

Site

Dreher Shoals Rd

Dreher Shoals Road

IRMO, SC

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PROPERTY Features

Dreher Shoals Road

LOCATION DESCRIPTION: Adjacent to Murry Landing, a Publix anchored shopping center which includes other tenants such as Anytime Fitness, Great Clips, and Bank of America

ACREAGE: ±2.20 acres of land available at the point where Dreher Shoals Road turns into North Lake Drive

UTILITIES: Water and sewer are available to site

ZONING: GC (General Commercial)

ROAD FRONTAGE: Boasts 320' of frontage on North Lake Drive

TRAFFIC COUNTS: North Lake Drive - 14,100 VPD (Station 212)

PRICE: ~~\$575,000~~
\$479,160 - PRICE REDUCED

Points of Interest AERIAL

Dreher Shoals Road



Market OVERVIEW

Market Analysis

Irmo, South Carolina



LOCATION

- Irmo is located off the shore of Lake Murray and today is home to more than 13,000 residents. Irmo was recognized in 2018 as “One of the Safest Cities in South Carolina”
- Harbison Boulevard is Columbia’s premier retail corridor located approximately 10 miles from the Central Business District



INFRASTRUCTURE

- The City of Irmo is located just off of Interstate 26 close to the state capital of Columbia, a cultural and economic hub of the state.
- City of Columbia: 12.2 miles
- Town of Irmo: 8.8 miles



LOCATION

- Columbia is located approximately 13 miles northwest of the center of South Carolina, and is the primary city of the Midlands region of the state.
- It lies at the convergence of the Saluda River and the Broad River, which merge at Columbia to form the Congaree River.
- Columbia is the state capital and largest city in South Carolina, with a population of 129,272.
- I-26, I-77 & I-20 congregate around the city of Columbia, providing easy access in and out of the city with direct routes to Charlotte, NC and the Port of Charleston.

Columbia, South Carolina



COMMUNITY

- Colonial Life Arena is Columbia’s premier arena and entertainment facility. It is the largest arena in the state of South Carolina, and the tenth largest on-campus basketball facility in the nation, serving as the home of the men’s and women’s USC Gamecocks basketball teams and is located on the University of South Carolina campus.
- Williams-Brice Stadium is the home of the USC Gamecocks’ football team and is the 24th largest college football stadium in the nation and is located just south of downtown Columbia.



HIGHER EDUCATION

- **University of South Carolina:** Public, 4-year (±25,000 undergrad students). UofSC’s main campus covers over 359 acres in downtown Columbia not far from the South Carolina State House. Its undergraduate and graduate International Business programs have ranked among the top three programs in the nation for over a decade.
- **Benedict College:** Private, 4-year (±2,500 undergrad students)



MARKET ACCOLADES

- **Top 50 Best Places to Live** — U.S. News & World Report
- **Ranked Top 10 in Nation:** Riverbanks Zoo — TripAdvisor
- **#3 Top U.S. College Towns** — Livability.com
- **Best Museum in South Carolina:** Columbia Museum of Art — The State
- **Top 50 for Business & Careers** — Forbes
- **Top 20 Best Places to Retire** — CNNMoney
- **Most Affordable Places to Live** — U.S. News & World Report

Market OVERVIEW

Demographics

POPULATION

2021

1-Mile	4,138
3-Miles	32,812
5-Miles	74,584



2021 (Lexington County)

HOUSEHOLDS

2021

1-Mile	1,575
3-Miles	12,550
5-Miles	28,590



2021 (Lexington County)

AVERAGE HOUSEHOLD INCOME

2021

1-Mile	\$117,700
3-Miles	\$108,068
5-Miles	\$103,078

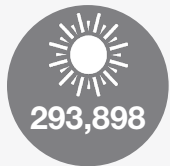


2021 (Lexington County)

DAYTIME POPULATION

2021

1-Mile	3,360
3-Miles	30,079
5-Miles	72,205



2021 (Lexington County)

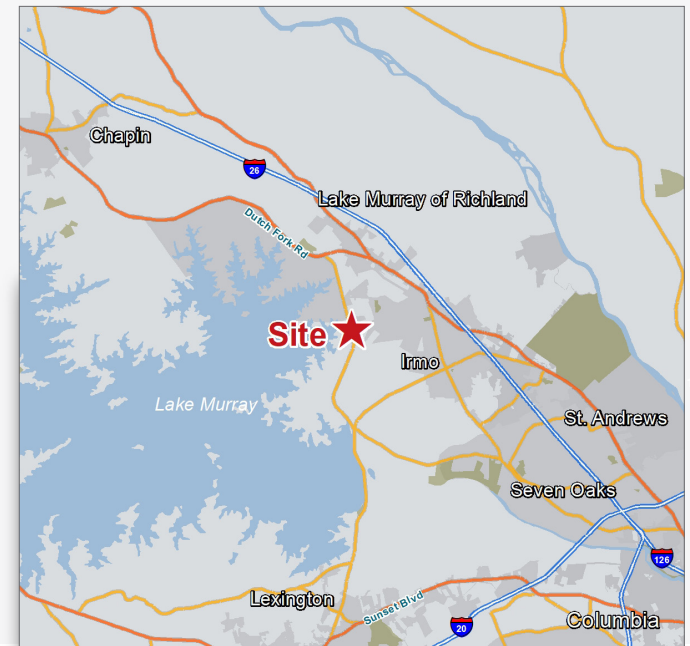
MEDIAN AGE

2021

1-Mile	40.7
3-Miles	41.9
5-Miles	40.8



2021 (Lexington County)



Location



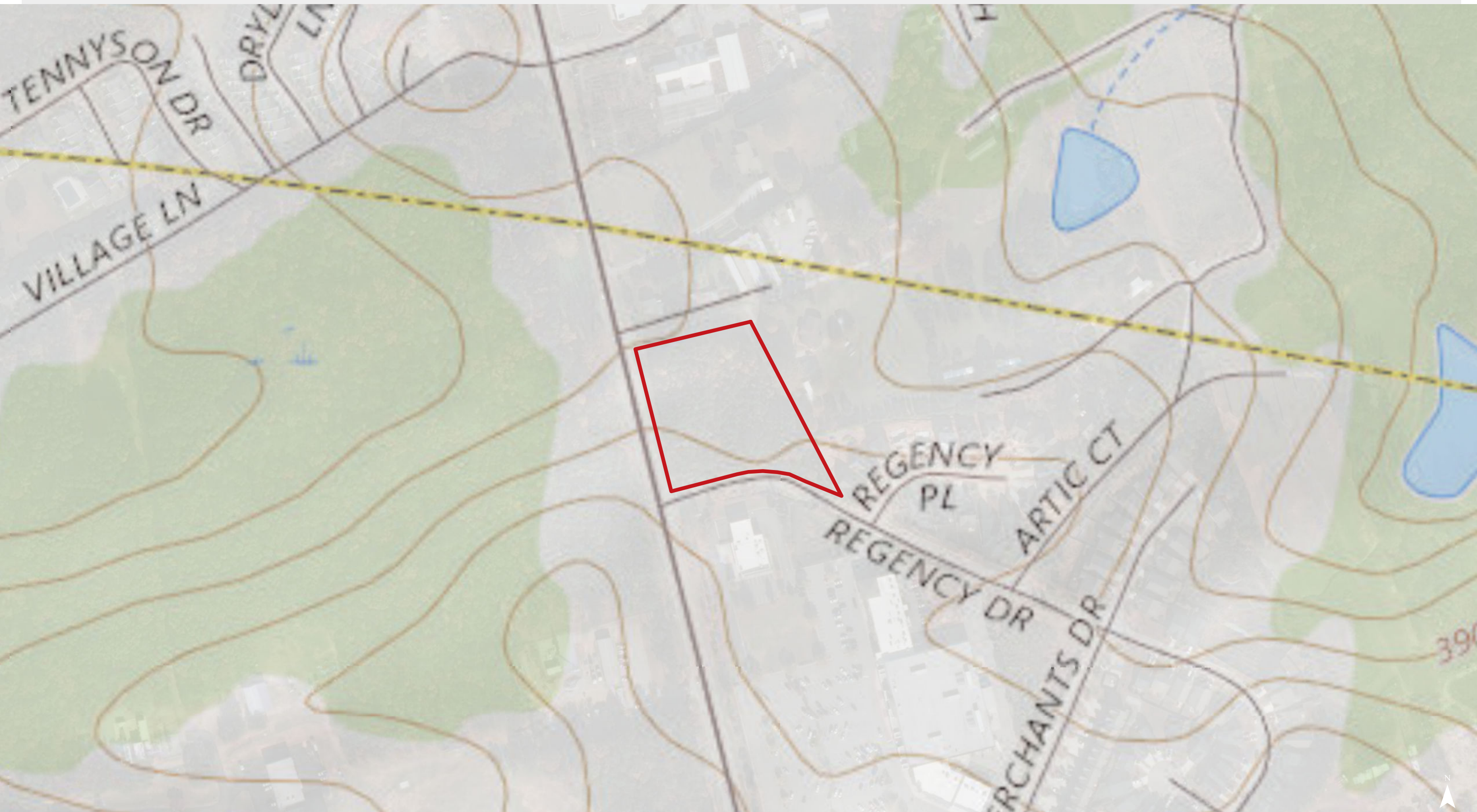
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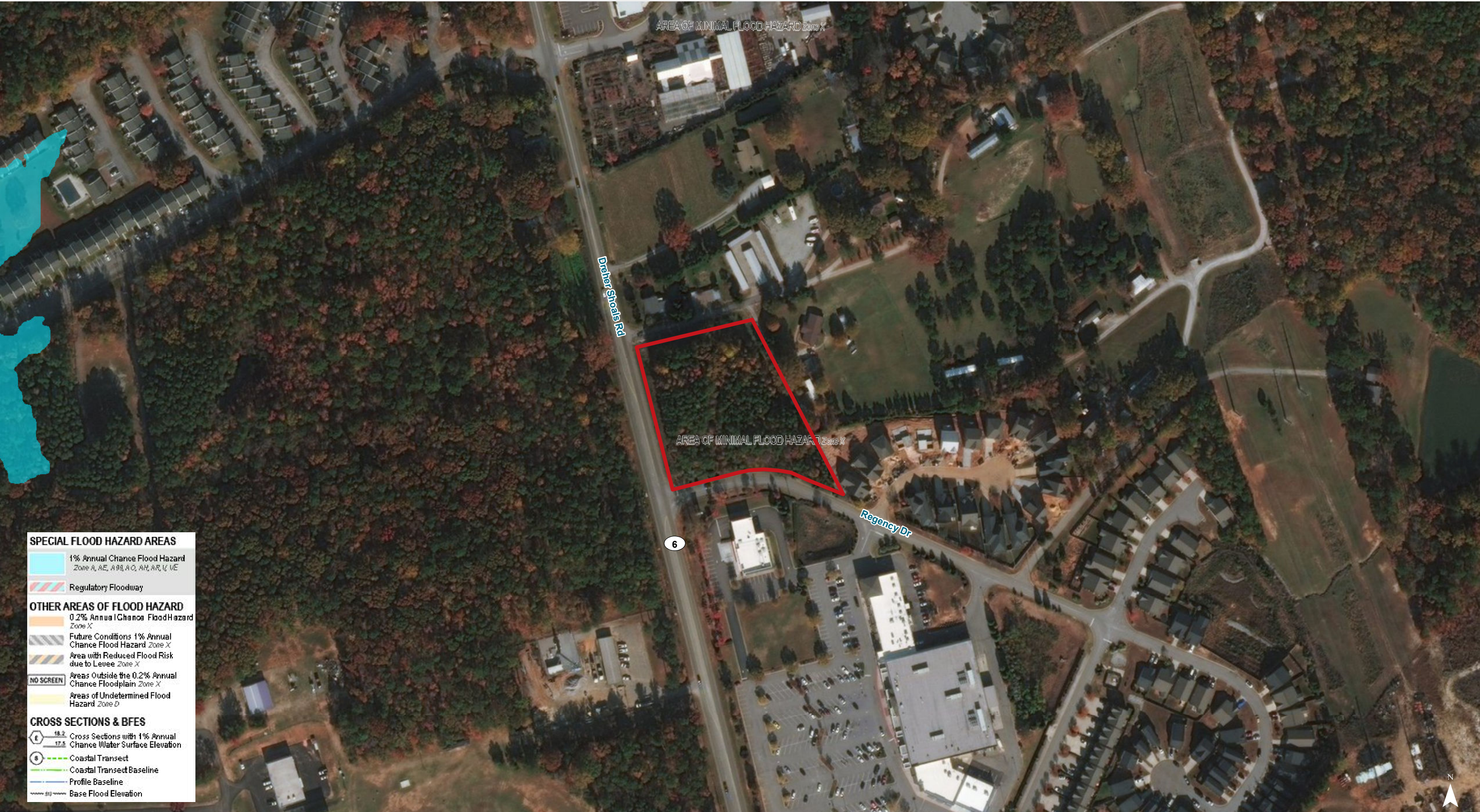
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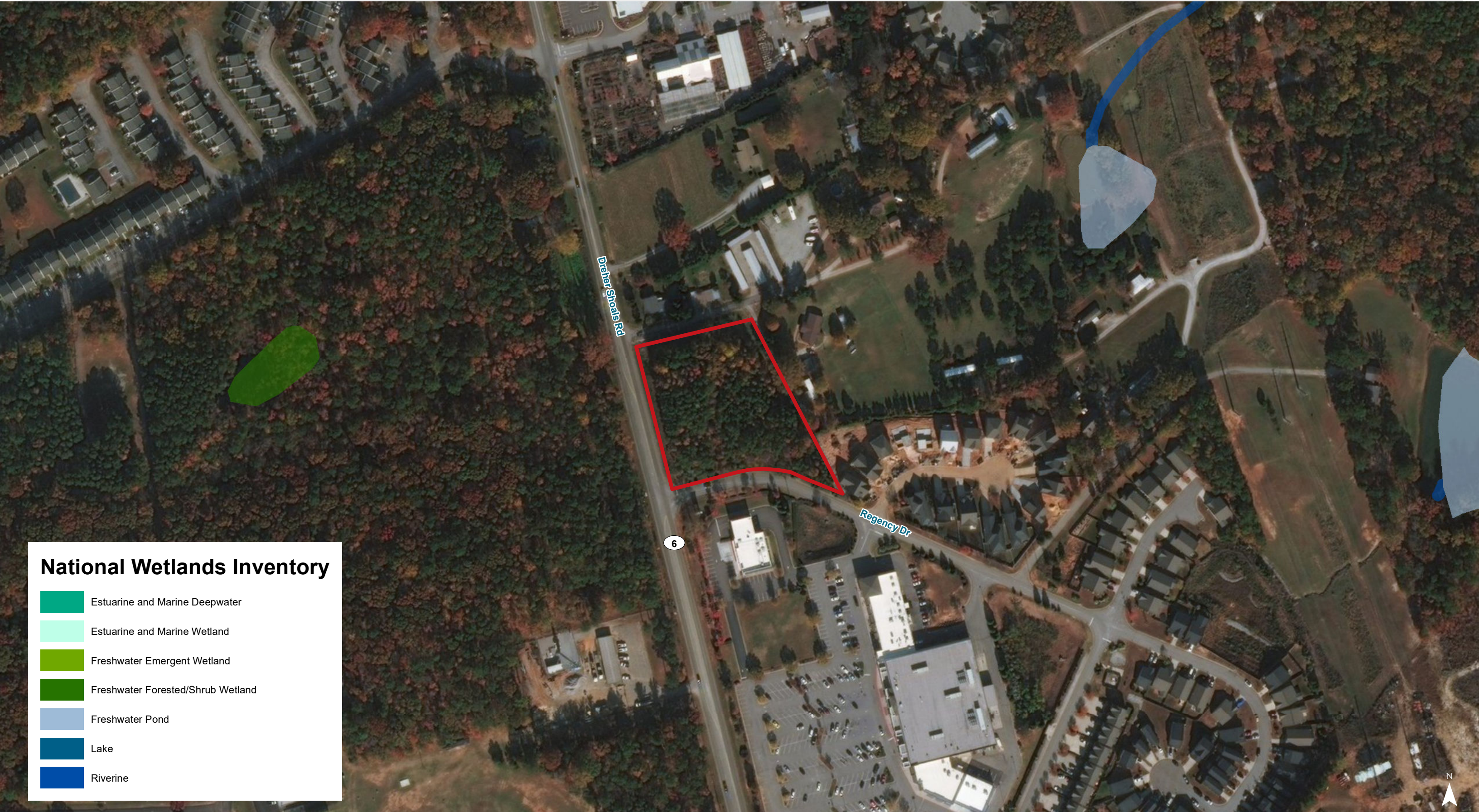
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National Wetlands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine



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Map Unit Description (Brief, Generated)

Lexington County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: CeB - Cecil fine sandy loam, 2 to 6 percent slopes

Component: Cecil (100%)

The Cecil component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: CeC - Cecil fine sandy loam, 6 to 10 percent slopes

Component: Cecil (100%)

The Cecil component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 0 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.



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