



FOR SALE OR LEASE:

RETAIL SUITE

525 COLUMBIA AVENUE
LEXINGTON , SOUTH CAROLINA

For more Information:

Jack Springs

+1 803 744 9882 • jsprings@naicolumbia.com

Patrick Chambers

+1 803 744 9857 • pchambers@naicolumbia.com



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 $\pm 2,000$ SF of showroom space and $\pm 2,000$ 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
 - » Entrance 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



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the purchase or lease.

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NAI Columbia

Demographic Profile

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				

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