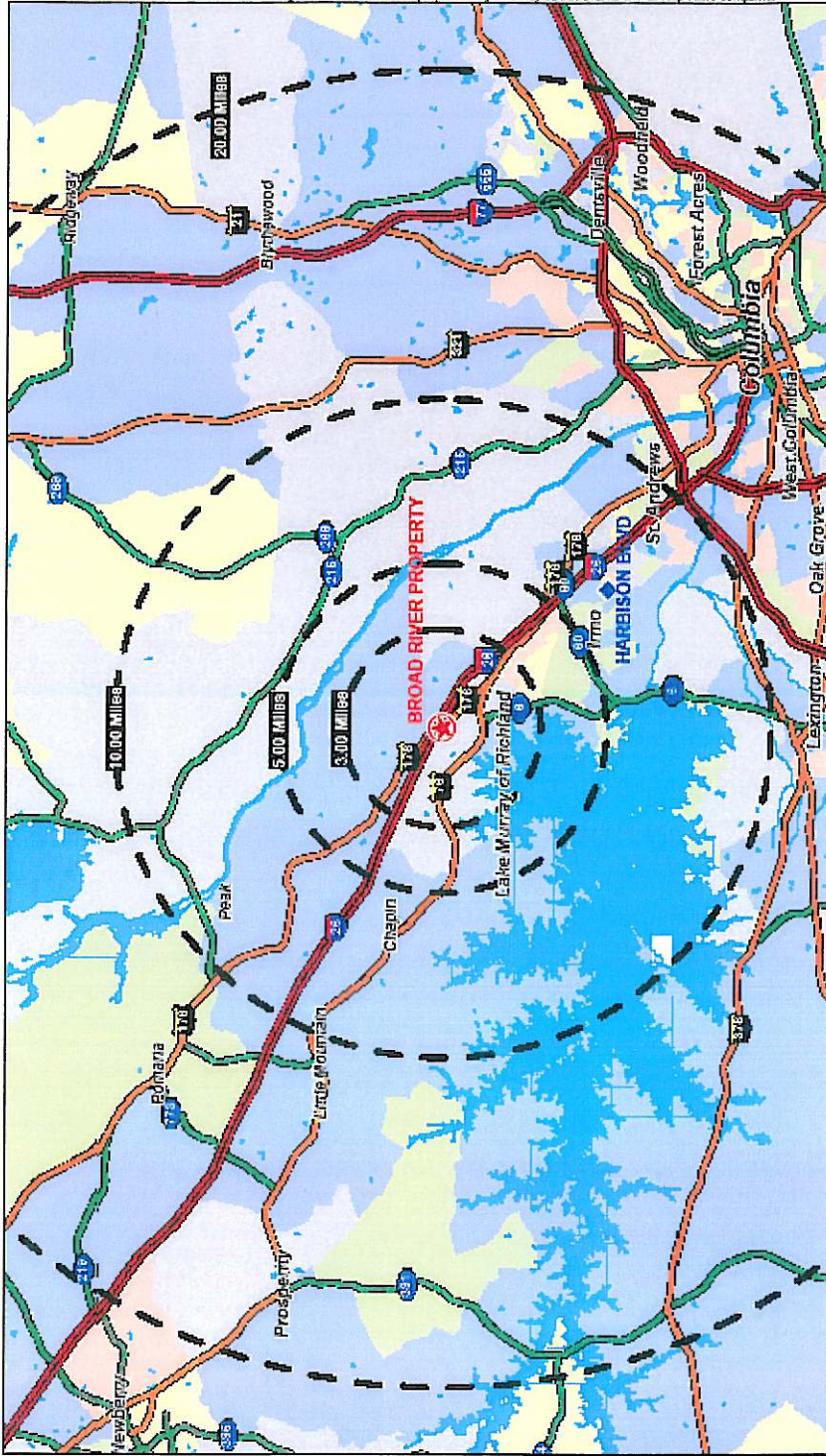




**PROPERTY AT BROAD RIVER ROAD
11090 BROAD RIVER ROAD (I-26, EXIT 97)
IRMO CITY LIMITS
COLUMBIA, SOUTH CAROLINA**

**Cindy Hicks
Vice President, Leasing and Development
(803) 429-4300**

Lat: 34.16291 Lon: -81.2962 Zoom: 44 m Logos are for identification purposes only and may be trademarks of their respective companies.



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**Property at Broad River Road
I-26, Exit 97 (Peak Exit)**

Columbia, South Carolina
Irmo City Limits

July 2008
(Current to 5 Yr Projected Population Growth)

**5 Yr Pop Growth (Total%)
By Block Groups**

- 5% or more
- 2% to 5%
- 1% to 2%
- 0% to 1%
- Less than 0%

This map was produced using data from private and government sources derived to be reliable. The information herein is provided without representation or warranty.

Columbia, South Carolina

Harbison
Retail Area

Lake Murray

7 Miles to
Harbison Exit

Broad River Rd.

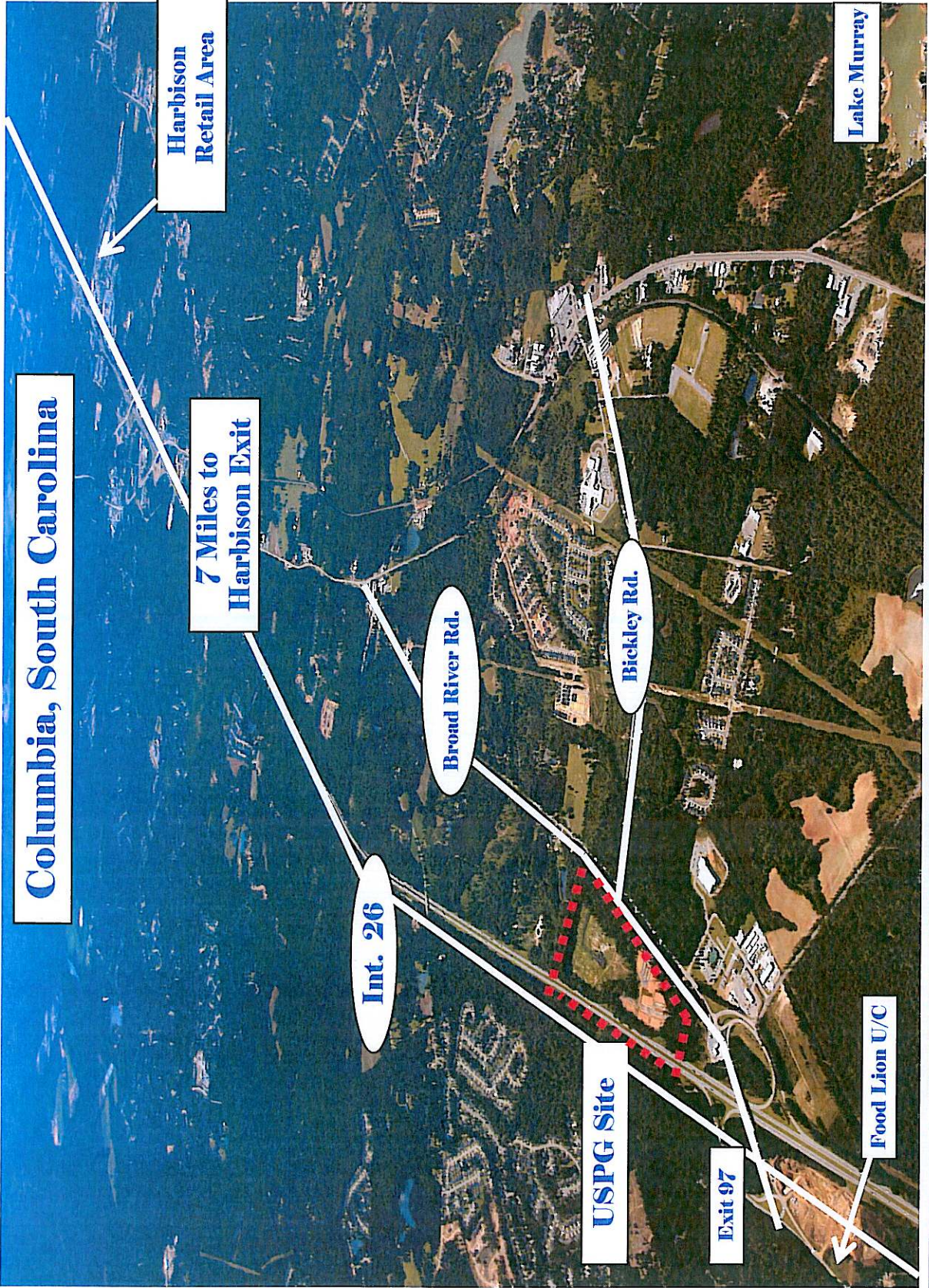
Bickley Rd.

Int. 26

USPG Site

Exit 97

Food Lion U/C





Sid Beckley Road

*Broad River Road
aka Hwy 176*

30 acres

Available

U.S. PROPERTIES GROUP

Multifamily

**Sold to
Lexington
Medical**

**I-26
to Columbia**

**PEAK EXIT (#97)
11090 BROAD RIVER ROAD**

Columbia, South Carolina

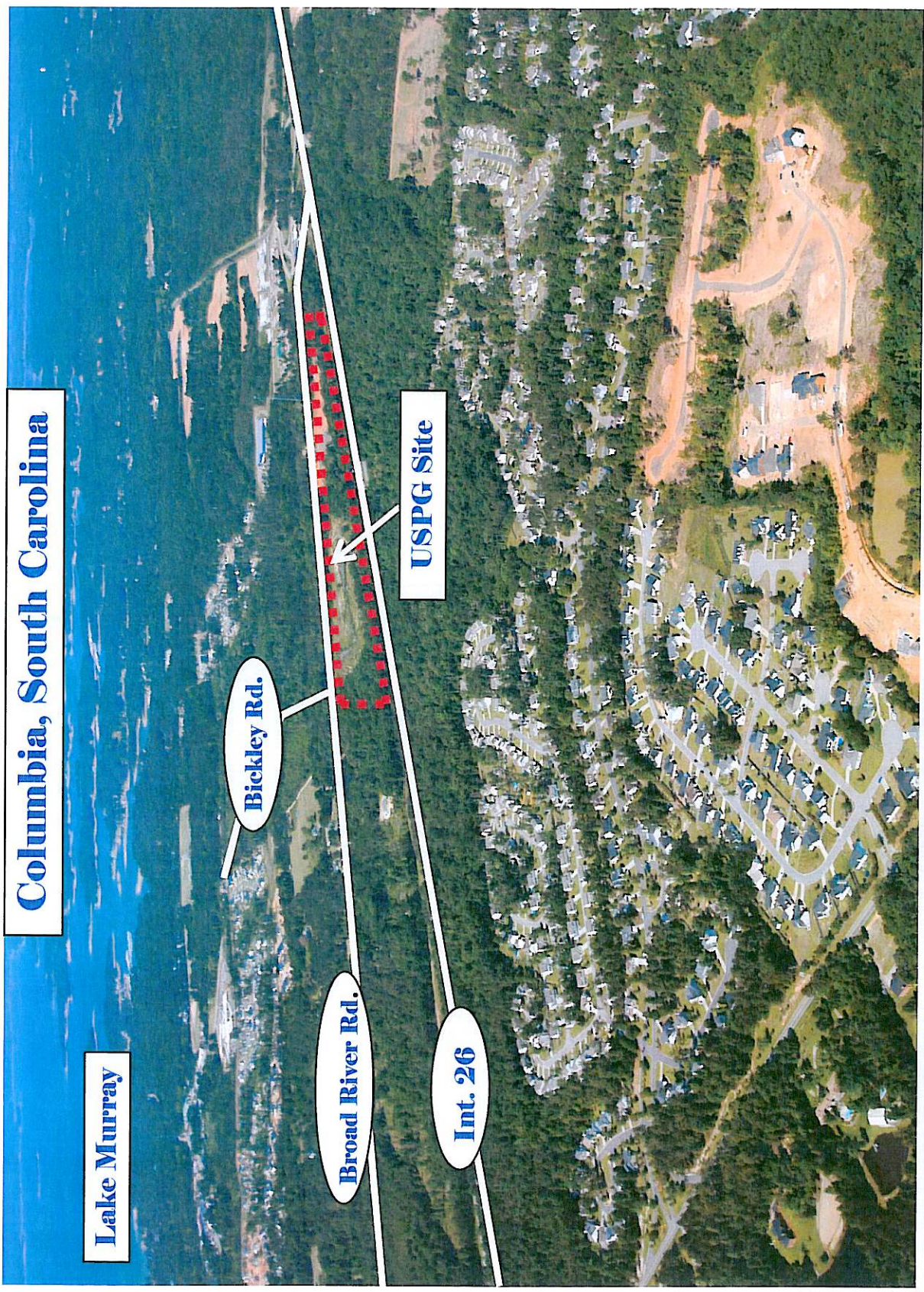
Lake Murray

Bickley Rd.

Broad River Rd.

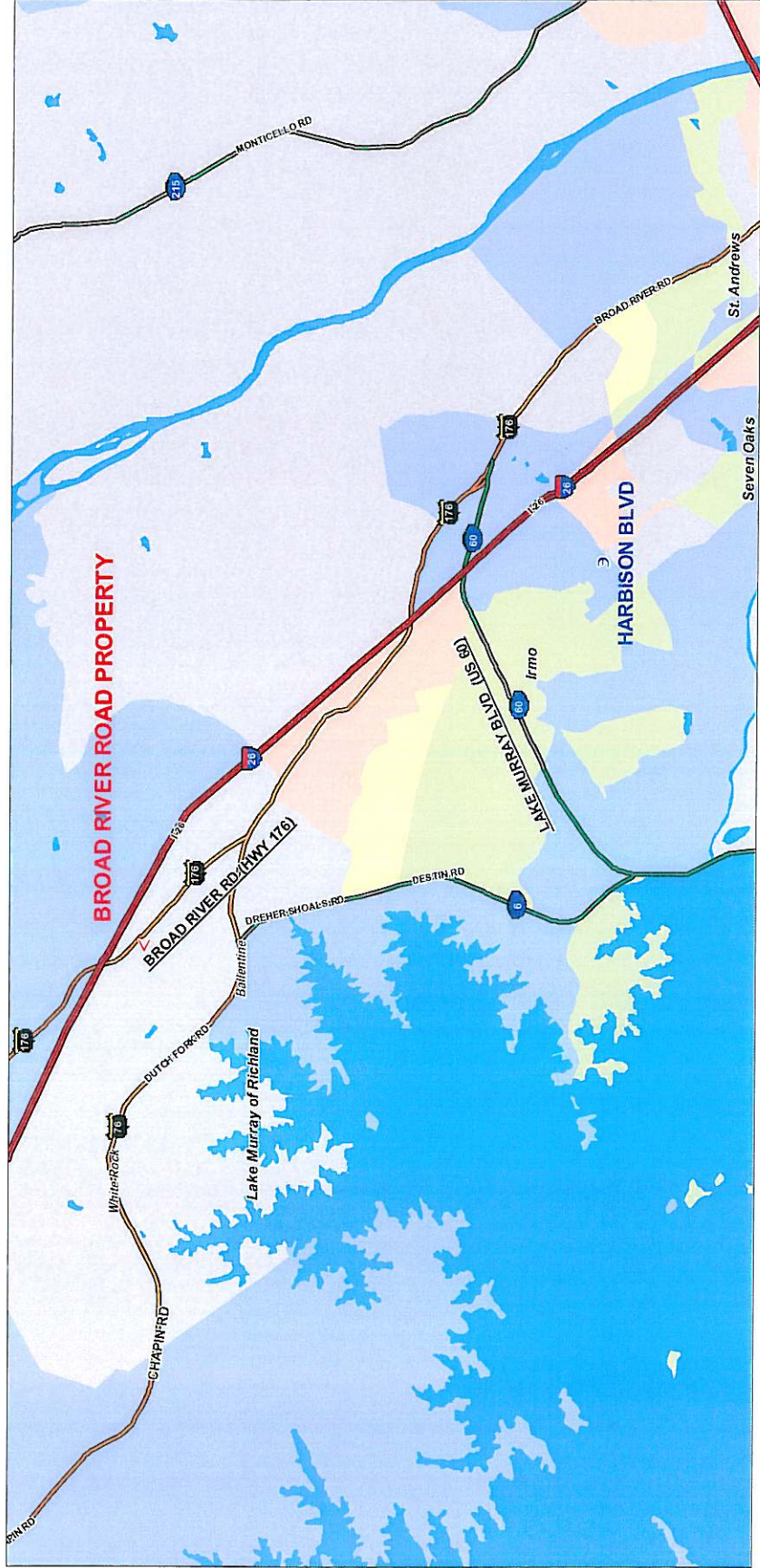
Int. 26

USPG Site



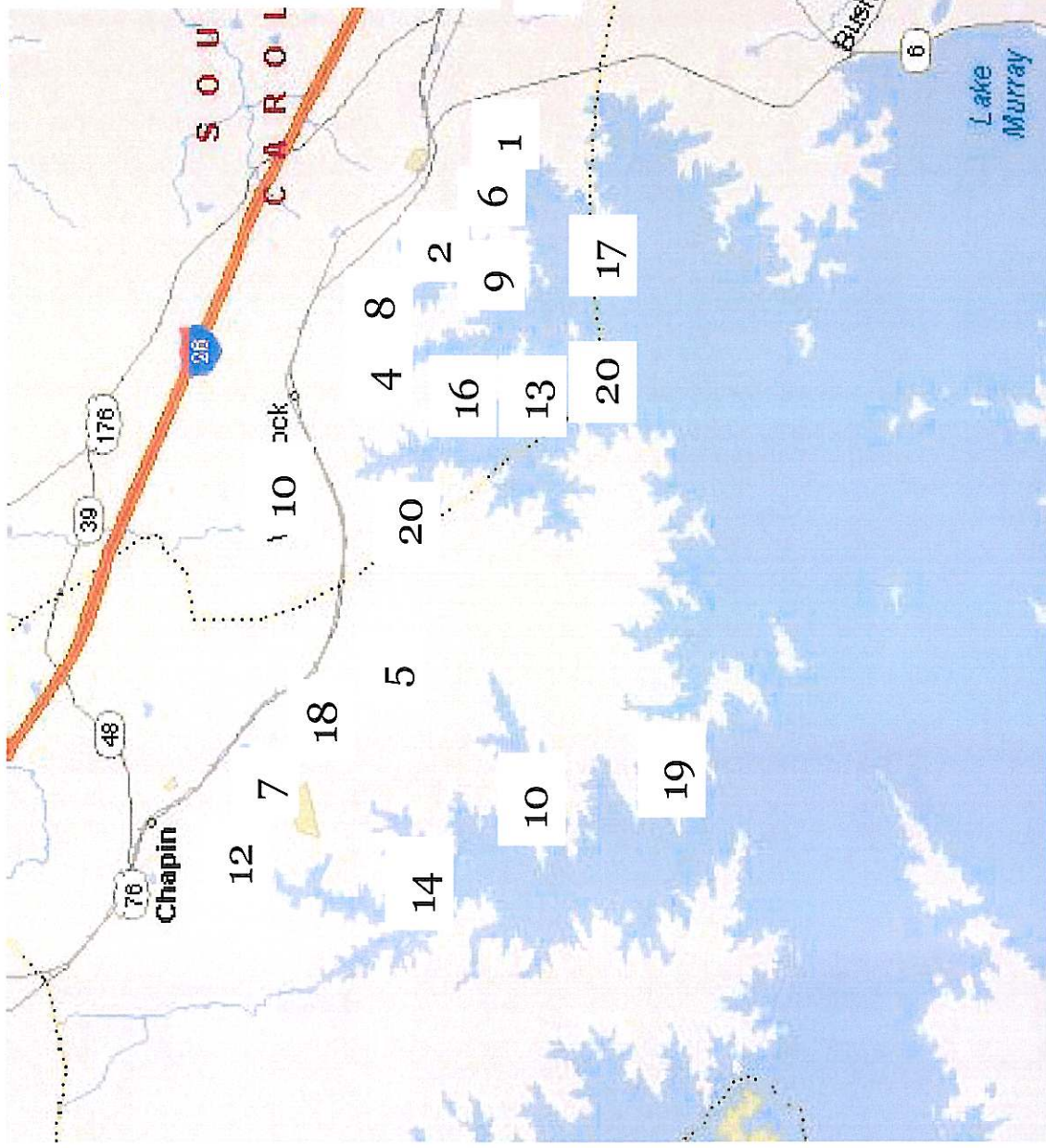
Traffic Count Lake Murray Blvd. to Broad River Road

69,000 Per Day
(Based on SCDOT data)





Columbia, SC New Home Summary



Lexington, Richland

#	New Developments	Number of Homes
1	Milford Park	295
2	Eagle's Rest	216
3	Caedmon's Creek	211
4	The Village at Hilton	193
5	Park West	181
6	Lakeside at Ballentime	174
7	Fairhaven	158
8	Foxport	142
9	Lakeport/Lakeport Garden Homes	120
10	Eagle's Nest	105
11	Paradise Cove at Lake Murray	92
12	Turkey Ridge/Turkey Point	88
13	Whispering Glen	85
14	Reserve at Lake Murray	71
15	Ballentime Village Garden	65
16	Heron's Watch	50
17	Forty Love Point (Phase III)	50
18	Revelstone	46
19	Shealy Estates	44
20	Tanner's Mill	44
21	Owl Trace/Owl Creek	41
Total New Homes Next 3 Years		2471
Avg Population per HH		2.7
Population Increase Next 3 Years		6672

