

2525 AUGUSTA HWY

LEXINGTON, SC



MOORE
& ASSOCIATES REALTY, LLC

LAND FOR SALE

PRIME 1.82 ACRE LOT
UTILITIES READY
13,800 DAILY TRAFFIC
\$475,000



Excellent location for professional offices, retail locations, fast food franchises, etc! Located across the street from Lowes Foods and on the block beside Lexington High School. Sonic Drive-in has purchased the adjoining property.

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UTILITIES

Water: Lexington County Joint
Municipal Water & Sewer
Sewer: Town of Lexington

TRAFFIC

Highway I: 18,400 VPD
Charter Oak: 9,900 VPD

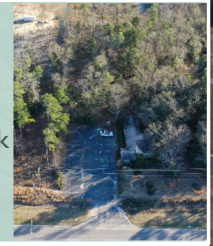
ZONING

ID – Intensive Development

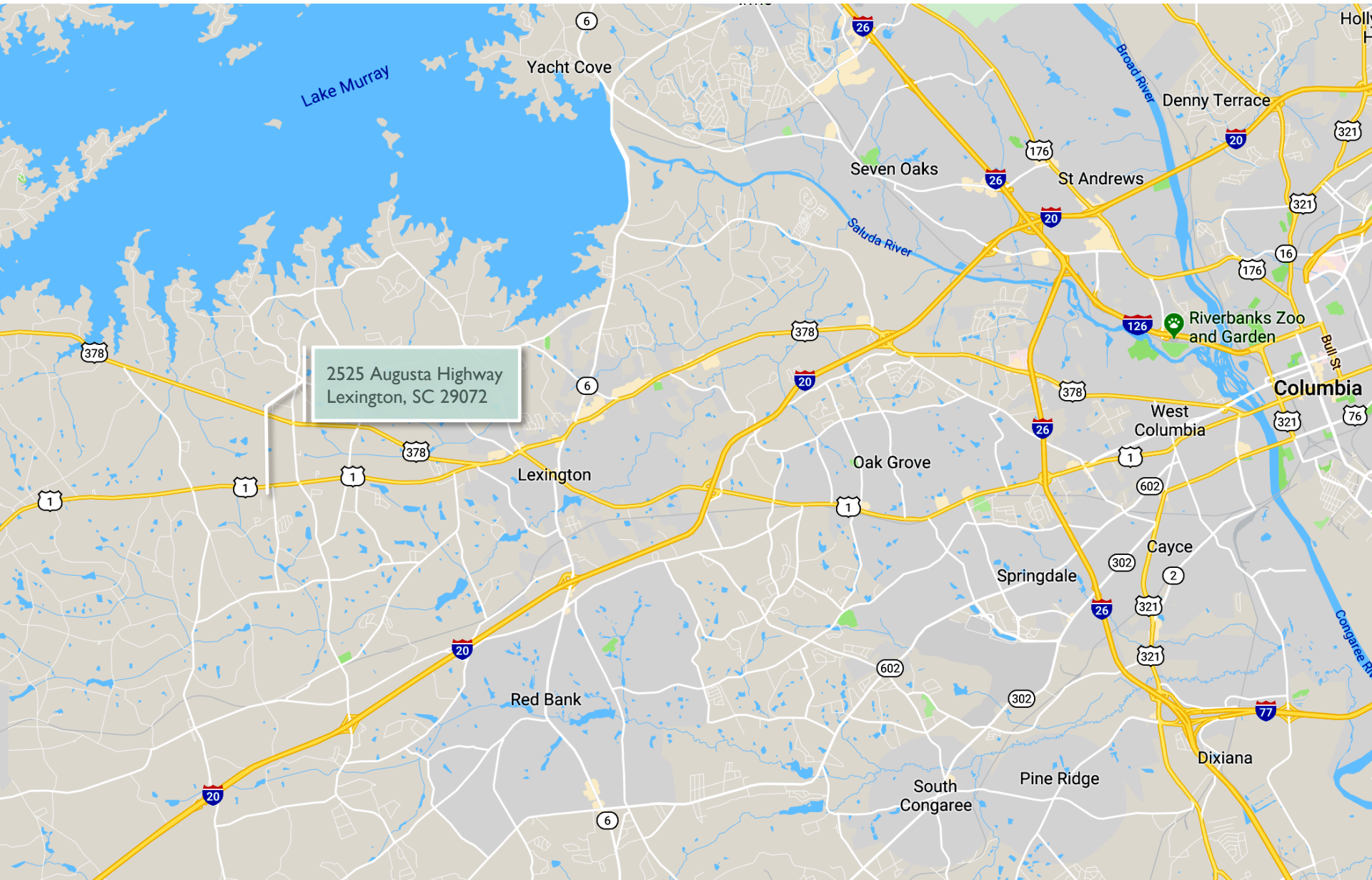
DEMOGRAPHICS

	2011	2017	Growth
Population	47,653	59,118	+24.1%
Avg. Income	\$74,301	\$78,899	+6.2%
Households	17,936	21,296	+18.7%
Median Age	37.7	37.5	-0.5%

The property is adjacent to property bordering Lexington High School and 0.2 miles from the corner of Augusta Highway (U.S. Highway 1) and Charter Oak Road in Lexington, SC. Charter Oak Road changes names to Longs Pond Road which provides a direct connection (3.4 miles) to I-20.



LOCATION MAP



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NEIGHBORHOOD DEVELOPMENTS (3 MILE RADIUS)



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