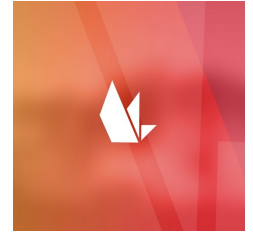


FOR LEASE

Retail/Office/Flex Space in Irmo

8000 BROAD RIVER RD. IRMO, SC 29063



PROPERTY INFO

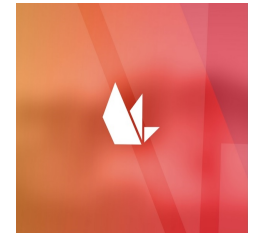
- + $\pm 1,500$ – $\pm 6,000$ SF available for lease in Irmo
 - Two spaces currently divided as $\pm 4,500$ & $\pm 1,500$ SF suites but can be combined or subdivided to meet tenant needs
- + Excellent retail, office or flex space
- + Space is currently built out with 3 offices, break room, conference room, copy room/work room and storage area
- + Fenced parking in rear
- + High visibility on busy Broad River Rd
- + Located in growing Irmo submarket with easy access to I-26
- + Pylon signage on Broad River Rd available
- + Traffic Count on Broad River Rd: 16,200 VPD
- + Contact broker for lease rates



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Primary office/retail space



Sample office



Conference Room



Secured parking in rear



Storage area with high ceilings



Additional work room

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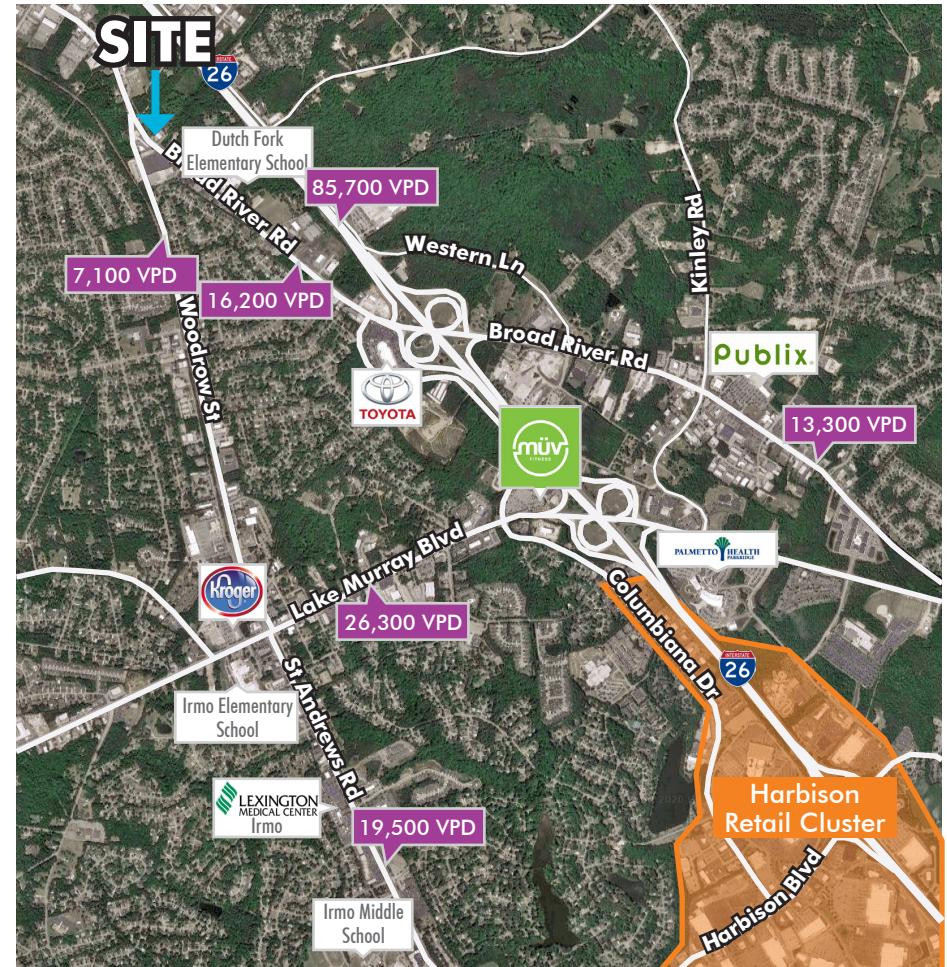
Demographics

	1 Mile	3 Miles	5 Miles
Population	7,188	45,196	75,308
Average Household Income	\$71,750	\$96,615	\$95,385
Households	2,677	17,071	28,968
Median Age	37.1	39.3	40.0

CONTACT US

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