

GROUND LEASE: ±5.35 ACRES TOTAL - VARIOUS OUTPARCELS



Broad River Road & Western Lane

Irmo, South Carolina



Property Features

Location

The four properties are located in the established and rapidly growing Irmo/Harbison market (Columbia MSA) with prime exposure to Interstate 26. I-26 is undergoing expansion all along the roadway and in three construction segment phases. The \$1.3 billion project, anticipated for completion in December 2024, will enhance traffic flow and accessibility, significantly benefiting businesses in the area.

Harbison is populated with numerous restaurants and retail stores including Columbiana Centre, the dominant shopping center for the Columbia MSA, which has $\pm 788,103$ SF of retail space. The future site of Dick Smith Nissan is only partially within the Harbison jurisdiction. The four outparcels are in the Town of Irmo.

Property Size

Total property size is ± 5.35 acres.

Four parcels available:

- ± 1.25 acres - 902 Western Lane
- ± 1.22 acres - 7511 Broad River Road
- ± 1.34 acres - 910 Western Lane
- ± 1.54 acres - 930 Western Lane

Zoning

LM - Light Manufacturing District (Town of Irmo)

Traffic Counts

Interstate 26: 81,600 VPD

Broad River Road: 14,600 VPD

Pricing

Address	TMS #	Acreage	Annual Lease Rate
902 Western Lane	R03916-01-15	±1.25	\$95,000/acre
7511 Broad River Road	R03916-01-12	±1.22	\$90,000
910 Western Lane	R03916-01-14	±1.34	\$85,000
930 Western Lane	R03916-01-21	±1.54	\$75,000

Demographic Profile

Broad River Road & Western Lane Irmo, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2023 Age Dist.				Median Household Income			
2020 Census	6,411	48,090	113,505	0 - 4	6.1%	5.9%	5.7%	2023 Estimate	\$51,308	\$53,157	\$58,641
2023 Estimate	6,543	48,923	117,068	5 - 9	5.8%	6.0%	6.0%	2028 Projection	\$55,154	\$58,758	\$66,529
2028 Projection	6,611	49,418	119,155	10 - 14	5.6%	6.0%	6.1%				
% Chg. 2022-2027	1.0%	1.0%	1.8%	15 - 19	6.4%	5.8%	6.6%	Average Household Income			
				20 - 24	7.7%	6.9%	8.5%	2023 Estimate	\$70,856	\$81,592	\$85,659
Households				25 - 34	15.4%	15.1%	14.6%	2028 Projection	\$80,325	\$92,716	\$97,558
2020 Census	2,767	20,594	44,223	35 - 44	13.9%	14.1%	13.9%				
2023 Estimate	2,838	21,103	46,004	45 - 54	10.5%	11.0%	11.2%	Per Capita Household Income			
2028 Projection	2,901	21,561	47,345	55 - 64	11.2%	11.5%	11.4%	2023 Estimate	\$30,706	\$35,016	\$34,584
				65 - 74	9.7%	10.3%	9.7%	2028 Projection	\$35,207	\$40,210	\$39,680
Families				75 - 84	5.6%	5.3%	4.7%				
2010 Census	1,480	11,862	26,704	85+	2.1%	2.1%	1.7%	2023 Household Income Dist.			
2023 Estimate	1,686	12,791	29,701					Less than \$15,000	12.3%	14.2%	12.3%
2028 Projection	1,716	13,012	30,485	Median Age				\$15,000 - \$24,999	7.6%	7.4%	6.3%
				2010 Census	35.4	35.3	33.4	\$25,000 - \$34,999	16.1%	10.5%	8.7%
2023 Housing Data				2023 Estimate	37.0	37.9	36.8	\$35,000 - \$49,999	12.3%	14.7%	14.6%
Owner Occ. Housing Units	1,457	11,671	28,985	2028 Projection	36.4	38.5	36.8	\$50,000 - \$74,999	21.7%	18.2%	18.4%
Renter Occ. Housing Units	1,366	9,432	17,019					\$75,000 - \$99,999	12.4%	11.9%	13.1%
				Average Household Size				\$100,000 - \$149,999	10.5%	12.1%	14.3%
2023 Business Data				2020 Census	0.00	0.00	0.00	\$150,000 - \$199,999	3.5%	5.0%	6.6%
Total Businesses:	363	1,599	3,298	2023 Estimate	2.27	2.28	2.39	\$200,000 and Up	3.7%	6.0%	5.7%
Total Employees:	3,796	20,307	43,544	2028 Projection	2.24	2.26	2.37				