

FOR SUBLEASE

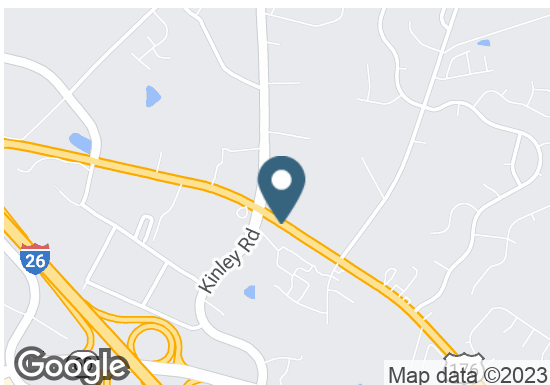
Former Rite Aid - Broad River Rd, Irmo, SC

7338 Broad River Rd | Irmo, SC



Overview

BUILDING SIZE	14,237 SF
LEASE END DATE	6/30/2024
RATE	\$9.00 SF/yr (MG)



Description

- Former Rite Aid building
- Irmo's lakefront community was recognized in 2018 as one of the safest cities in SC, sitting on Lake Murray
- Freestanding building in the heart of Irmo's neighborhood shopping destination, Broad River Road featuring Food Lion & Publix
- Less than 1.5 miles away from Irmo's mall, the Columbia Centre, and other big box retail
- All offers are subject to approval by Walgreens Real Estate Committee

Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$58,832	\$65,123	\$60,174
Average HH Income	\$76,252	\$82,307	\$79,674
Households	2,046	18,296	34,364
Current Population	4,772	45,930	90,396

Year: 2017 | Source: ESRI

Contact

SCOTT TIERNAN

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Traffic Counts

Broad River Rd	13,500 VPD
Kennerly Rd	16,000 VPD
I-56/James Byrnes Expy	76,800 VPD
Lake Murray Blvd	31,200 VPD

Year: 2017 | Source: SCDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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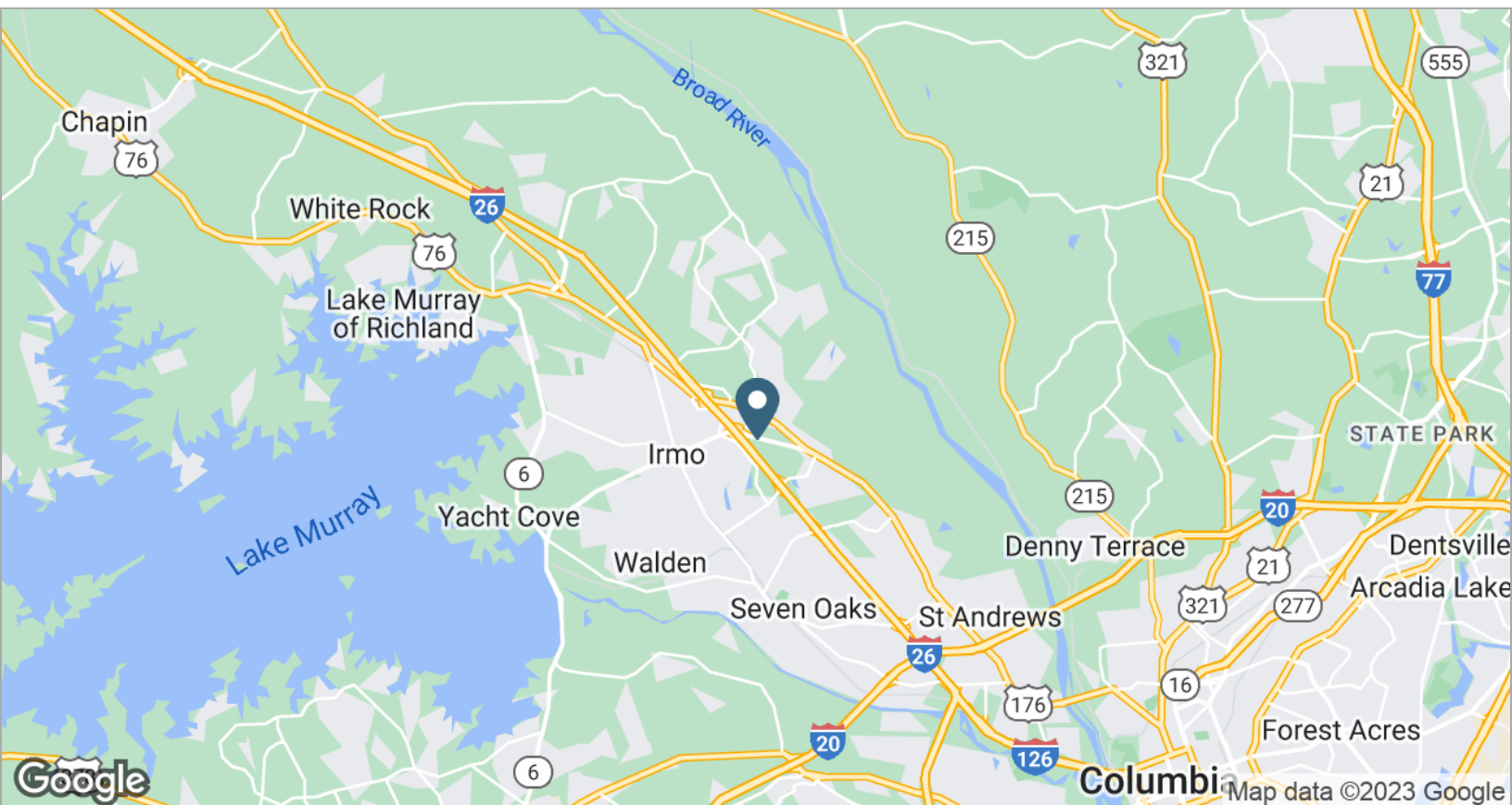
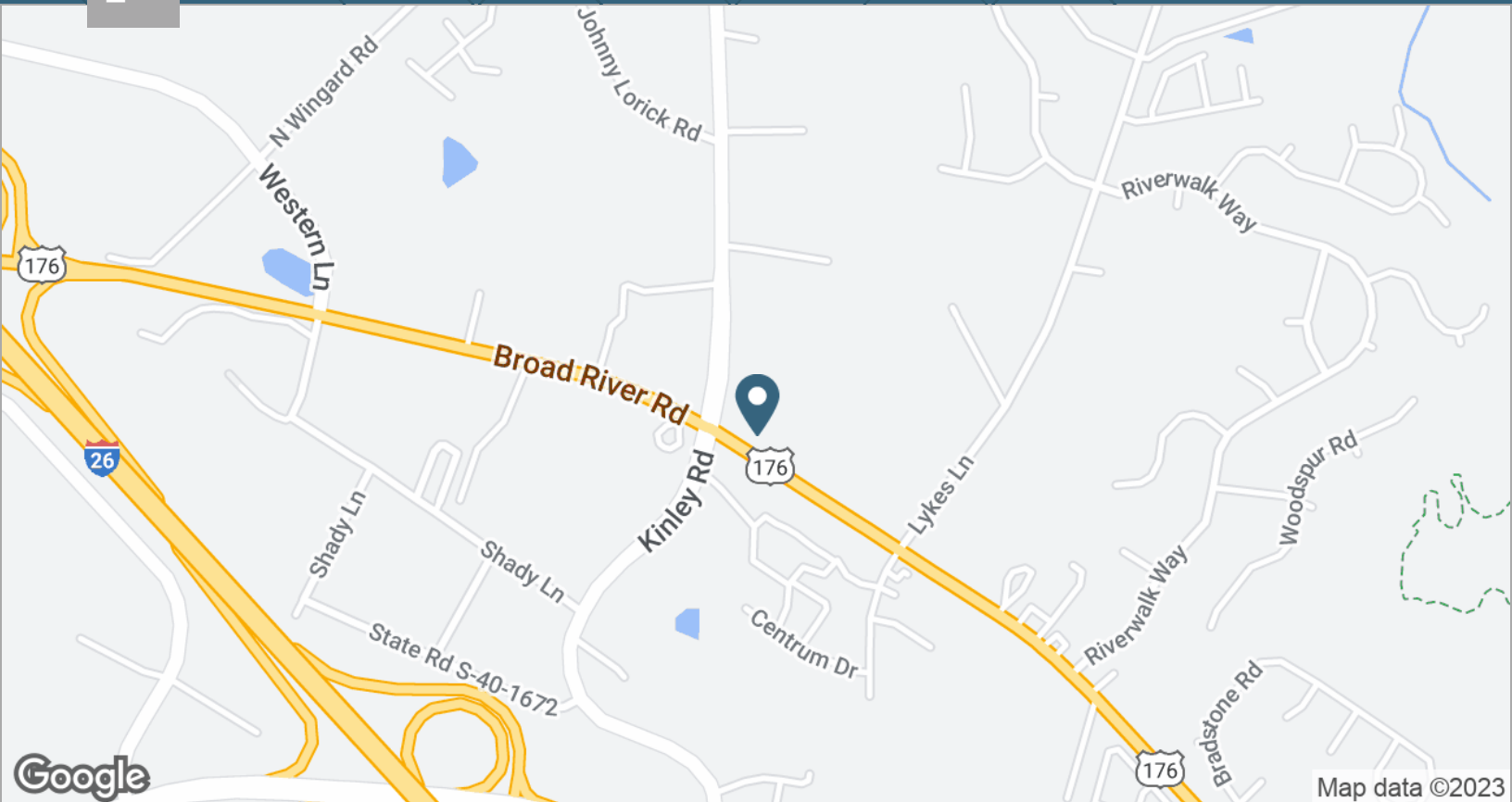
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	1 mile	3 miles	5 miles
Population			
2000 Population	4,414	39,720	76,658
2010 Population	4,699	44,122	85,461
2017 Population	4,772	45,930	90,396
2022 Population	4,809	47,635	94,630
2000-2010 Annual Rate	0.63%	1.06%	1.09%
2010-2017 Annual Rate	0.21%	0.56%	0.78%
2017-2022 Annual Rate	0.15%	0.73%	0.92%
2017 Male Population	46.6%	47.3%	49.9%
2017 Female Population	53.4%	52.7%	50.1%
2017 Median Age	36.3	38.6	37.1

In the identified area, the current year population is 90,396. In 2010, the Census count in the area was 85,461. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 94,630 representing a change of 0.92% annually from 2017 to 2022. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	51.5%	62.2%	57.5%
2017 Black Alone	39.1%	30.2%	35.2%
2017 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2017 Asian Alone	3.1%	3.1%	3.1%
2017 Pacific Islander Alone	0.5%	0.1%	0.1%
2017 Other Race	1.5%	1.0%	1.2%
2017 Two or More Races	3.9%	3.0%	2.6%
2017 Hispanic Origin (Any Race)	4.1%	3.5%	3.5%

Persons of Hispanic origin represent 3.5% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.6 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,743	14,769	28,531
2010 Households	2,005	17,585	32,465
2017 Total Households	2,046	18,296	34,364
2022 Total Households	2,069	18,964	36,007
2000-2010 Annual Rate	1.41%	1.76%	1.30%
2010-2017 Annual Rate	0.28%	0.55%	0.79%
2017-2022 Annual Rate	0.22%	0.72%	0.94%
2017 Average Household Size	2.33	2.50	2.45

The household count in this area has changed from 32,465 in 2010 to 34,364 in the current year, a change of 0.79% annually. The five-year projection of households is 36,007, a change of 0.94% annually from the current year total. Average household size is currently 2.45, compared to 2.43 in the year 2010. The number of families in the current year is 22,328 in the specified area.

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Median Household Income			
2017 Median Household Income	\$58,832	\$65,123	\$60,174
2022 Median Household Income	\$64,663	\$72,202	\$66,800
2017-2022 Annual Rate	1.91%	2.09%	2.11%
Average Household Income			
2017 Average Household Income	\$76,252	\$82,307	\$79,674
2022 Average Household Income	\$86,043	\$91,758	\$89,216
2017-2022 Annual Rate	2.45%	2.20%	2.29%
Per Capita Income			
2017 Per Capita Income	\$32,217	\$32,742	\$30,621
2022 Per Capita Income	\$36,518	\$36,477	\$34,265
2017-2022 Annual Rate	2.54%	2.18%	2.27%

Households by Income

Current median household income is \$60,174 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$66,800 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$79,674 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$89,216 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$30,621 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$34,265 in five years, compared to \$34,828 for all U.S. households

Housing

2000 Total Housing Units	1,883	15,505	30,345
2000 Owner Occupied Housing Units	1,180	11,755	19,031
2000 Renter Occupied Housing Units	563	3,014	9,501
2000 Vacant Housing Units	140	736	1,813
2010 Total Housing Units	2,191	18,707	35,428
2010 Owner Occupied Housing Units	1,236	13,265	21,636
2010 Renter Occupied Housing Units	769	4,320	10,829
2010 Vacant Housing Units	186	1,122	2,963
2017 Total Housing Units	2,244	19,432	37,567
2017 Owner Occupied Housing Units	1,223	13,659	22,687
2017 Renter Occupied Housing Units	823	4,637	11,677
2017 Vacant Housing Units	198	1,136	3,203
2022 Total Housing Units	2,278	20,142	39,390
2022 Owner Occupied Housing Units	1,236	14,165	23,820
2022 Renter Occupied Housing Units	833	4,799	12,187
2022 Vacant Housing Units	209	1,178	3,383

Currently, 60.4% of the 37,567 housing units in the area are owner occupied; 31.1%, renter occupied; and 8.5% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 35,428 housing units in the area - 61.1% owner occupied, 30.6% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 2.64%. Median home value in the area is \$160,337, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.92% annually to \$176,366.