

FOR SALE

6 ACRES

0 Broad River Rd
Irmo, SC 29063

DAVID BROCK

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LAND
FOR SALE



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 property offers exceptional potential for development, featuring water and sewer availability, high traffic exposure, and excellent visibility in a thriving area. With level topography and a location just minutes from I-26, it is perfectly positioned for commercial or mixed-use projects. The site's accessibility and prime location make it an unparalleled investment opportunity.

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



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Photos



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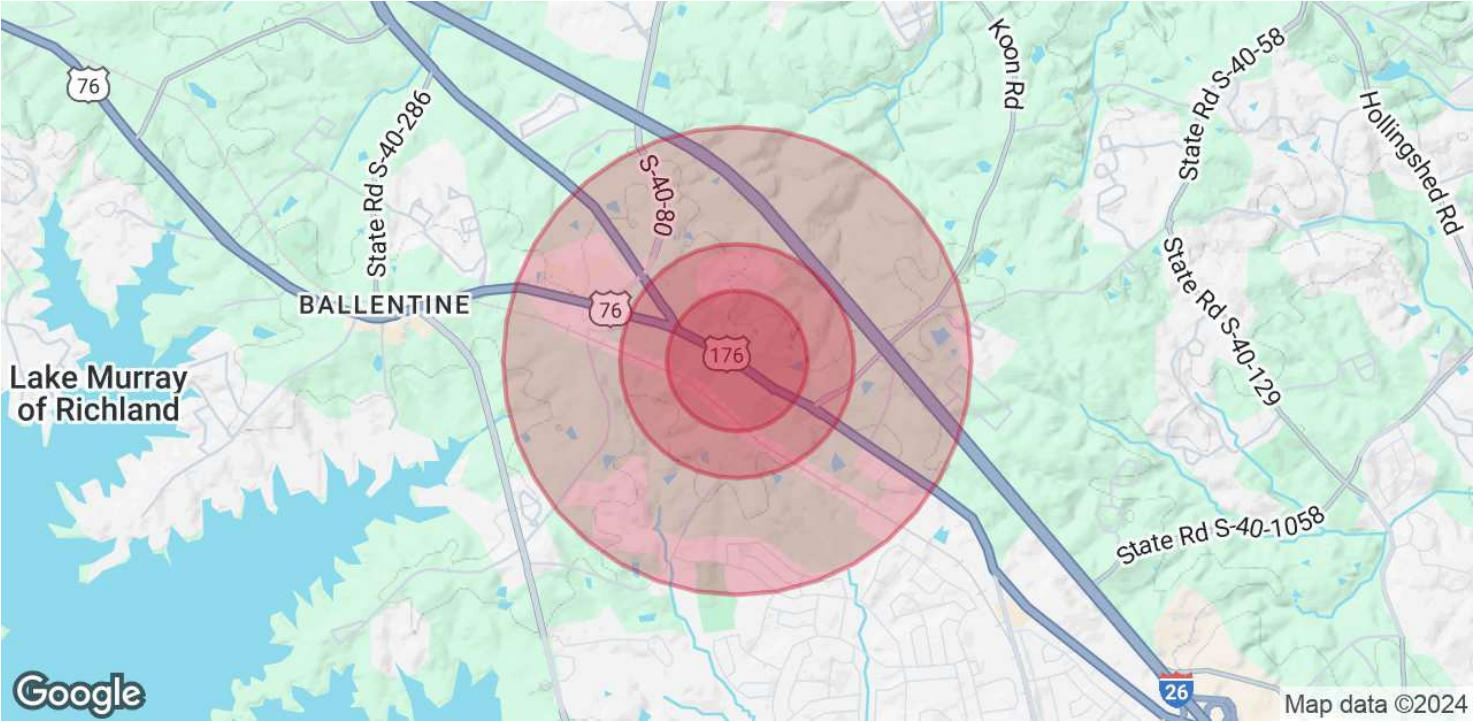


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Demographics Map & Report



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

Demographics data derived from AlphaMap



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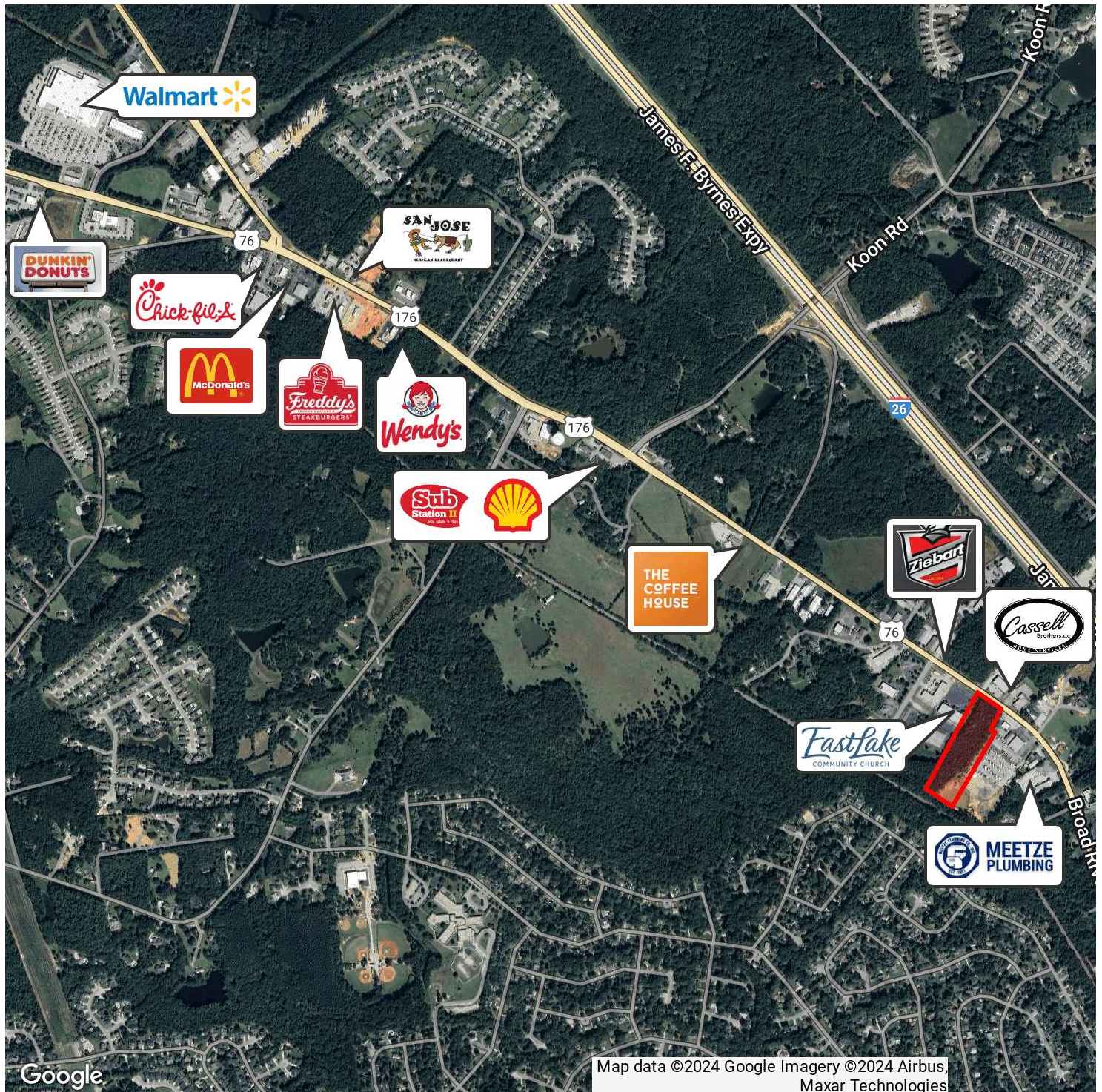


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Retailer Map



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