



BALLENTINE MARKET

1339 Dutch Ford Road
Irmo, SC 29063

1,500 SF
Available - Oct. 2023



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

(2021 estimates)

	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	2,657	943	\$121,419	1,404
3 Miles	27,396	9,687	\$114,780	4,963
5 Miles	60,708	22,303	\$112,402	15,881
Trade Area	140,324	54,102	\$ 93,844	55,887

TRAFFIC COUNTS

24,200 VPD - on Dutch Fork Road directly in front of the site.



BRIAN JONES

5770 Hoffner Ave.
Suite 102
Orlando, FL 32822
Direct: 407.516.9405
bjones@selectstrat.com
www.selectstrat.com

SITE PLAN



RETAIL AERIAL

