

RETAIL LAND FOR SALE

HARRISON
CAPITAL ADVISORS

1.6+/- ACRE
SITE

THE J.M.
DUNBAR
Funeral Home & Crematory

MAVIS
TIRES &
BRAKES
- DISCOUNT PRICES

Woodrow Street

1.6 +/- AC RETAIL LAND FOR SALE

Woodrow Street
Irmo, South Carolina

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HARRISON

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COMPANY OVERVIEW

About Harrison Capital Advisors

Harrison Capital Advisors is an independent commercial real estate investment advisory firm specializing in assisting buyers and sellers in the acquisition and disposition of income producing properties throughout the Carolinas and Southeastern United States. Founded by two experienced partners with a combined track record exceeding \$800 million in closed transactions, the firm delivers institutional level expertise with direct partner access on every engagement.

Our team combines deep market expertise with detailed property analysis to guide clients through sophisticated investment property decisions across all asset classes including single-tenant net leased and multi-tenant properties. We specialize in advising on 1031 exchanges, all cash acquisitions, debt placement and investment property analysis.

Our Approach

We built this firm on a straightforward belief: that every client deserves direct access to experienced partners who know the market, understand their goals and are committed to helping our clients achieve maximum returns on their commercial real estate investments.

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HARRISON

CAPITAL ADVISORS

42+ YEARS

COMBINED COMMERCIAL REAL ESTATE EXPERIENCE

\$850M+

IN CLOSED TRANSACTIONS

75+

NATIONAL TENANT BRANDS REPRESENTED

INVESTMENT OVERVIEW

LOCATION WOODROW STREET | IRMO, SOUTH CAROLINA

COUNTY LEXINGTON

ZONING RICHLAND COUNTY-GENERAL COMMERCIAL

HIGHLIGHTS

- 1.6+/- AC Retail Development Site
- Zoning: Richland County-General Commercial
- Site has moderate sloping topography (+/-10 ft)
- Multi-street frontage along Woodrow St. and St. Andrews Rd. with strong visibility & access
- Located 2 miles from Interstate 26 and 12 miles to Downtown Columbia
- All utilities available
- High Traffic Count: 6,400 VPD on Woodrow St. & 28,300 VPD on Lake Murray Blvd.

\$450,000

PURCHASE PRICE

PROPERTY HIGHLIGHTS

4,600

VPD ON WOODROW ST.

2 Miles

Interstates 26

1.6

+/- ACRES



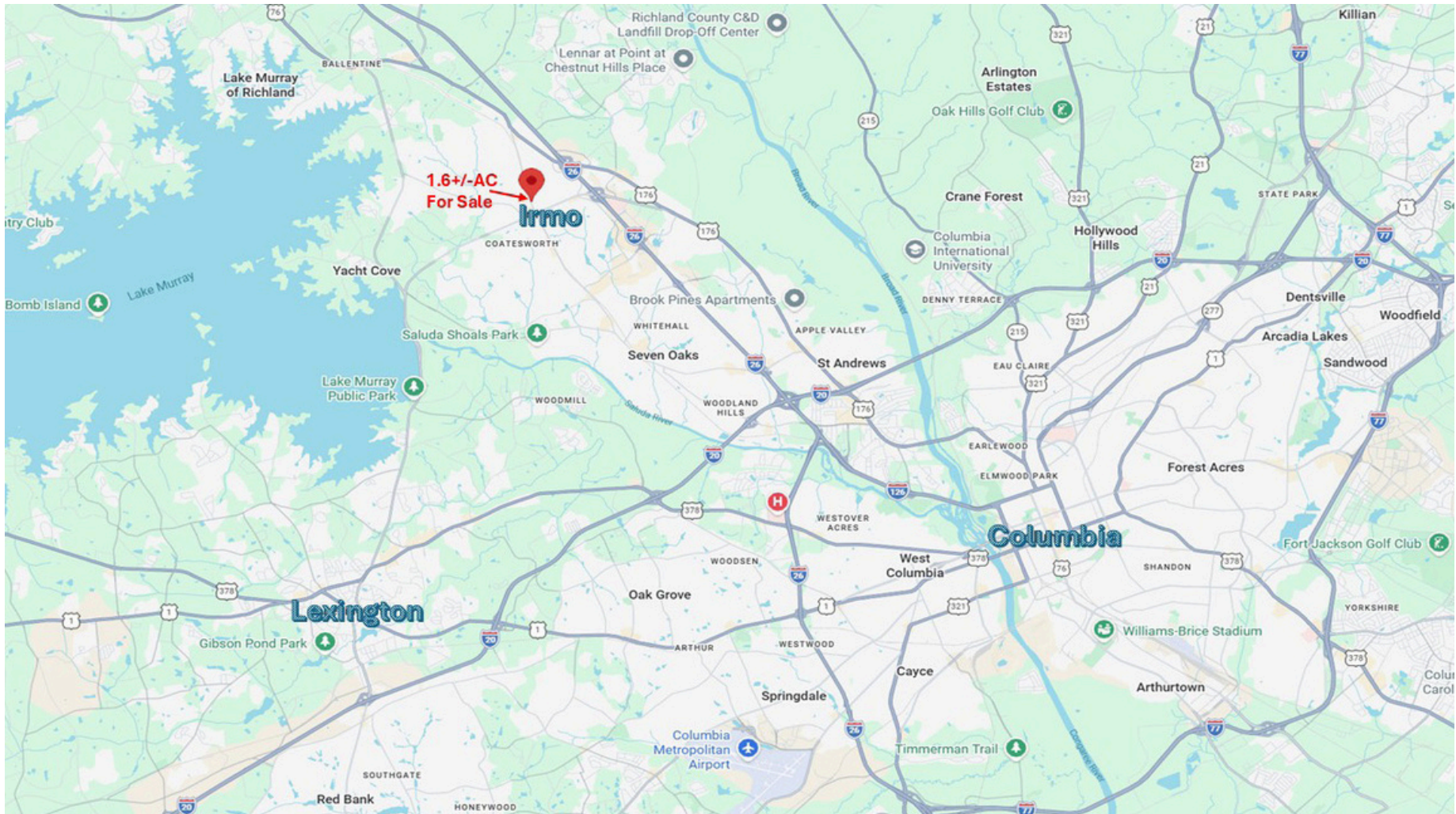
DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 POPULATION	6,887	48,213	84,944
2025 MED HH INCOME	\$85,928	\$91,670	\$90,591
2025 AVG HH INCOME	\$109,340	\$121,628	\$121,396
2025 TOTAL DAYTIME POPULATION	8,368	48,801	81,805

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REGIONAL MAP

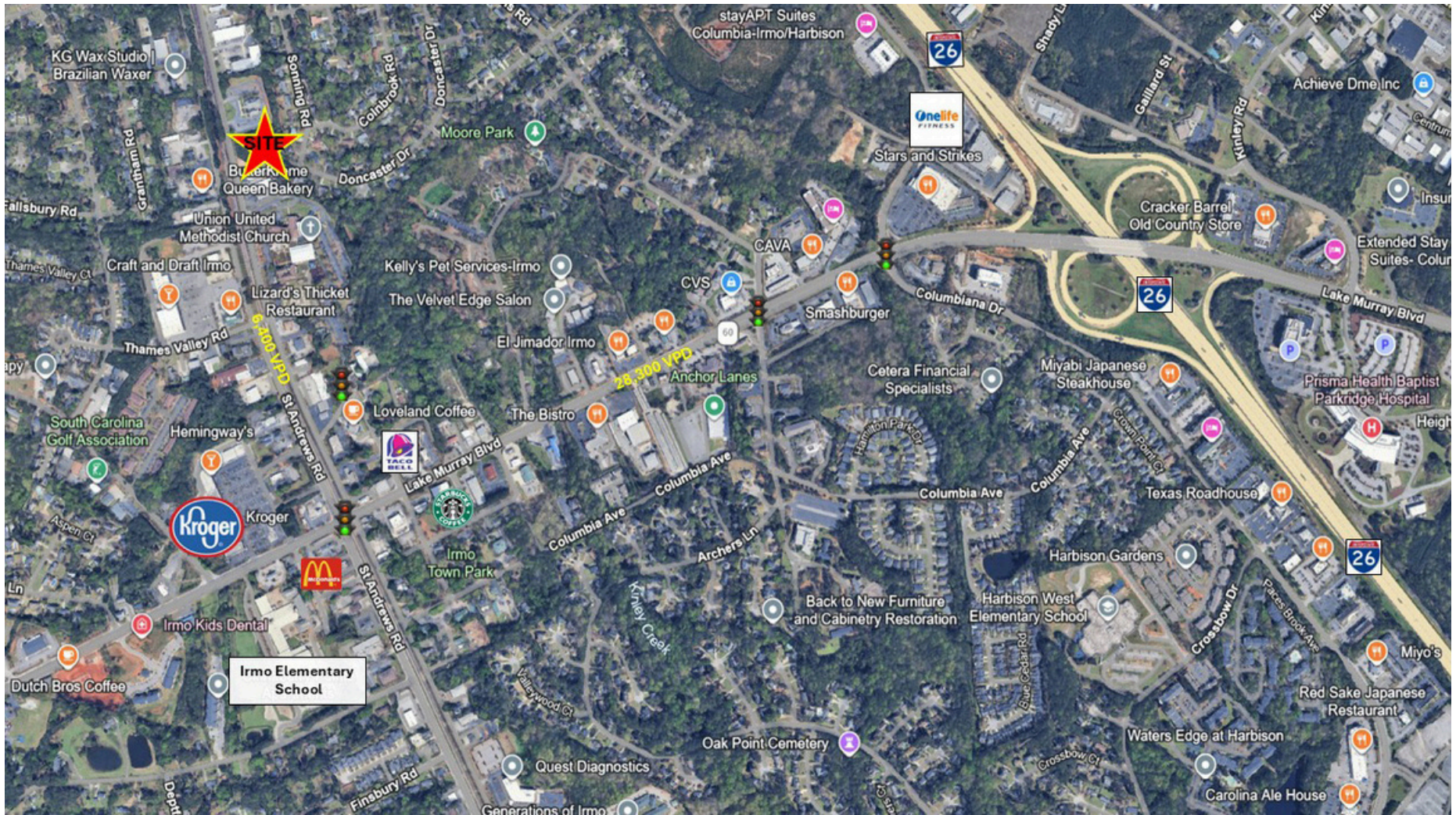
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LOCAL AERIAL MAP

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DISCLAIMER

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The information contained in this Offering Memorandum has been obtained from sources deemed reliable but has not been independently verified for accuracy or completeness. Harrison Capital Advisors makes no representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein. All projections, opinions, and estimates are subject to change without notice.

Prospective purchasers are advised to conduct their own independent due diligence and to consult with their legal, financial, and tax advisors prior to making any investment decision. The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the subject property at any time with or without notice.

Harrison Capital Advisors shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner.

This Offering Memorandum is the property of Harrison Capital Advisors and is intended solely for the use of the individual or entity to which it has been delivered. Reproduction or distribution of this document without the prior written consent of Harrison Capital Advisors is strictly prohibited.

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