



BALLENTINE MARKET

1339 Dutch Ford Road
Irmo, SC 29063

FULLY LEASED



PROPERTY FEATURES

- Anchored by Food Lion
- Located in close proximity to Columbia and Lake Murray, a major economic driver for the area.
- Compelling demographics featuring Household Incomes above \$100K within a 5 and 10 minute drive.
- Increasing population growth expected of 11.2% over 2022-2027 years.

KEY TENANTS



DEMOGRAPHICS

(2024 estimates)

	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	3,009	1,175	\$152,192	1,623
3 Miles	29,821	11,321	\$138,281	5,416
5 Miles	64,212	24,859	\$134,987	16,315
Trade Area	144,079	57,873	\$110,683	55,074

TRAFFIC COUNTS

24,500 VPD - on Dutch Fork Road directly in front of the site.

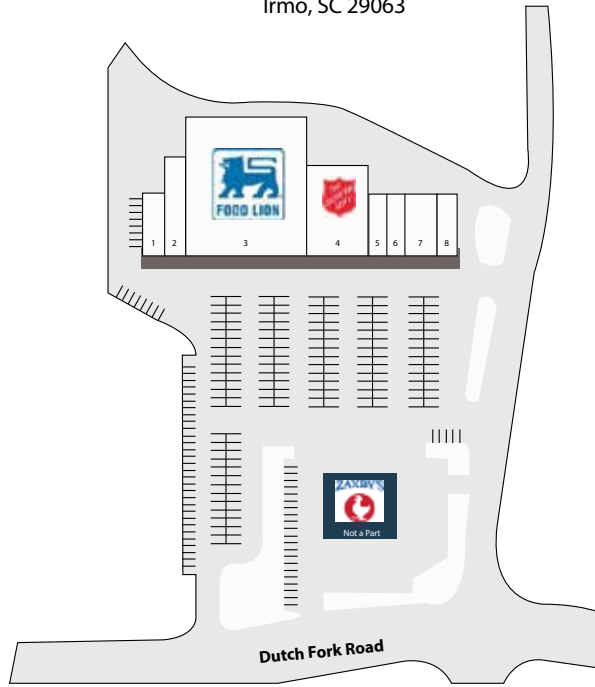


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SITE PLAN

Ballentine Market

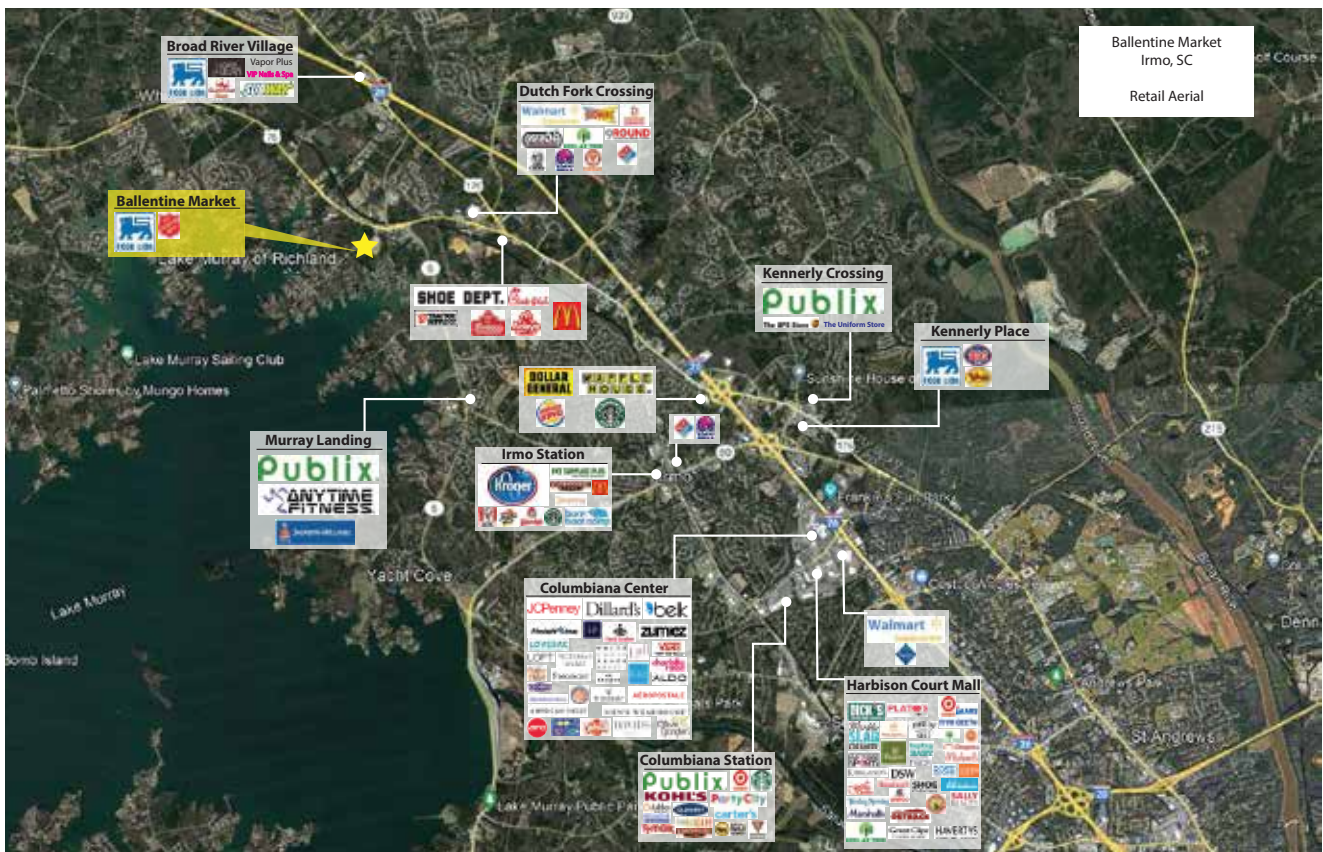
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Suite	Tenant	SF
1	Optimal Health & Vitality	1,500
2	Tobacco and Vape	1,500
3	Food Lion	32,040
4	Salvation Army	8,470
5	Hair One	1,500
6	Lake Murray Liquors	1,500
7	Tonella's Pizza Kitchen	3,000
8	Sassy Nails	1,500
Total SF		51,010



RETAIL AERIAL



Ballentine Market
Irmo, SC
Retail Aerial