



SIZE

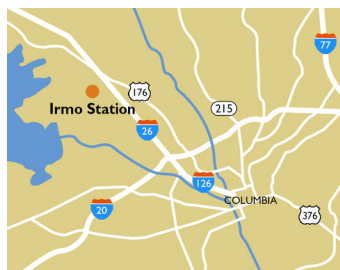
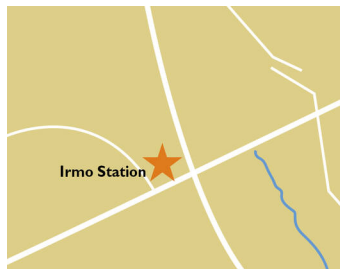
99,440 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
7,164	46,295	87,428
Households		
2,922	19,446	34,890
Median HH Income (\$)		
82,005	74,374	73,763

MAJOR TENANT(S)

Kroger
Pet Supplies Plus
Pizza Hut



LOCATION

7467 St. Andrew Road | Irmo, SC 29063

PROPERTY HIGHLIGHTS

- Kroger-anchored shopping center with Pet Supplies Plus, Firehouse Subs, Palm Beach Tan, Pizza Hut and Liberty Tax Service
- Population exceeds 46,300 in a three-mile radius with an average household income over \$92,500
- Located in Irmo, at the intersection of St. Andrews Road and Lake Murray Boulevard

LEASING CONTACT

Mark Porter
Mobile (803) 338-6004
mporter@phillipsedison.com

MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

IRMO STATION

7467 St. Andrew Road | Irmo, SC 29063

SPACE	TENANT	SQ. FT.
1	AVAILABLE	1,811 SF
2	Firehouse Subs	1,750 SF
3	Liberty Tax Service	1,000 SF
4	Hunan Wok	1,250 SF
5	Kroger Liquor Store	1,250 SF
6	Kroger	56,942 SF
7A	AVAILABLE	2,553 SF
7B	COMING AVAILABLE	2,992 SF
8	Pizza Hut	1,470 SF
9	Blue Cross Blue Shield	2,940 SF
10	Hutto Seafood & Wings	1,540 SF
11	Hemingway's Saloon	3,906 SF
15	Pet Supplies Plus	11,238 SF
16	Han's Alterations	1,050 SF
17	Lovely Nails	2,100 SF
19	Peach Cobbler Factory	1,050 SF
20	Mingos	1,050 SF
21	1st Franklin Financial Corporation	1,548 SF
22	Palm Beach Tan	2,000 SF
TOTAL SQ. FT.		99,440

SITE LEGEND

Available	Occupied
Leased (not occupied)	Owned by Others
Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

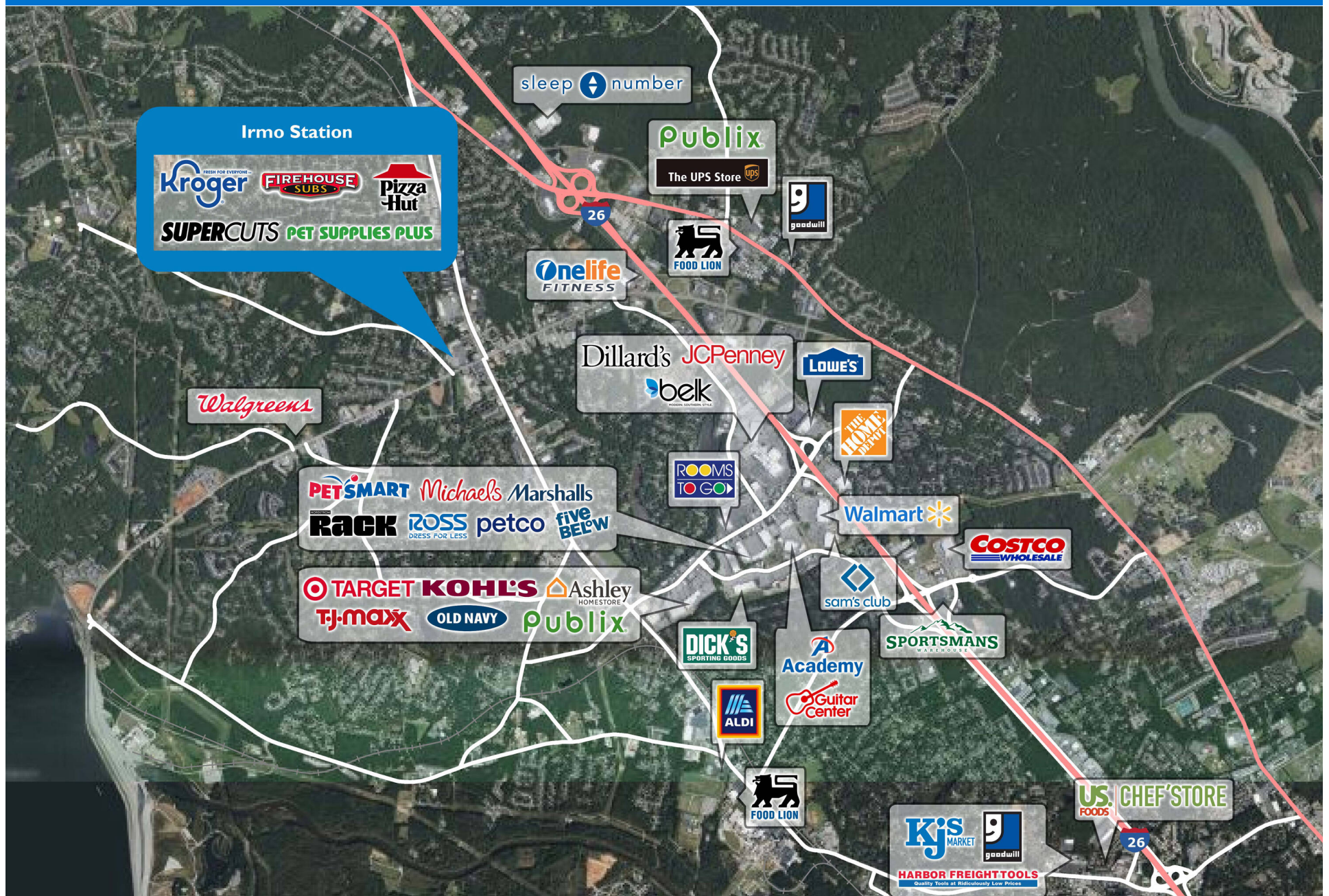
IRMO STATION

7467 St. Andrew Road | Irmo, SC 29063



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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Jan 27, 2025



Latitude: 34.085784

Longitude: -81.186411

Irmo Station Irmo, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	7,147	46,311	87,464
	2028 Projected Population	7,303	46,641	88,130
	2010 Census Population	7,012	43,654	80,682
	2000 Census Population	7,069	42,188	70,484
	1990 Census Population	7,171	33,280	56,915
	Historical Annual Growth 1990 to 2000	-0.14%	2.40%	2.16%
	Historical Annual Growth 2000 to 2010	-0.08%	0.34%	1.36%
	Estimated Annual Growth 2010 to 2023	0.14%	0.43%	0.59%
	Projected Annual Growth 2023 to 2028	0.43%	0.14%	0.15%
	Median Age	43.5	41.7	40.9
Households	Q4 2023 Estimated Households	2,912	19,452	34,902
	2028 Projected Households	2,977	19,588	35,103
	2010 Census Households	2,763	17,529	30,752
	2000 Census Households	2,487	15,497	26,110
	1990 Census Households	2,351	11,353	19,501
	Historical Annual Growth 1990 to 2000	0.57%	3.16%	2.96%
	Historical Annual Growth 2000 to 2010	1.06%	1.24%	1.65%
	Estimated Annual Growth 2010 to 2023	0.38%	0.76%	0.92%
	Projected Annual Growth 2023 to 2028	0.44%	0.14%	0.12%
	Population per Household	2.44	2.38	2.42
Population by Race	White	65.7%	59.9%	59.6%
	Black or African American	24.3%	28.7%	28.9%
	Asian & Pacific Islander	2.4%	2.9%	3.1%
	Other Races	4.1%	4.5%	4.4%
	Hispanic Population	3.6%	4.0%	3.9%
Income	Average Household Income	\$96,844	\$92,592	\$99,237
	Median Household Income	\$82,276	\$74,382	\$73,770
	Per Capita Income	\$39,653	\$38,963	\$39,840
Education (Age 25+)	Elementary	2.1%	1.8%	1.9%
	Some High School	1.6%	3.2%	4.0%
	High School Graduate	16.6%	18.9%	19.5%
	Some College	23.4%	21.4%	21.3%
	Associates Degree Only	14.1%	12.0%	11.1%
	Bachelors Degree Only	28.4%	26.8%	26.0%
	Graduate Degree	13.7%	15.9%	16.2%
Business	Number of Businesses	395	1,469	2,266
	Total Number of Employees	3,999	15,478	28,793
	Employees per Business	10.13	10.53	12.71
	Residential Population per Business	18.11	31.52	38.61

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.