



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

(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.



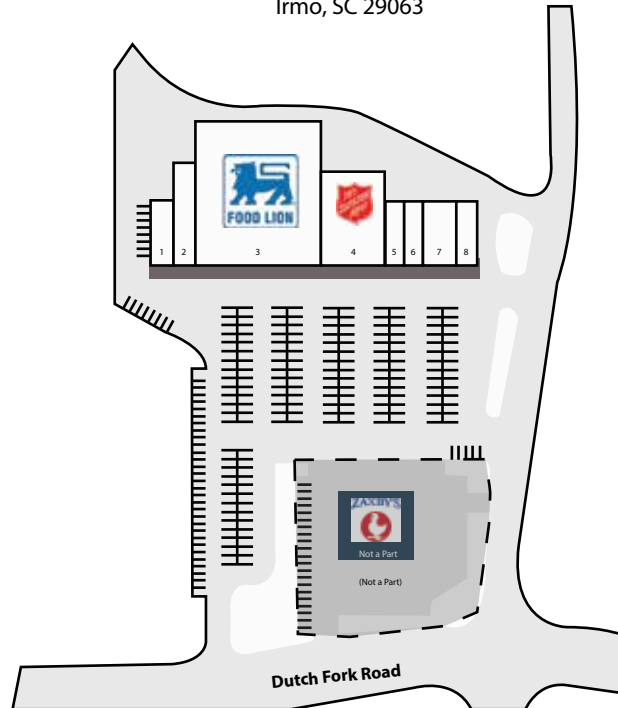
BRIAN JONES

708 E. Colonial Drive
Suite 203
Orlando, FL 32803
Direct: 407.516.9405
bjones@selectstrat.com
www.selectstrat.com

SITE PLAN

Ballentine Market

1339 Dutch Fork Road
Irmo, SC 29063



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

