

FOR SALE OR LEASE:

RETAIL SUITE

525 COLUMBIA AVENUE LEXINGTON , SOUTH CAROLINA

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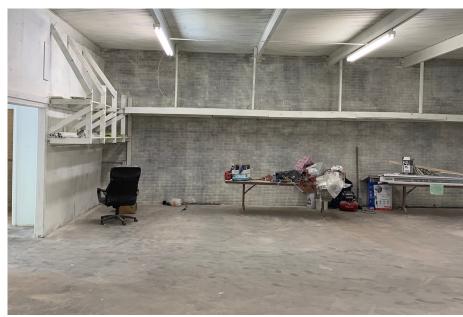
PROPERTY OVERVIEW

- This suite is situated in a retail strip on Columbia Avenue in the heart of Lexington. It is recognized as it's own parcel.
- The space is currently laid out as ±2,000 SF of showroom space and ±2,000 SF of inventory storage space. Very easy to reconfigure if necessary. There is a loading dock with double doors in the rear.
- Ceiling Height 11'
- New Improvements:
 - » Front Window Glass
 - » Fntrance Doors
 - » 5 Ton Air Unit
 - » Parking Lot Resurfacing and Striping
- Utilities & Communications:
 - » Gas Dominion
 - » Electric Dominion
 - » Communications Spectrum
- Traffic Counts: 29,500 VPD (Station 177)
- Sale Price: \$595,000
- Lease Rate: \$12/SF NNN

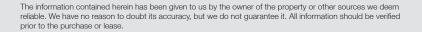


PROPERTY PICTURES











PROPERTY PICTURES







Na Columbia Demographic Profile

Columbia Ave & N Lake Dr - Lexington, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				2019 Age Dist.				Median Household Income			
2010 Census	4,251	29,608	64,265	0 - 4	5.6%	5.6%	6.1%	2019 Estimate	\$74,917	\$72,224	\$71,355
2019 Estimate	4,728	34,704	77,619	5 - 9	5.9%	5.9%	6.5%	2024 Projection	\$86,134	\$82,729	\$81,224
2024 Projection	5,101	37,706	85,105	10 - 14	6.1%	6.3%	6.9%				
% Chg. 2019-2024	7.9%	8.7%	9.6%	15 - 19	5.8%	6.1%	6.2%	Average Household Income			
				20 - 24	5.7%	6.0%	5.6%	2019 Estimate	\$93,322	\$95,318	\$92,260
Households				25 - 34	12.2%	13.5%	13.3%	2024 Projection	\$106,935	\$108,322	\$104,771
2010 Census	2,029	11,631	24,578	35 - 44	12.9%	13.4%	14.0%				
2019 Estimate	2,250	13,603	29,501	45 - 54	13.7%	13.9%	14.1%	Per Capita Household Income			
2024 Projection	2,431	14,772	32,260	55 - 64	13.5%	13.3%	13.2%	2019 Estimate	\$39,062	\$37,560	\$35,157
				65 - 74	10.4%	9.3%	8.7%	2024 Projection	\$44,869	\$42,656	\$39,815
Families				75 - 84	5.6%	4.5%	3.8%				
2010 Census	1,320	7,863	17,523	85+	2.6%	2.1%	1.4%	2019 Household Income Dist.			
2019 Estimate	1,434	9,029	20,770					Less than \$15,000	6.7%	7.6%	6.3%
2024 Projection	1,539	9,742	22,608	Median Age				\$15,000 - \$24,999	5.0%	4.7%	4.9%
				2010 Census	39.5	38.1	36.9	\$25,000 - \$34,999	8.5%	6.4%	6.4%
2019 Housing Data				2019 Estimate	41.6	39.6	38.7	\$35,000 - \$49,999	10.7%	10.9%	11.3%
Owner Occ. Housing Units	1,601	9,703	23,194	2024 Projection	41.9	40.4	39.2	\$50,000 - \$74,999	19.2%	22.2%	23.5%
Renter Occ. Housing Units	649	3,899	6,307					\$75,000 - \$99,999	13.1%	11.3%	12.4%
				Average Household Size				\$100,000 - \$149,999	22.4%	21.4%	20.9%
2019 Business Data				2010 Census	2.05	2.43	2.56	\$150,000 - \$199,999	8.3%	8.8%	8.7%
Total Businesses:	561	1,691	2,318	2019 Estimate	2.06	2.46	2.59	\$200,000 and Up	6.1%	6.8%	5.6%
Total Employees:	5,665	19,201	26,398	2024 Projection	2.06	2.46	2.60				