



BALLENTINE MARKET

1339 Dutch Ford Road
Irmo, SC 29063

1,500 SF - Available



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

(2022 estimates)

	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	2,898	1,103	\$137,087	1,712
3 Miles	28,775	10,778	\$129,009	5,181
5 Miles	62,355	23,967	\$126,742	16,119
Trade Area	140,790	56,175	\$106,401	55,242

TRAFFIC COUNTS

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



BRIAN JONES

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SITE PLAN

Ballentine Market

1339 Dutch Fork Road
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Suite	Tenant	SF
1	Available	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

