

Walmart

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10 MINUTE SERVICE



Livingston Place
Single-family | 199 units



Dutch Fork Road

±27,900 VPD



±1.61 acres

±1.43 acres

CHASE
Under Construction

FOR SALE OR LEASE

BLANCHE COMMONS

Parcels Available Along Dutch Fork Road

161 & 131 Blanche Circle | Irmo, SC

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Blanche Commons Overview



LOCATION:	Just off Dutch Fork Road at 161 & 131 Blanche Circle, Irmo, SC 29063
ACCESS:	Blanche Commons benefit from a private driveway with signalized access off the bustling Dutch Fork Road Corridor (±27,900 VPD). The parcels also benefit from their access and proximity to new commercial developments located directly in front of the properties which includes Whataburger, Aldi, Starbucks, Biscuitville, Wendy's and Chase Bank.
PROPERTY DESCRIPTION:	Blanche Commons, which consists of two land parcels totaling ±3.04 acres, presents an excellent commercial development opportunity benefiting from its excellent location, access and proximity to major retail corridor. The expanding retail market is attracting major national brands, reinforcing the area as a thriving Midlands commercial hub. Available for sale, ground lease or build-to-suit.
VISION:	The two available lots are ideally suited for several commercial uses such as medical, childcare services, general retail or self-storage facilities.
ZONING:	General Commercial (GC)– Town of Irmo
UTILITIES:	Water provided by City of Columbia Sewer by Richland County Utilities Stormwater detention can connect to existing storm drainage plan
SIGNAGE:	Pylon Signage will be available



PARCEL 1

Acres	±1.61 Acres
TMS	#R03302-01-13
Sale Price	\$975,000



PARCEL 2

Acres	±1.43 Acres
TMS	#R03302-01-15
Sale Price	\$975,000

FOR SALE OR LEASE

Area Overview

Irmo, home to a top-rated school district and recognized as one of South Carolina's safest cities, is a highly desirable community of over 12,000 residents. Its strong traffic flow and prime location have fueled retail growth, attracting national chains, local businesses and new mixed-use developments. With Columbia's continued expansion, Broad River Road stands out as a key corridor for investment and consumer activity.

Key Distances

Columbia, SC	±15.5 miles
Irmo, SC	±4.8 miles
Lexington, SC	±11.2 miles
Lake Murray	±0.9 miles

Area Demographics | 2025



Population

1 mile: 2,913
3 miles: 31,505
5 miles: 66,485



Daytime Pop.

1 mile: 3,322
3 miles: 22,463
5 miles: 54,072



Households

1 mile: 1,004
3 miles: 12,181
5 miles: 26,624



Avg. Household Income

1 mile: \$165,238
3 miles: \$144,759
5 miles: \$135,012



Projected 2030 Population

1 mile: 3,099
3 miles: 31,981
5 miles: 68,013



BLANCHE COMMONS

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