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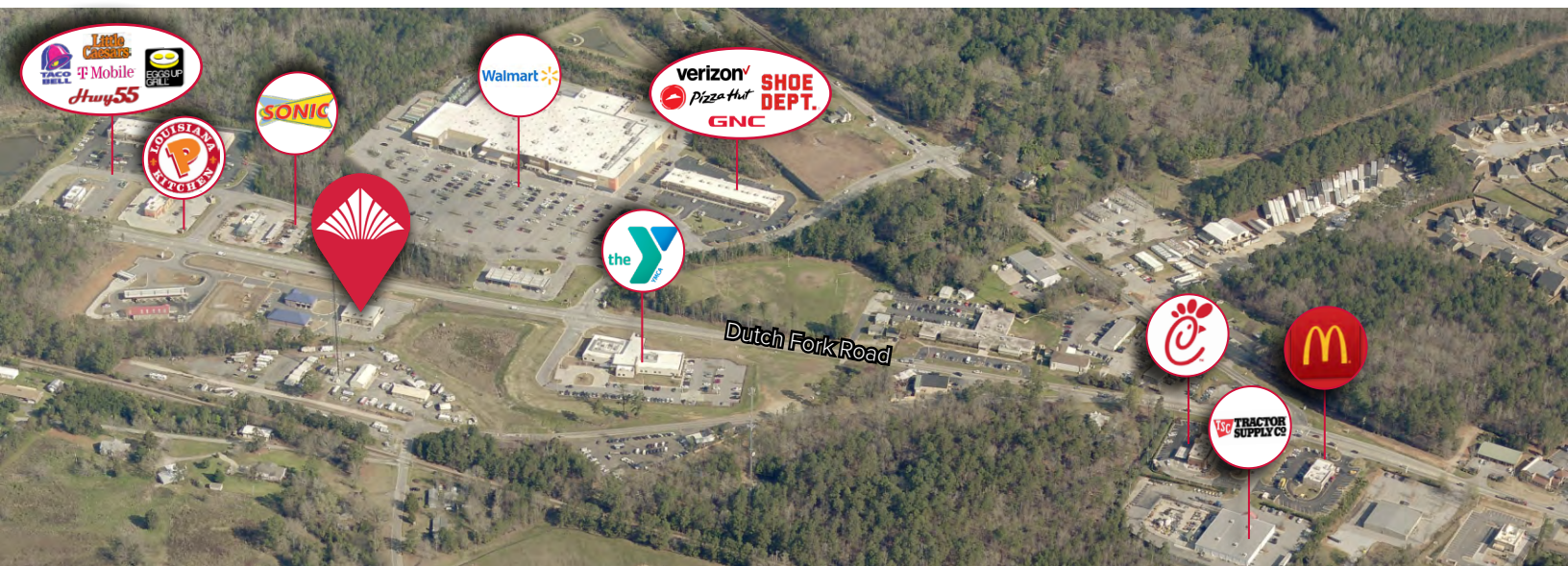
Dutch Fork Road



IRMO, SOUTH CAROLINA 29063



- ±1,200 sq. ft. of Office/Retail space available for lease near Ballentine in the Dutch Fork/Irmo submarket of Columbia
- Located in a growing retail corridor across from a Walmart Supercenter on Dutch Fork Rd. with traffic counts in excess of 23,000 Vehicles Per Day (2020)
- Newly-developed retailers in the area include McDonald's, Chick-fil-a, Sonic, Freddie's, Popeye's, and Taco Bell
- Just ±2.2 miles from the Peak exit on Interstate 26 and proximate to Lake Murray, a major recreational destination in central South Carolina
- **LEASE RATE: \$25.00 PSF NNN**



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The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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Income Demographics

	2-mile	5-mile	10-mile
Avg Household Income	\$97,282	\$98,499	\$87,080
Median Household Income	\$76,450	\$79,018	\$67,504

Population Demographics

	2-mile	5-mile	10-mile
2020 Population	12,920	65,333	176,121
2025 Projection	13,613	68,236	184,978
Median Age	37.3	39.6	39.1

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