

For Sale
±4.05 Acres



4650 Augusta Road
Lexington, South Carolina

For more information:

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Property Features

4630 Augusta Road - Lexington, South Carolina

For Sale

±4.05 Acres

Location Description: This ±4.05 acre site fronts on Augusta Road (U.S. Hwy 1) in Lexington, South Carolina. The site is 1 mile east of the Augusta Road interchange (Exit 58) of I-20. Augusta Road (U.S. Hwy 1) is a major thoroughfare connecting the Lexington submarket to the City of Columbia.

Property Description: The site has over ±400 linear feet of frontage on Augusta Road. It can accommodate residential, commercial and industrial uses.

Site Size: ±4.05 Acres

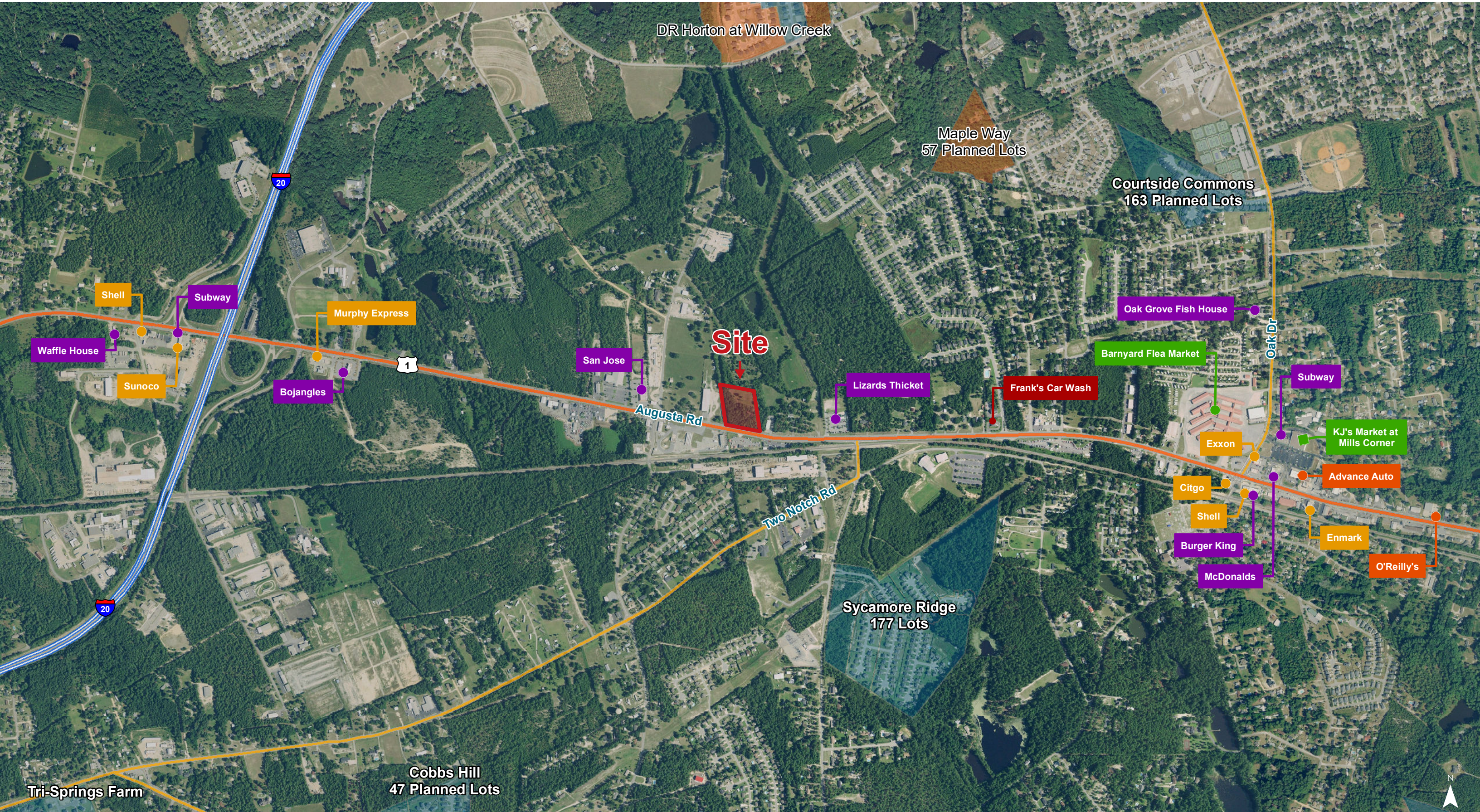
Traffic Counts: 27,700 VPD (Station 123)
64,100 VPD (Station 2025)

Utilities: Water - City of West Columbia
Sewer - City of Cayce (To Be Negotiated)

Zoning: ID - Intensive Development (Lexington County)

Demographics:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	4,996	37,279	90,553
Households:	1,940	14,620	36,616
Avg. HH Income:	\$76,827	\$80,738	\$78,177

Sales price: ~~\$525,000~~ \$485,000



Map Updated: Wednesday, November 27, 2019. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

NAI Columbia

Demographic Profile

Demographic Profile

Augusta Rd & Kitt Wake 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	4,445	32,471	77,708	0 - 4	6.4%	6.3%	6.0%	2019 Estimate	\$67,945	\$65,095	\$60,409
2019 Estimate	4,996	37,279	90,553	5 - 9	6.7%	6.6%	6.2%	2024 Projection	\$77,388	\$74,250	\$67,314
2024 Projection	5,387	40,216	98,008	10 - 14	7.0%	6.8%	6.4%				
% Chg. 2019-2024	7.8%	7.9%	8.2%	15 - 19	5.9%	5.7%	5.5%	Average Household Income			
				20 - 24	5.0%	5.1%	5.4%	2019 Estimate	\$76,827	\$80,738	\$78,177
Households				25 - 34	13.3%	13.6%	14.0%	2024 Projection	\$87,544	\$93,143	\$89,498
2010 Census	1,731	12,834	31,571	35 - 44	15.6%	15.0%	14.0%				
2019 Estimate	1,940	14,620	36,616	45 - 54	14.1%	13.6%	12.9%	Per Capita Household Income			
2024 Projection	2,089	15,725	39,575	55 - 64	12.9%	13.3%	13.1%	2019 Estimate	\$29,973	\$31,740	\$31,253
				65 - 74	8.9%	9.2%	9.6%	2024 Projection	\$34,105	\$36,506	\$35,733
Families				75 - 84	3.3%	3.8%	4.9%				
2010 Census	1,218	8,979	21,040	85+	0.8%	1.1%	2.0%	2019 Household Income Dist.			
2019 Estimate	1,341	10,081	23,970					Less than \$15,000	5.8%	6.7%	8.5%
2024 Projection	1,435	10,788	25,748	Median Age				\$15,000 - \$24,999	5.5%	6.0%	6.9%
				2010 Census	35.4	36.6	37.7	\$25,000 - \$34,999	5.6%	6.9%	8.3%
2019 Housing Data				2019 Estimate	38.5	38.8	39.4	\$35,000 - \$49,999	15.2%	12.7%	13.6%
Owner Occ. Housing Units	1,637	11,422	26,371	2024 Projection	39.3	39.7	40.4	\$50,000 - \$74,999	22.6%	25.1%	24.0%
Renter Occ. Housing Units	303	3,198	10,245					\$75,000 - \$99,999	19.2%	14.5%	12.8%
				Average Household Size				\$100,000 - \$149,999	20.3%	17.8%	16.2%
2019 Business Data				2010 Census	2.56	2.52	2.41	\$150,000 - \$199,999	4.6%	7.3%	6.1%
Total Businesses:	132	992	3,548	2019 Estimate	2.57	2.55	2.43	\$200,000 and Up	1.2%	2.8%	3.6%
Total Employees:	1,106	10,641	48,658	2024 Projection	2.57	2.55	2.44				