BALLENTINE MARKET

1339 Dutch Ford Road
Irmo, SC 29063

1,500 SF Available Soon!

1,500 SF Available Fall 2027



More Informaiton:

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

FOOD LION

Auto Zone







DEMOGRAPHICS

(2026 estimates)

	Population	Households	Average HH Income	Daytime Population
1 Mile	2,961	1,185	$159,156	1,650
3 Miles	29,340	11,398	$144,201	5,278
5 Miles	62,952	24,910	$138,486	16,186
Trade Area	59,071	22,498	$129,791	31,451

TRAFFIC COUNTS

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

SELECT STRATEGIES REALTY

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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	AutoZone	8,470
5	Available - Fall 2027 (2nd Gen. Salon)	1,500
6	Murray's Liquor - Available Soon!	1,500
7	Tonella's Pizza Kitchen	3,000
8	Sassy Nails	1,500
	Total SF	**51,010**

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RETAIL AERIAL

