

## INVESTMENT: MULTI TENANT SHOPPING CENTER

RETAIL PROPERTY FOR SALE | 5580 Sunset Boulevard, Lexington, SC 29072



Exclusively Presented By

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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$3,507,300
<b>Cap Rate:</b>	8.23%
<b>NOI:</b>	\$288,698
<b>Lot Size:</b>	1.89 Acres
<b>Building Size:</b>	19,485 SF
<b>Zoning:</b>	Commercial ID
<b>Market:</b>	Lexington
<b>Sub Market:</b>	Lexington
<b>Cross Streets:</b>	Sunset Boulevard (Hwy 378)
<b>Traffic Count:</b>	32,500

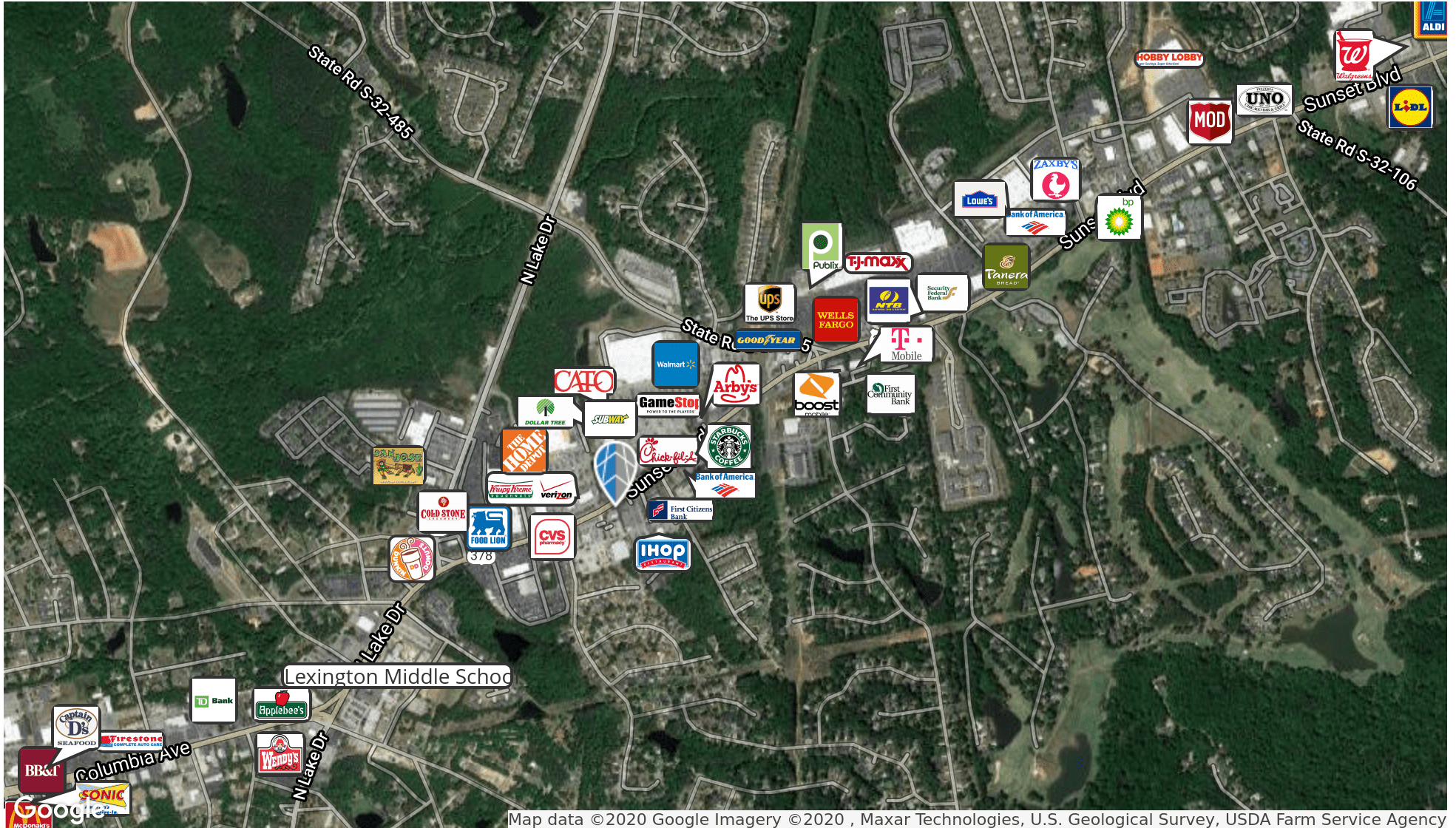
## PROPERTY OVERVIEW

Kitty's Korner Shopping Center consists of three separate buildings on one parcel. Many of the tenants have been in place over 10 years. Sprint, Menchie's and Ganbei recently renewed terms that range from 5 to 7 years. The Chick Fil A rebuilt on their lot located at the same signalized corner. With traffic count at 32,500, the property should remain a primary retail location and provide a stable asset for years to come.

## PROPERTY HIGHLIGHTS

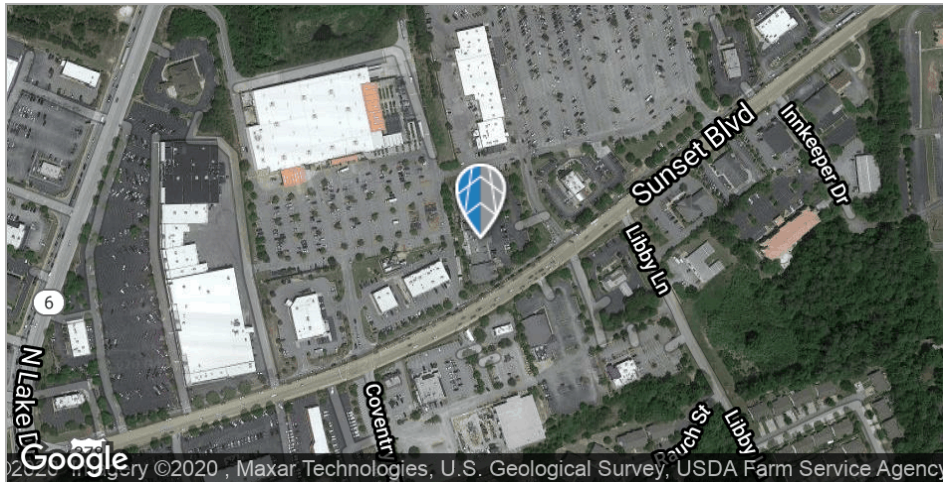
- Multi-Tenant Shopping Center - outparcel of Walmart Supercenter
- Located on major retail corridor at signalized corner
- Tenants: Sprint, Menchie's, Hallmark, Happy Butcher and Ganbei Restaurant and Sushi Bar. There is one 970 SF available.





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### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,121	28,905	64,010
MEDIAN AGE	37.7	38.1	37.5
MEDIAN AGE (MALE)	37.3	37.0	36.9
MEDIAN AGE (FEMALE)	37.8	39.3	38.2

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,025	11,188	24,552
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$84,230	\$81,602	\$79,327
AVERAGE HOUSE VALUE	\$186,998	\$214,745	\$179,356

### LOCATION DESCRIPTION

The property is located on Sunset Blvd in the heart of Lexington's shopping and business district at a signalized intersection. It is directly across the entrance from newly rebuilt Chick Fil a. It is also a prominent out parcel of the Walmart Supercenter. The location is less than 5 minutes from I-20 and conveniently located in the middle of Lexington's retail corridor.