WRS INC
REAL ESTATE INVESTMENTS

OUTPARCEL FOR SALE
1180 DUTCH FORK ROAD
IRMO, SOUTH CAROLINA 29063

BROAD RIVER ROAD

Walmart
Save money. Live better.

7,967 VPD

7,416 VPD

FOR SALE +/- 2.10 ACRES

TACO BELL

POPEYES CHICKEN & BISCUITS

SONIC America's Drive-In.

6,368 VPD

DUTCH FORK ROAD

18,371 VPD

MURPHY OIL CORPORATION

EXPRESS OIL CHANGE

TIRE ENGINEERS

DUNKIN' DONUTS

at&t

14,565 VPD

Mary Dufour, Outparcels
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WRS INC
REAL ESTATE INVESTMENTS

Walmart
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FOR SALE
+/- 2.10
ACRES

S-40-80

BROAD RIVER ROAD

BROAD RIVER ROAD

Google
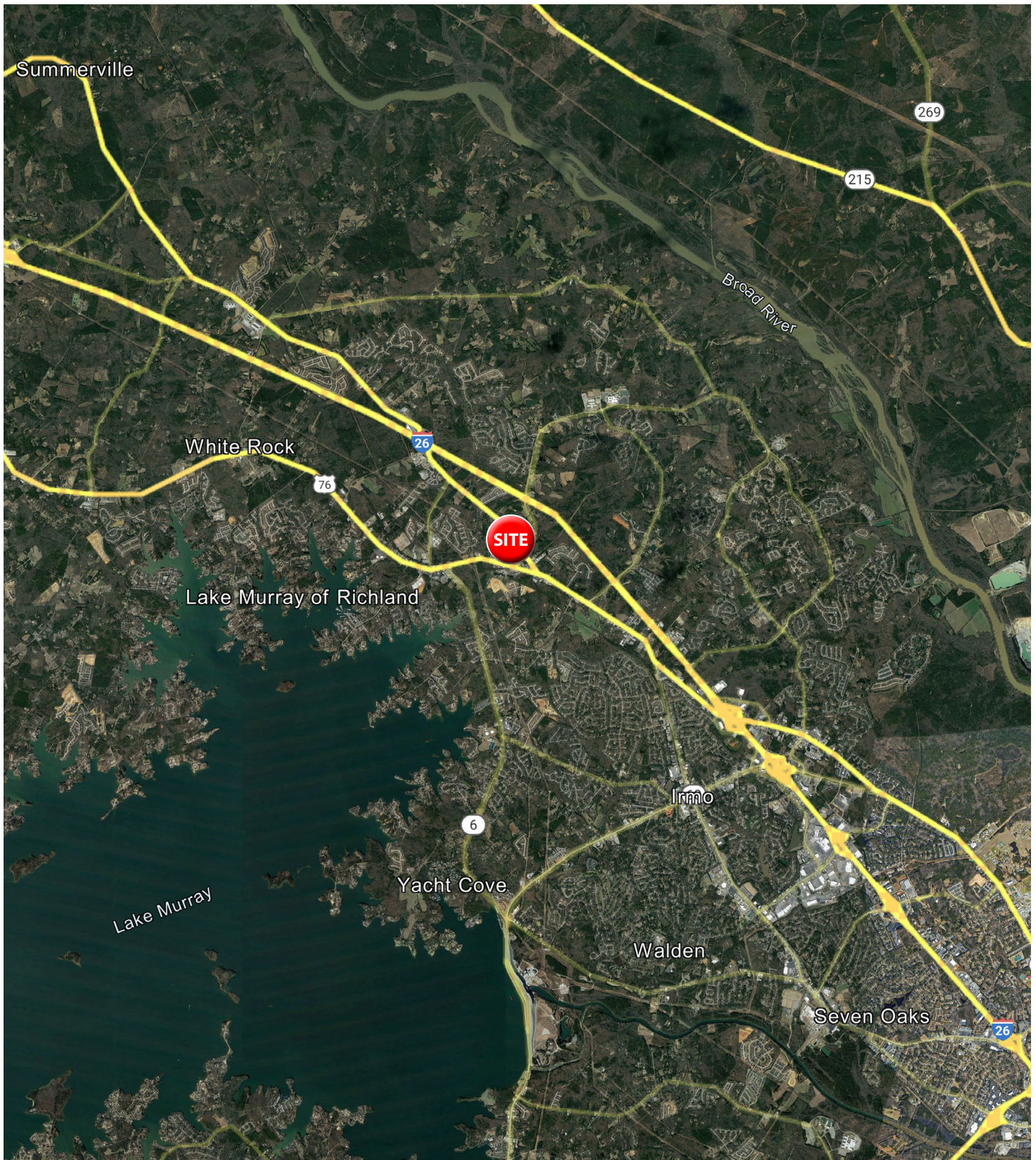
WRS INC
REAL ESTATE INVESTMENTS

Outparcels	Tenant
1	Taco Bell
2	Popeyes
3	Sonic
4	Murphy Oil
5	AVAILABLE 2.10 Ac
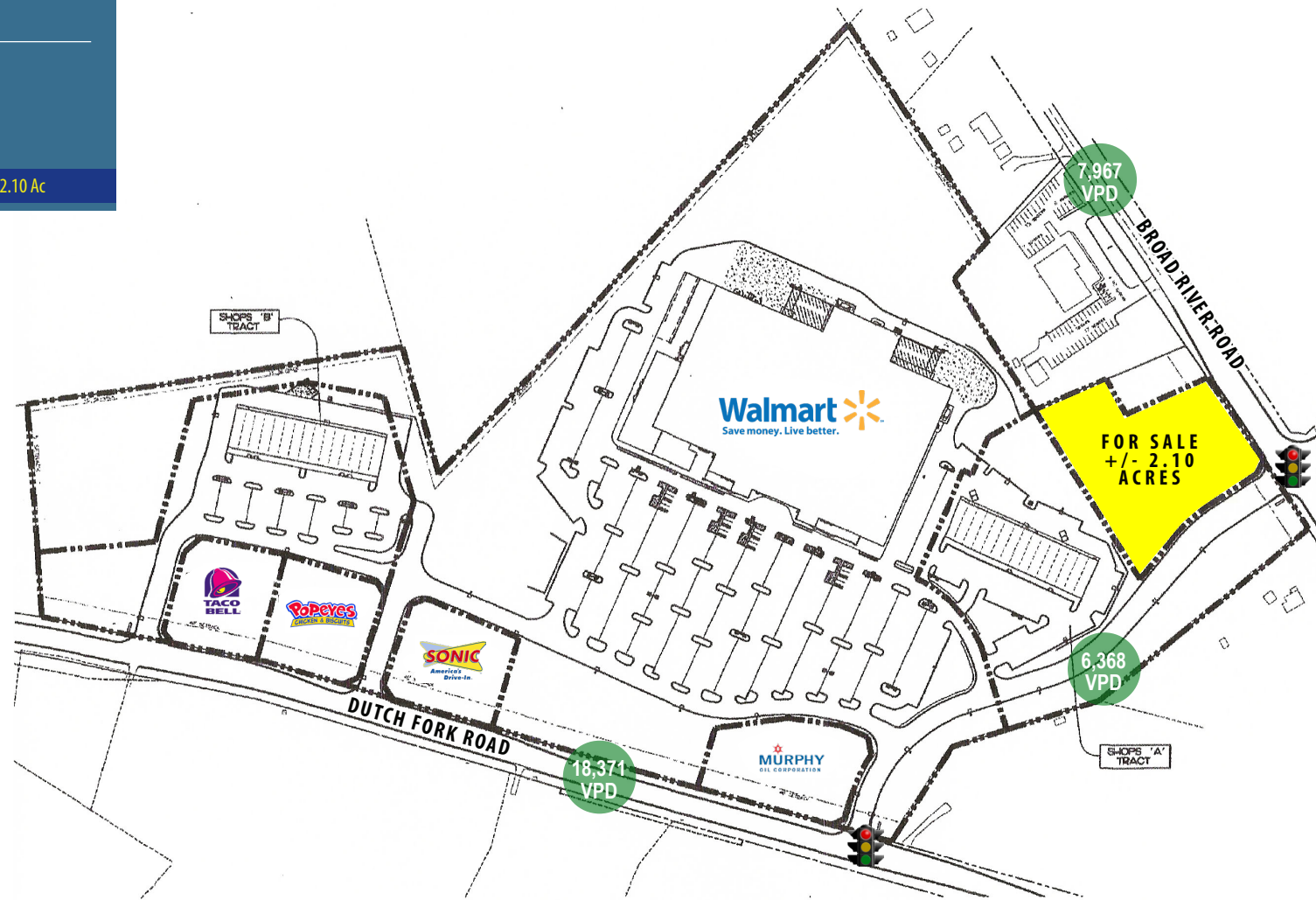
7,967 VPD

BROAD RIVER ROAD

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SHOPS 'B' TRACT

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America's Drive-In

MURPHY
OIL CORPORATION

DUTCH FORK ROAD

18,371 VPD

6,368 VPD

SHOPS 'A' TRACT

WRS INC
REAL ESTATE INVESTMENTS

Estimated Population
67,540

Estimated Households
26,389

Average HH Income
$132,653

Median HH Income
$100,293

Total Businesses
1,798

Total Employees
15,096

Lat/Lon: 34.127/-81.2209

1180 Dutch Fork Rd Irmo, SC 29063	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	1,936	31,717	67,540
2028 Projected Population	1,916	32,521	69,650
2020 Census Population	1,832	30,718	66,627
2010 Census Population	1,132	25,564	57,390
Projected Annual Growth 2023 to 2028	-0.2%	0.5%	0.6%
Historical Annual Growth 2010 to 2023	5.5%	1.9%	1.4%
Households			
2023 Estimated Households	705	11,877	26,389
2028 Projected Households	700	12,074	27,048
2020 Census Households	657	11,308	25,607
2010 Census Households	404	9,185	21,578
Projected Annual Growth 2023 to 2028	-0.2%	0.3%	0.5%
Historical Annual Growth 2010 to 2023	5.7%	2.3%	1.7%
Age			
2023 Est. Population Under 10 Years	14.1%	12.4%	11.6%
2023 Est. Population 10 to 19 Years	15.8%	15.3%	14.5%
2023 Est. Population 20 to 29 Years	9.8%	11.1%	11.0%
2023 Est. Population 30 to 44 Years	26.7%	22.1%	20.8%
2023 Est. Population 45 to 59 Years	16.9%	20.5%	20.7%
2023 Est. Population 60 to 74 Years	12.8%	14.4%	16.5%
2023 Est. Population 75 Years or Over	4.0%	4.2%	4.9%
2023 Est. Median Age	35.5	37.4	39.2
Marital Status & Gender			
2023 Est. Male Population	47.8%	48.4%	48.3%
2023 Est. Female Population	52.2%	51.6%	51.7%
2023 Est. Never Married	24.5%	25.5%	26.6%
2023 Est. Now Married	56.9%	59.1%	57.2%
2023 Est. Separated or Divorced	11.4%	11.5%	11.8%
2023 Est. Widowed	7.2%	3.9%	4.3%
Income			
2023 Est. HH Income $200,000 or More	35.3%	20.3%	16.9%
2023 Est. HH Income $150,000 to $199,999	15.5%	10.3%	10.4%
2023 Est. HH Income $100,000 to $149,999	11.8%	20.1%	20.2%
2023 Est. HH Income $75,000 to $99,999	16.9%	15.3%	15.4%
2023 Est. HH Income $50,000 to $74,999	4.8%	14.5%	13.6%
2023 Est. HH Income $35,000 to $49,999	0.5%	9.6%	9.8%
2023 Est. HH Income $25,000 to $34,999	-	3.6%	5.5%
2023 Est. HH Income $15,000 to $24,999	2.2%	2.6%	3.1%
2023 Est. HH Income Under $15,000	13.0%	3.7%	4.9%
2023 Est. Average Household Income	$195,658	$147,913	$132,653
2023 Est. Median Household Income	$152,669	$106,690	$100,293
2023 Est. Per Capita Income	$71,301	$55,406	$51,867
2023 Est. Total Businesses	63	646	1,798
2023 Est. Total Employees	913	5,541	15,096

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Lat/Lon: 34.127/-81.2209

1180 Dutch Fork Rd Irmo, SC 29063	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	59.8%	64.7%	65.5%
2023 Est. Black	27.6%	25.6%	25.3%
2023 Est. Asian or Pacific Islander	6.8%	3.7%	3.6%
2023 Est. American Indian or Alaska Native	0.2%	0.2%	0.2%
2023 Est. Other Races	5.5%	5.7%	5.4%
Hispanic			
2023 Est. Hispanic Population	99	1,303	2,745
2023 Est. Hispanic Population	5.1%	4.1%	4.1%
2028 Proj. Hispanic Population	5.0%	4.1%	4.1%
2020 Hispanic Population	9.6%	5.4%	5.0%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	1,266	21,088	46,081
2023 Est. Elementary (Grade Level 0 to 8)	0.5%	1.0%	1.1%
2023 Est. Some High School (Grade Level 9 to 11)	0.9%	1.9%	2.4%
2023 Est. High School Graduate	13.8%	15.3%	16.5%
2023 Est. Some College	24.7%	21.1%	21.1%
2023 Est. Associate Degree Only	6.4%	10.3%	9.8%
2023 Est. Bachelor Degree Only	39.5%	31.4%	30.6%
2023 Est. Graduate Degree	14.3%	19.1%	18.6%
Housing			
2023 Est. Total Housing Units	746	12,492	28,090
2023 Est. Owner-Occupied	87.8%	79.6%	76.6%
2023 Est. Renter-Occupied	6.7%	15.5%	17.3%
2023 Est. Vacant Housing	5.5%	4.9%	6.1%
Homes Built by Year			
2023 Homes Built 2010 or later	46.1%	21.5%	17.7%
2023 Homes Built 2000 to 2009	39.8%	21.3%	19.6%
2023 Homes Built 1990 to 1999	1.5%	18.0%	17.7%
2023 Homes Built 1980 to 1989	2.3%	17.1%	18.4%
2023 Homes Built 1970 to 1979	-	10.6%	14.3%
2023 Homes Built 1960 to 1969	0.1%	2.9%	2.9%
2023 Homes Built 1950 to 1959	4.2%	1.4%	1.4%
2023 Homes Built Before 1949	0.5%	2.2%	2.0%
Home Values			
2023 Home Value $1,000,000 or More	5.6%	1.8%	1.7%
2023 Home Value $500,000 to $999,999	-	10.8%	8.6%
2023 Home Value $400,000 to $499,999	5.6%	9.4%	8.5%
2023 Home Value $300,000 to $399,999	16.1%	11.5%	11.7%
2023 Home Value $200,000 to $299,999	60.5%	28.7%	29.2%
2023 Home Value $150,000 to $199,999	6.7%	16.8%	18.8%
2023 Home Value $100,000 to $149,999	2.9%	14.5%	14.5%
2023 Home Value $50,000 to $99,999	1.0%	5.0%	4.9%
2023 Home Value $25,000 to $49,999	1.4%	0.6%	0.8%
2023 Home Value Under $25,000	0.1%	1.0%	1.4%
2023 Median Home Value	$245,487	$251,585	$245,485
2023 Median Rent	$769	$926	$961

Lat/Lon: 34.127/-81.2209

1180 Dutch Fork Rd Irmo, SC 29063	1 mi radius	3 mi radius	5 mi radius
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	1,459	24,689	53,560
2023 Est. Civilian Employed	62.2%	67.1%	66.4%
2023 Est. Civilian Unemployed	0.5%	1.7%	1.5%
2023 Est. in Armed Forces	-	0.4%	0.2%
2023 Est. not in Labor Force	37.3%	30.9%	31.9%
2023 Labor Force Males	48.0%	47.9%	47.7%
2023 Labor Force Females	52.0%	52.1%	52.3%
Occupation			
2023 Occupation: Population Age 16 Years or Over	908	16,563	35,578
2023 Mgmt, Business, & Financial Operations	32.0%	19.0%	18.7%
2023 Professional, Related	41.9%	33.8%	31.6%
2023 Service	3.7%	12.1%	12.4%
2023 Sales, Office	15.6%	23.3%	23.5%
2023 Farming, Fishing, Forestry	-	-	0.1%
2023 Construction, Extraction, Maintenance	2.1%	6.1%	6.4%
2023 Production, Transport, Material Moving	4.7%	5.6%	7.3%
2023 White Collar Workers	89.6%	76.1%	73.8%
2023 Blue Collar Workers	10.4%	23.9%	26.2%
Transportation to Work			
2023 Drive to Work Alone	60.4%	68.2%	73.2%
2023 Drive to Work in Carpool	7.0%	6.9%	6.8%
2023 Travel to Work by Public Transportation	-	0.2%	0.2%
2023 Drive to Work on Motorcycle	-	-	-
2023 Walk or Bicycle to Work	1.8%	3.3%	3.0%
2023 Other Means	2.1%	1.7%	1.3%
2023 Work at Home	28.7%	19.7%	15.5%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	29.0%	18.6%	20.4%
2023 Travel to Work in 15 to 29 Minutes	45.1%	41.1%	41.1%
2023 Travel to Work in 30 to 59 Minutes	24.7%	33.8%	32.7%
2023 Travel to Work in 60 Minutes or More	1.2%	6.5%	5.8%
2023 Average Travel Time to Work	20.4	25.0	24.4
Consumer Expenditure			
2023 Est. Total Household Expenditure	$81.45 M	$1.11 B	$2.28 B
2023 Est. Apparel	$3 M	$39.95 M	$81.67 M
2023 Est. Contributions, Gifts	$5.39 M	$69.1 M	$140.05 M
2023 Est. Education, Reading	$3.33 M	$40.36 M	$81.2 M
2023 Est. Entertainment	$4.84 M	$64.74 M	$132.46 M
2023 Est. Food, Beverages, Tobacco	$11.98 M	$165.99 M	$342.24 M
2023 Est. Furnishings, Equipment	$2.98 M	$40.02 M	$82.03 M
2023 Est. Health Care, Insurance	$7.02 M	$98.83 M	$204.61 M
2023 Est. Household Operations, Shelter, Utilities	$25.79 M	$352.85 M	$726.7 M
2023 Est. Miscellaneous Expenses	$1.56 M	$21.14 M	$43.43 M
2023 Est. Personal Care	$1.09 M	$14.85 M	$30.58 M
2023 Est. Transportation	$14.47 M	$201.29 M	$413.86 M

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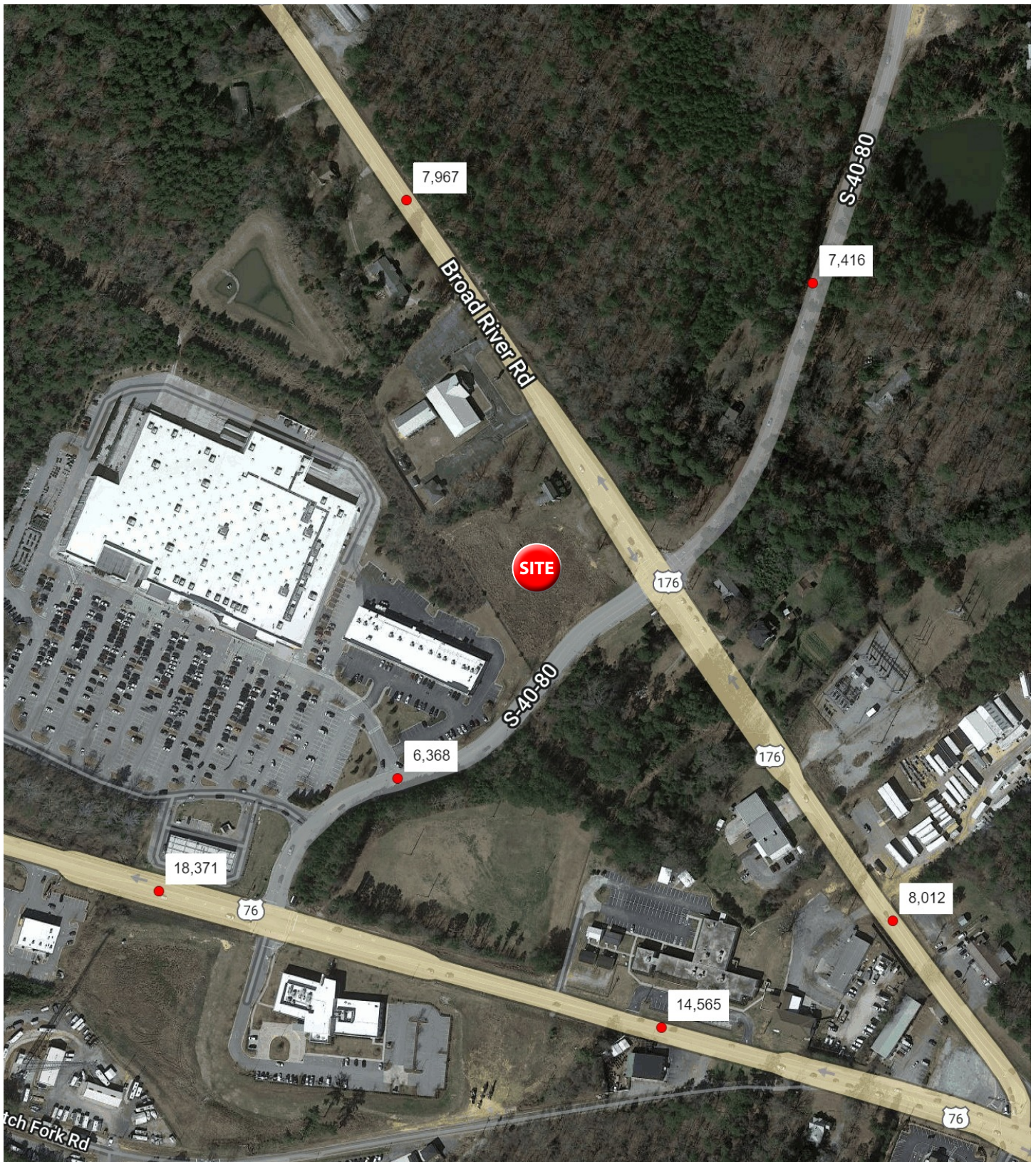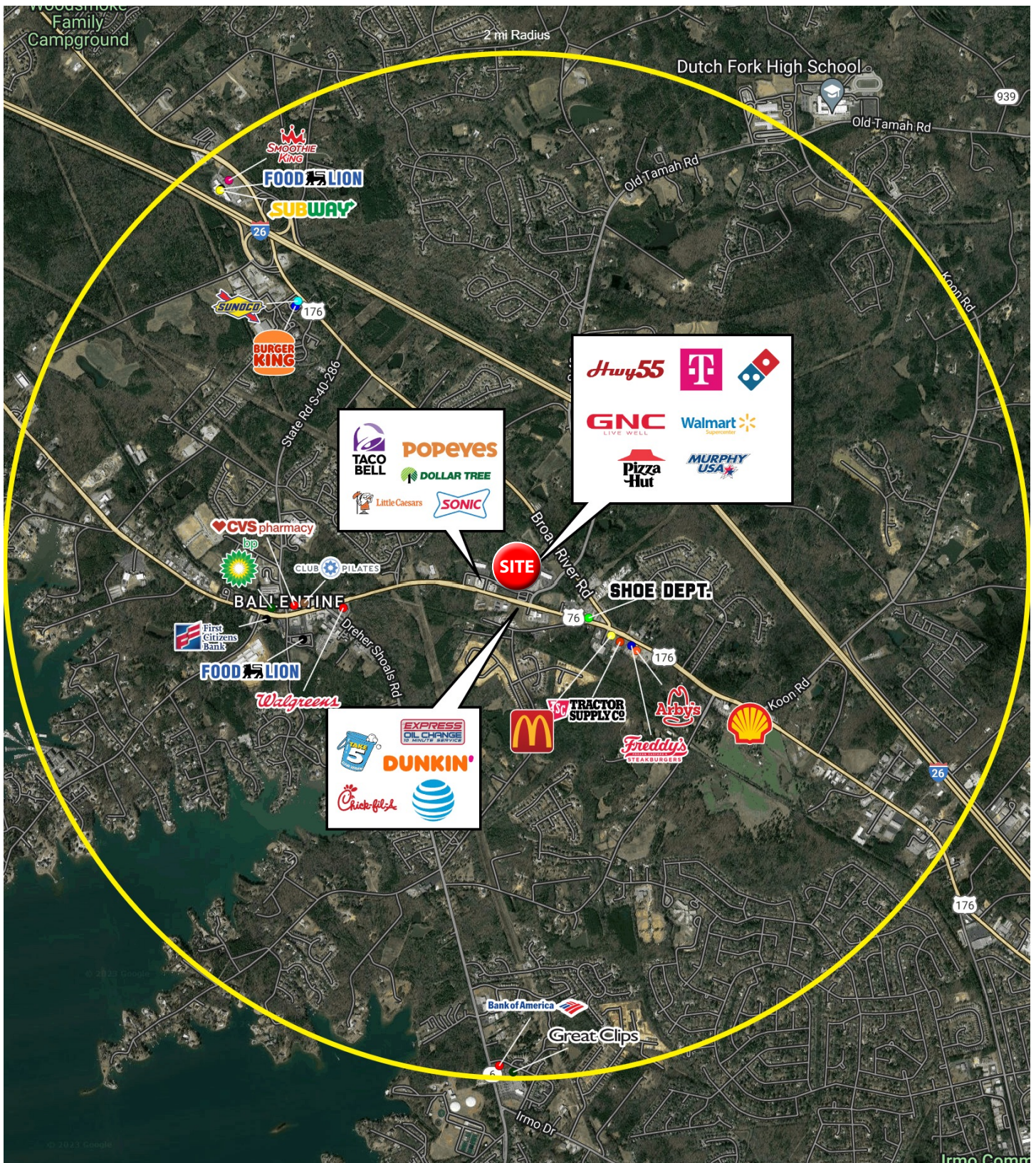
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