



BALLENTINE MARKET

1339 Dutch Ford Road
Irmo, SC 29063

1,500 SF - Available
2nd Generation Salon



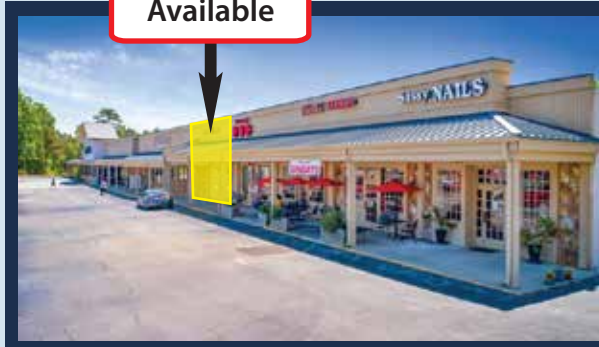
PROPERTY FEATURES

- 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



1,500 SF
Available



DEMOGRAPHICS

(2023 estimates)

	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	2,973	1,158	\$159,089	1,721
3 Miles	29,126	10,947	\$145,521	5,254
5 Miles	63,693	24,569	\$139,493	16,661
Trade Area	143,215	57,391	\$114,331	56,114



TRAFFIC COUNTS

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

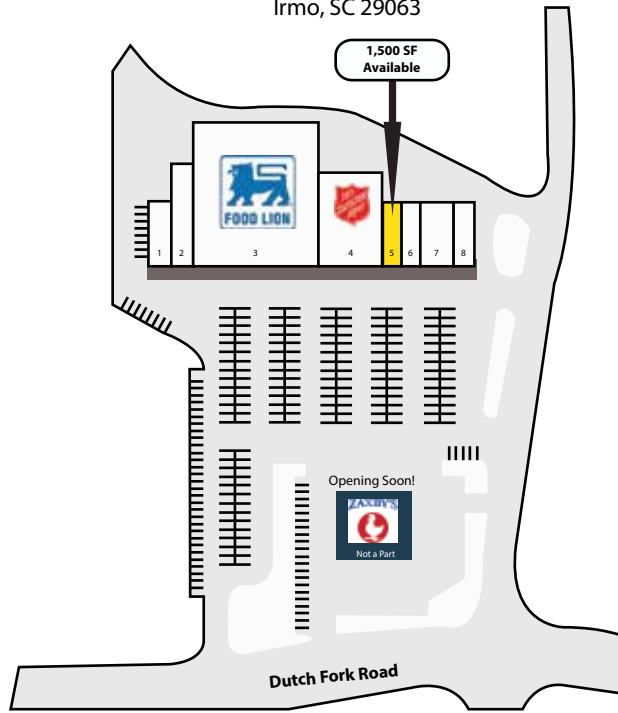


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SITE PLAN

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Suite	Tenant	SF
1	Optimal Health	1,500
2	Tobacco and Vape	1,500
3	Food Lion	32,040
4	Salvation Army	8,470
5	Available - November 2024	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

