



RETAIL SPACE AVAILABLE FOR LEASE | TI Available

7210 BROAD RIVER ROAD

Irmo, South Carolina 29063

Presented By:

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LOCATION: The property is well-located on Broad River Road in the Irmo/Dutch Fork Submarket and sees traffic counts in excess of 12,500 VPD.

Excellent visibility and frontage on Broad River Road.
Less than 0.5 miles to I-26 which is trafficked by an average of 91,500 VPD.

Close proximity to Palmetto Health Baptist Parkridge.

AVAILABILITY: ♦ ±1,500 SF - ±3,000 SF Available For Lease

- ♦ Pylon Signage
- ♦ Ample parking
- ♦ Adjacent to Publix and Food Lion
- ♦ Located at a signalized intersection
- ♦ Suites F & G can be combined

TENANTS: ♦ Papa Gio's

- ♦ Nationwide Insurance
- ♦ Children's Dentistry

LEASE RATE: ~~\$14.00 PSF NNN~~
\$12.50 PSF NNN

**Landlord is willing to provide Tenant Improvement Allowance*

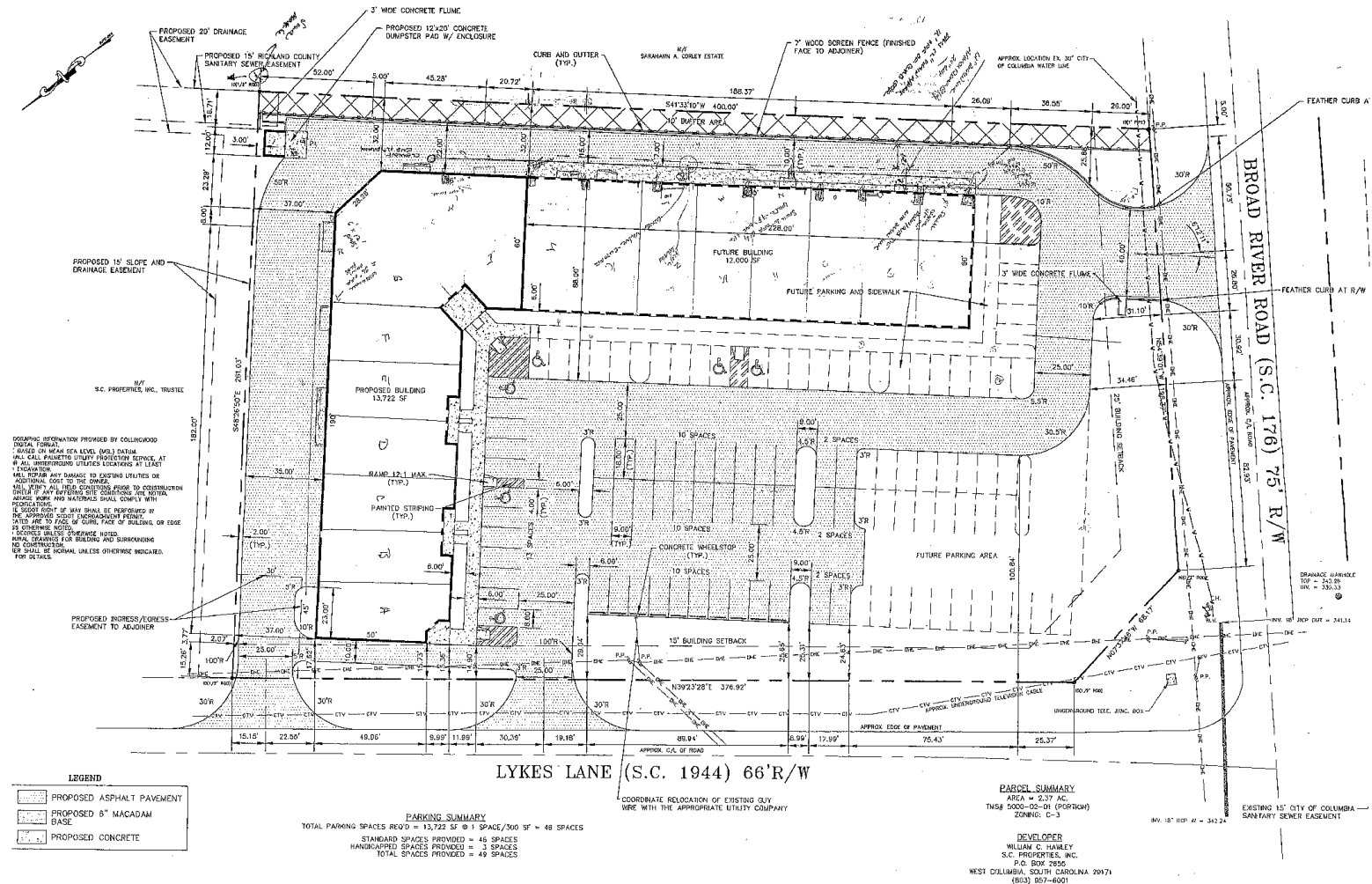


Unit (s)	Lease	Area
A	Salon Connectons	1,500 SF
B	Warren Rehab Group	1,300 SF
C	Spectacle Tinting	1,500 SF
D	VACANT	1,500 SF
E	World Finance Company of SC	1,500 SF
F	VACANT	1,500 SF
G	VACANT	1,500 SF
H	Capital Produce Distributors	1,675 SF
I	VACANT	1,500 SF
JK	Gregory J. Wych, DDS	3,000 SF
L	LEASED	1,500 SF
MN	7210 Irmo Dental, P.C.	3,000 SF
O	Nice Spa, LLC	1,500 SF
P	Beauty Unlimited, LLC	1,500 SF
Q	Papa Gio's of Irmo	1,500 SF

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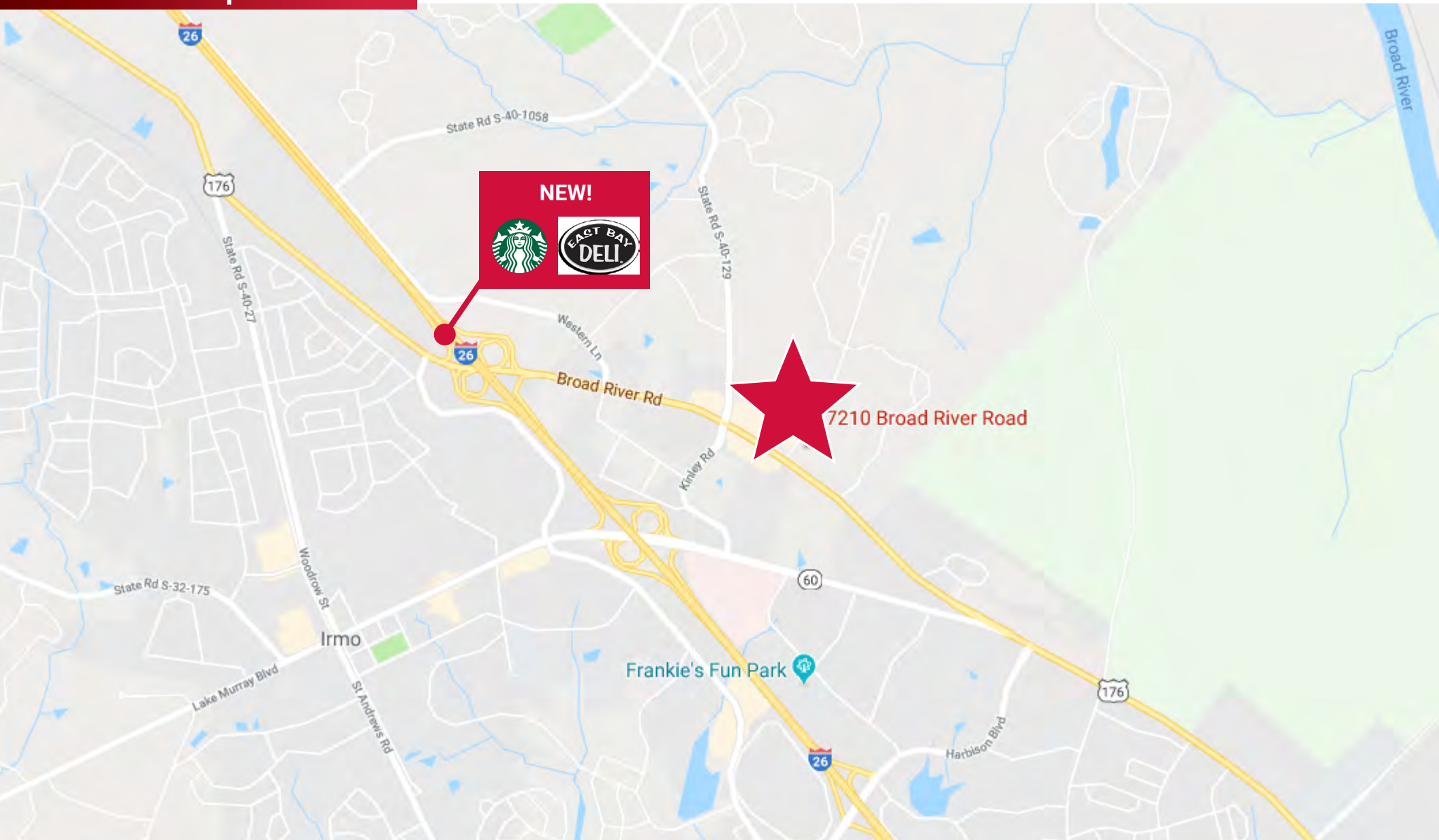


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Location Map



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Attraction Aerial

