

HIGH-EXPOSURE OFFICE SPACE FOR LEASE 7325 ST. ANDREWS ROAD IRMO, SC 29063 | SUITES A&G



listed exclusively by

KIMBERLY BYRD

803-238-9112

kbyrd@svrealty.com



Galleria Irmo is a well established neighborhood retail plaza in a high-demand location that offers exceptional visibility, accessibility, and long-term growth potential for retailers and professional office users.

With strong daily traffic counts ($\pm 27,100$ VPD on Lake Murray Blvd and $\pm 20,800$ VPD on St. Andrews Road), the center benefits from consistent exposure to both local residents and regional visitors. This strategic positioning provides quick access to Lake Murray, Harbison Blvd., Columbiana Mall, the Town of Lexington, and Interstate 26, making it convenient for customers, employees, and deliveries alike.

Property Features

- Suites A & G are $\pm 1,252$ SF each
- Open retail / office configuration
- Suitable for retail, service, medical-adjacent, or professional office use
- Zoned General Commercial (GC)
- ± 32 shared parking spaces
- Two access points for smooth ingress and egress
- Surrounding strong residential and commercial growth
- Leasing Terms:
 - Base Rent: \$19.50 PSF (Annual)
 - Estimated NNN/CAM: \$5.69 PSF
 - Utilities: Tenant responsibility

