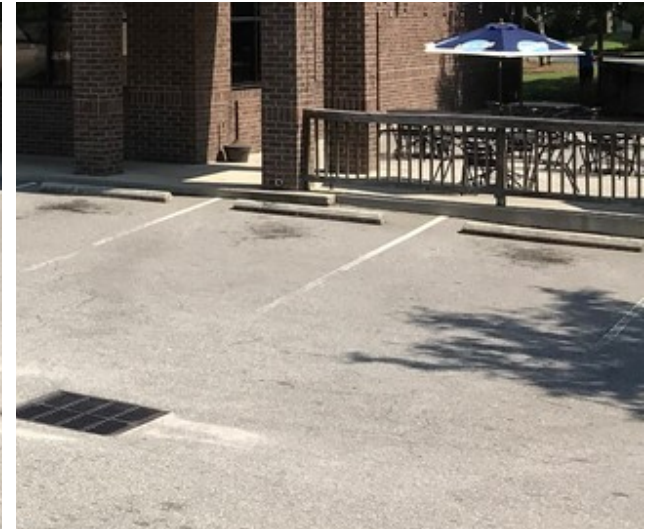


MILLCREEK LANDING SHOPPING CENTER

RETAIL PROPERTY FOR SALE AND LEASE | 924 E Main Street, Lexington, SC 29072



Exclusively Presented By

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PROPERTY SUMMARY

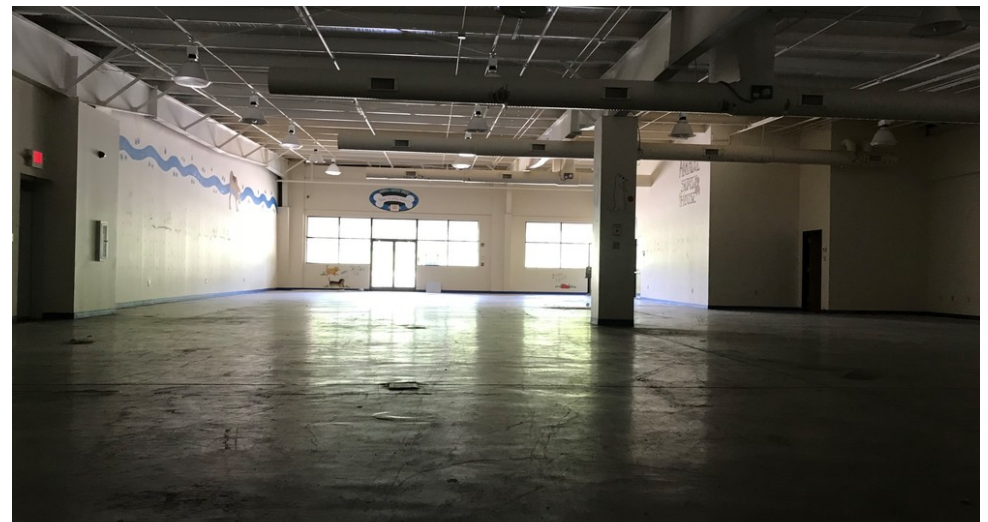
Sale Price:	\$1,500,000
Lot Size:	1.77 Acres
Building Size:	14,000 SF
Year Built:	2006
Zoning:	Commercial ID
Traffic Count:	27,400

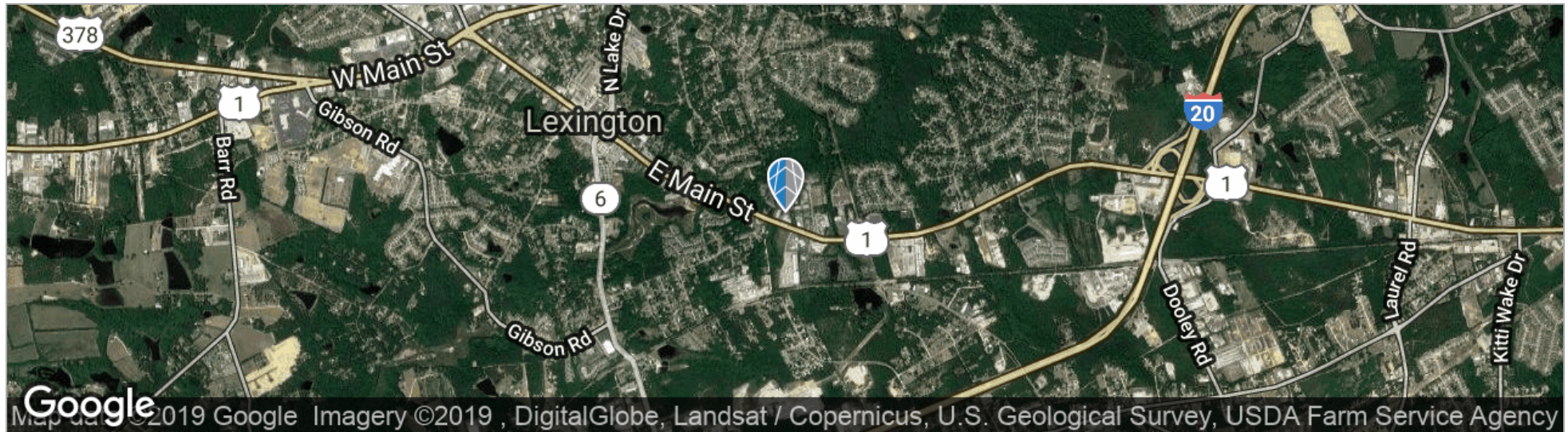
AVAILABLE SPACES

Suite	SF Available	Lease Rate
924 E Main Street, Suite 1	8,000	\$12.50 SF/yr

PROPERTY HIGHLIGHTS

- Rare opportunity for showroom / office user
- 8,000 square feet of retail/flex space available, with rear 10' x 10' grade level door.
- Proximity to I-20 providing easy access to much of the Greater Columbia MSA.
- Ceiling height 14'8" - 10'
- 6,000 square feet is occupied by a single tenant on a long term lease.
- Well maintained retail center located in one of the fastest growing counties in SC
- Value added opportunity for owner occupancy





POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,185	31,609	67,284
MEDIAN AGE	37.9	37.3	36.7
MEDIAN AGE (MALE)	37.6	36.6	36.1
MEDIAN AGE (FEMALE)	38.0	38.3	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,773	12,156	25,733
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$78,487	\$75,773	\$75,102
AVERAGE HOUSE VALUE	\$222,047	\$200,326	\$166,390