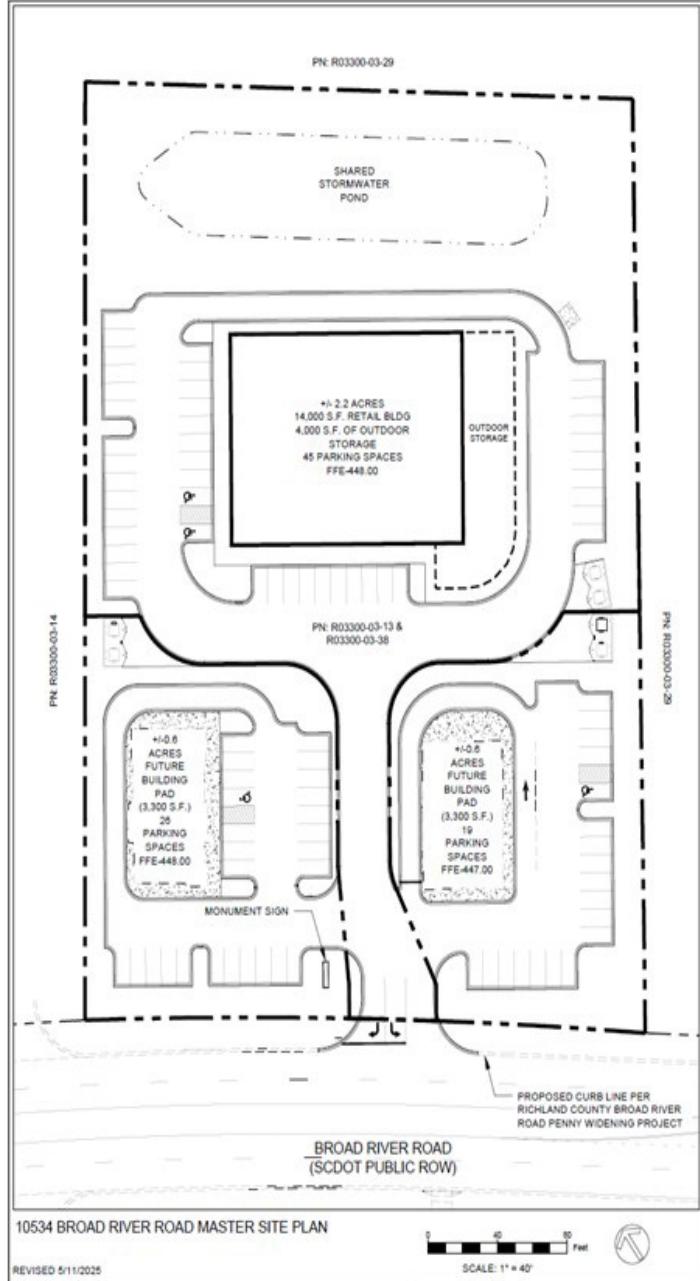


Site Grading Aerials

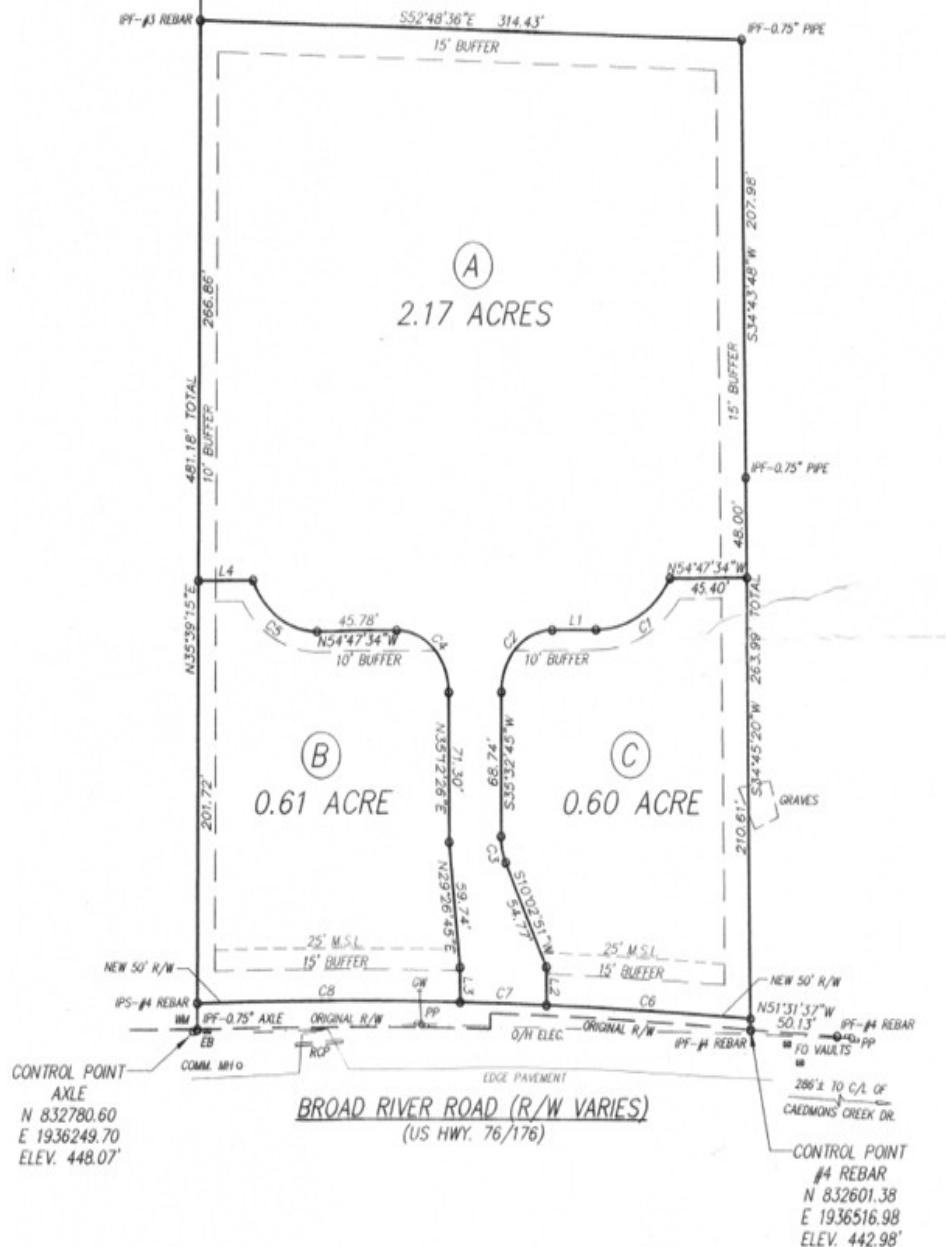


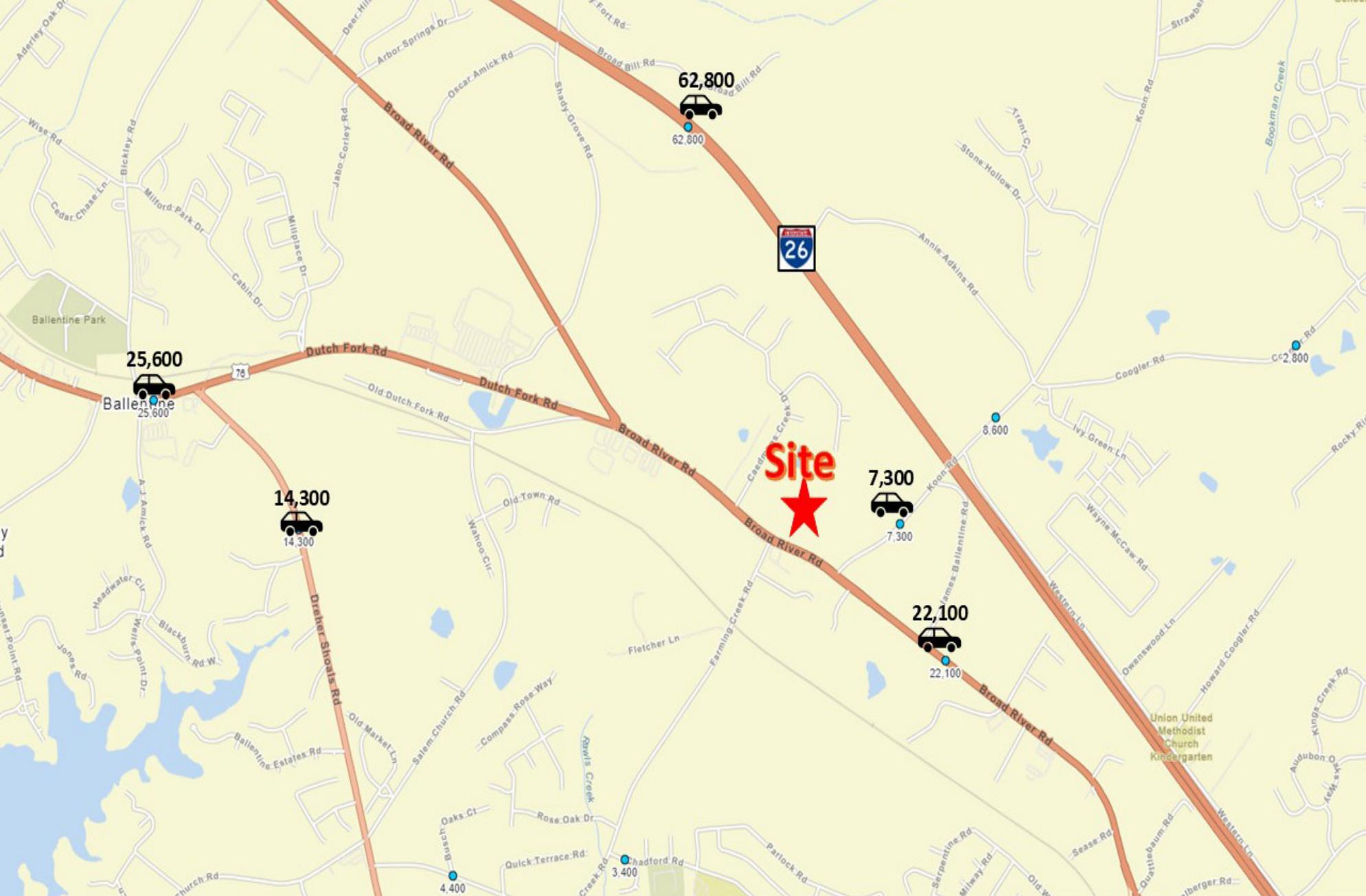
Proposed Site Plan

Proposed Site Plan

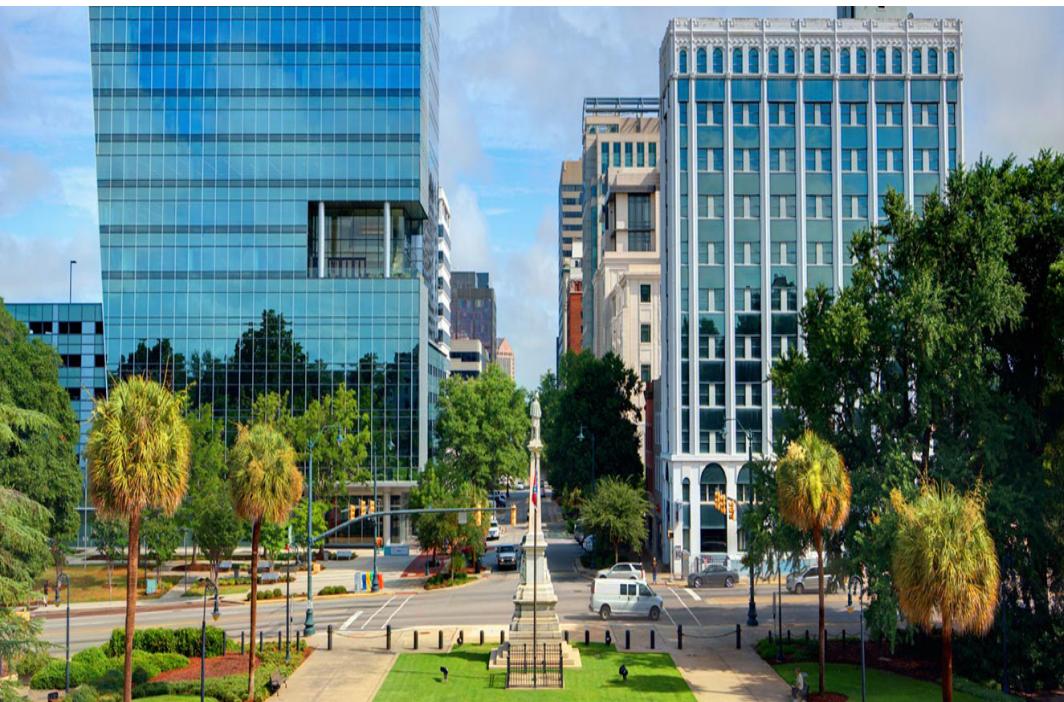


Proposed Site Plan





Traffic Count Map



COLUMBIA

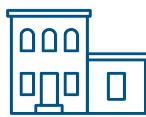
SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



Small-Town
Charm



Convenient
Location



Family
Friendly

Demographics

Population

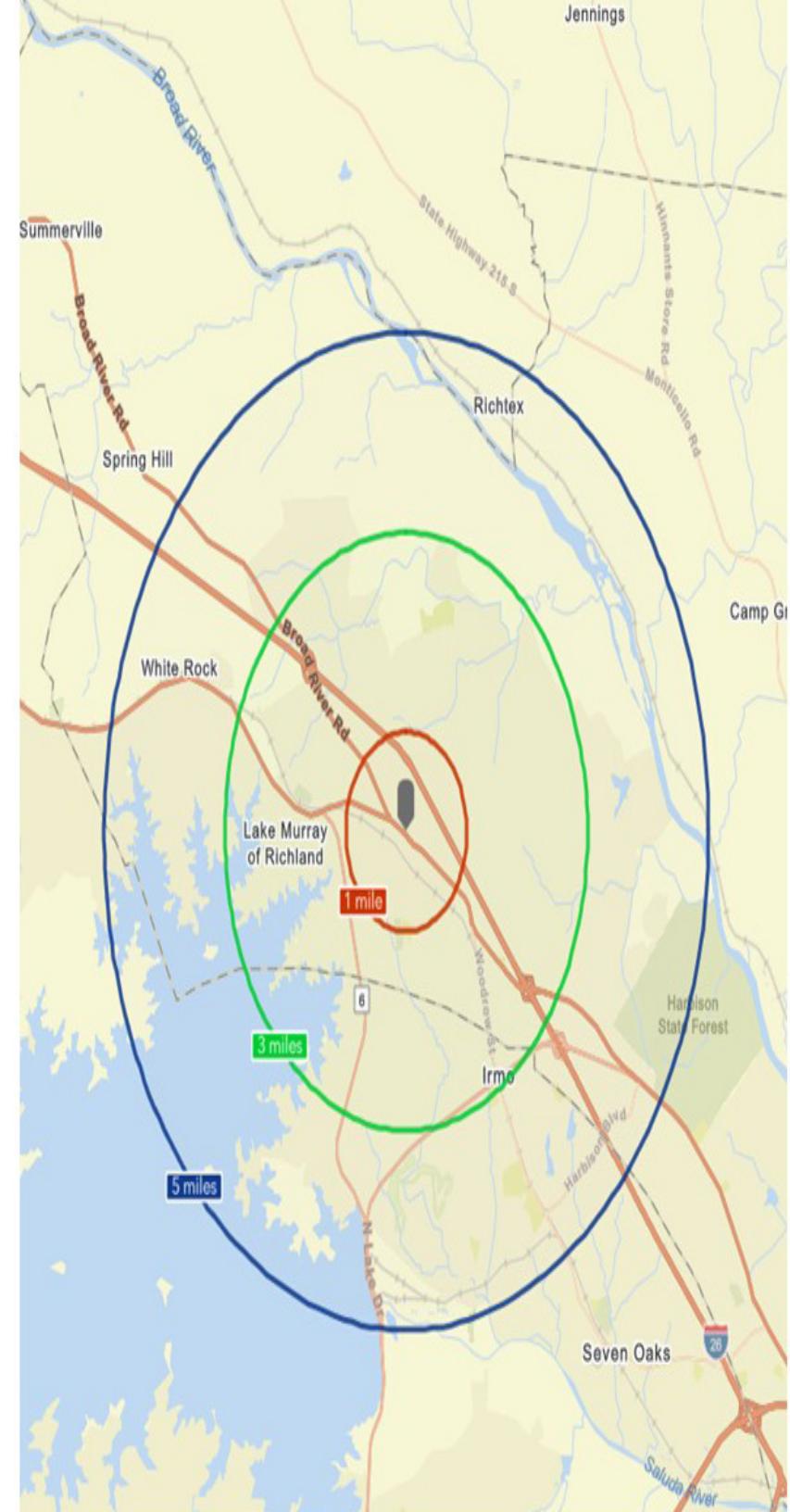
POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	2,380	32,754	72,534
2025 Population	2,156	31,812	70,796
2020 Population	1,743	30,660	68,392
2010 Population	1,146	27,876	60,601
Growth Rate 2010-2020	4.28%	0.96%	1.22%
Growth Rate 2020-2025	5.13%	0.87%	0.82%
Growth Rate 2025-2030	2.00%	0.59%	0.49%

Households

2025 Total Households	728	12,361	28,660
2030 Projected Total Households	811	12,883	29,742
2010-2020 Annual Rate	4.35%	1.51%	1.57%
2020-2025 Annual Rate	5.55%	1.21%	1.11%
2025-2030 Annual Rate	2.35%	0.96%	0.82%

Average Income

2025 Median Household Income	\$102,097	\$104,271	\$96,389
2025 Average Household Income	\$157,235	\$140,899	\$126,754





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