

# ±7.82 ACRES SUNSET BLVD

5150 Sunset Boulevard/Highway 378  
Lexington, South Carolina



## FIRST OFFERING

- ◆ Excellent location across from Target-anchored center in the heart of Highway 378 Retail Corridor
- ◆ Close proximity to new Lowe's shopping center, new Hobby Lobby shopping center, and new Lidl Store
- ◆ Many retailers in the immediate area
- ◆ More than 3 acres of land at or above grade with excess land
- ◆ Current Zoning: ID (may require annexation)
- ◆ Water and sewer in road
- ◆ House may be moved
- ◆ Income from Two (2) Billboards
- ◆ **SALES PRICE: \$2,150,000-  
\$1,950,000**



1111 Laurel Street, Columbia, SC 29201 T 803.779.8600 www.wilsonkibler.com

**Wayne T. Smith**

803.360.7950 wsmith@wilsonkibler.com

**Brooks Owings**

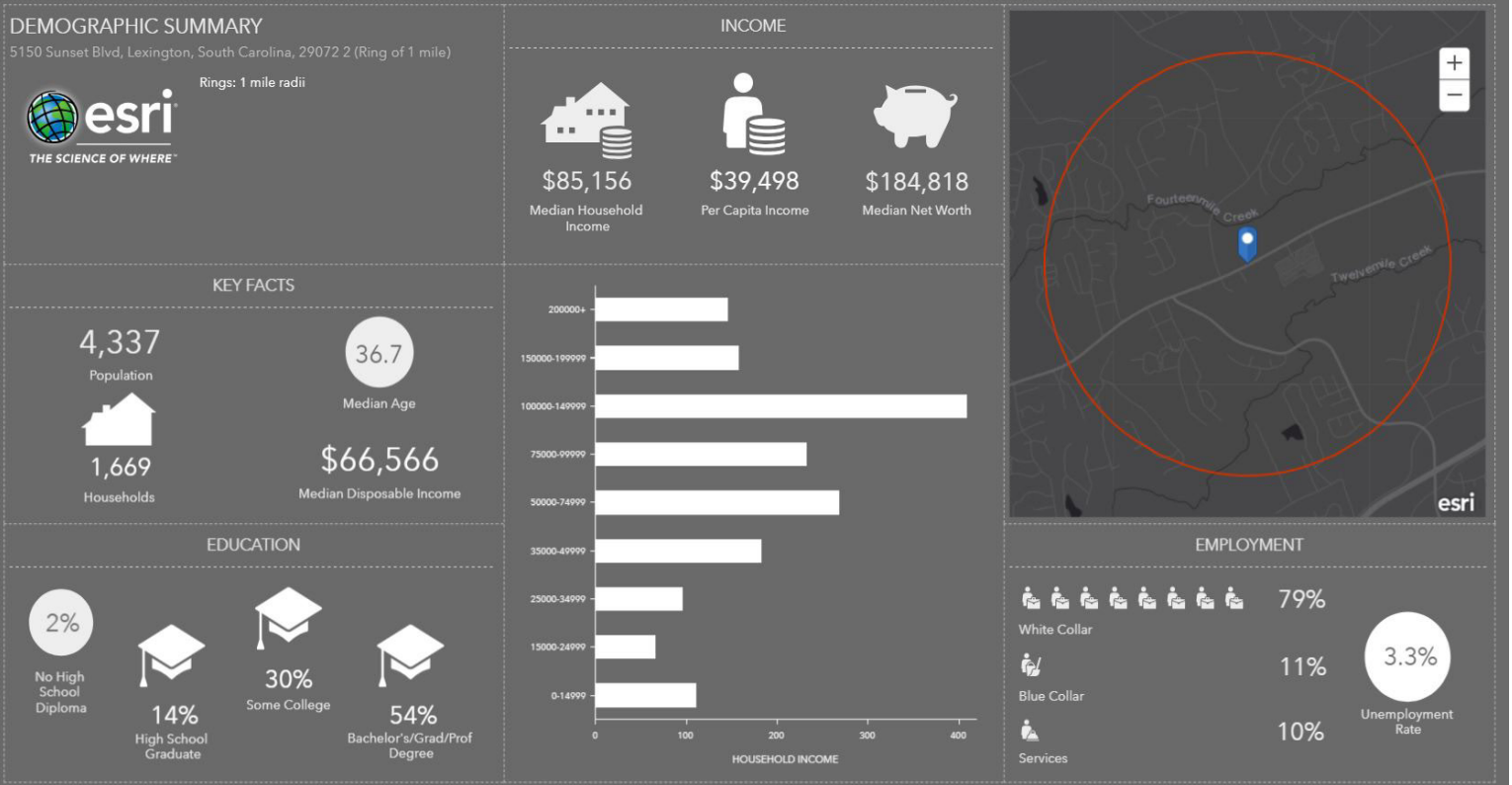
803.255.8642 brooks.owings@wilsonkibler.com

The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Independently owned and operated.



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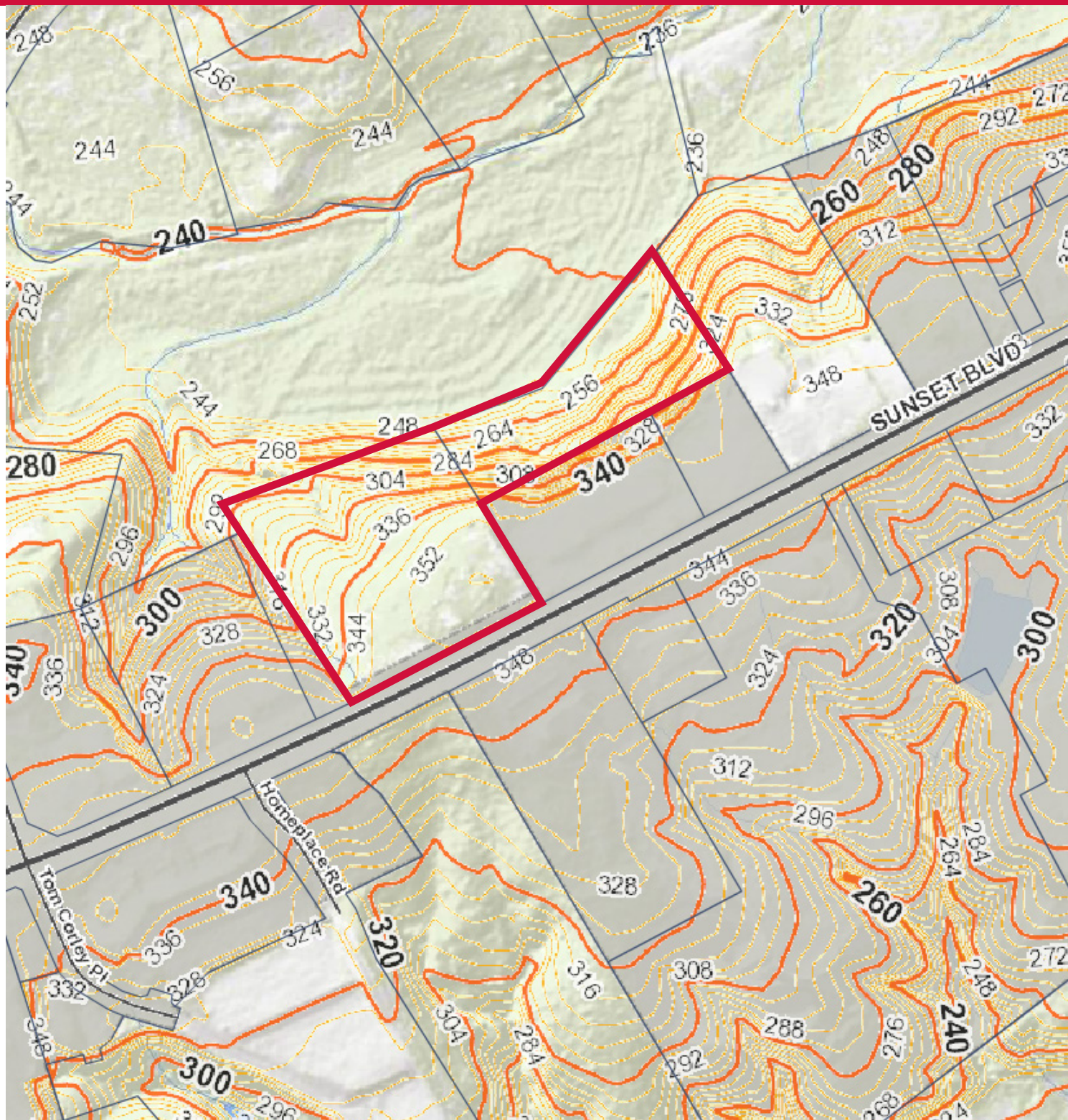
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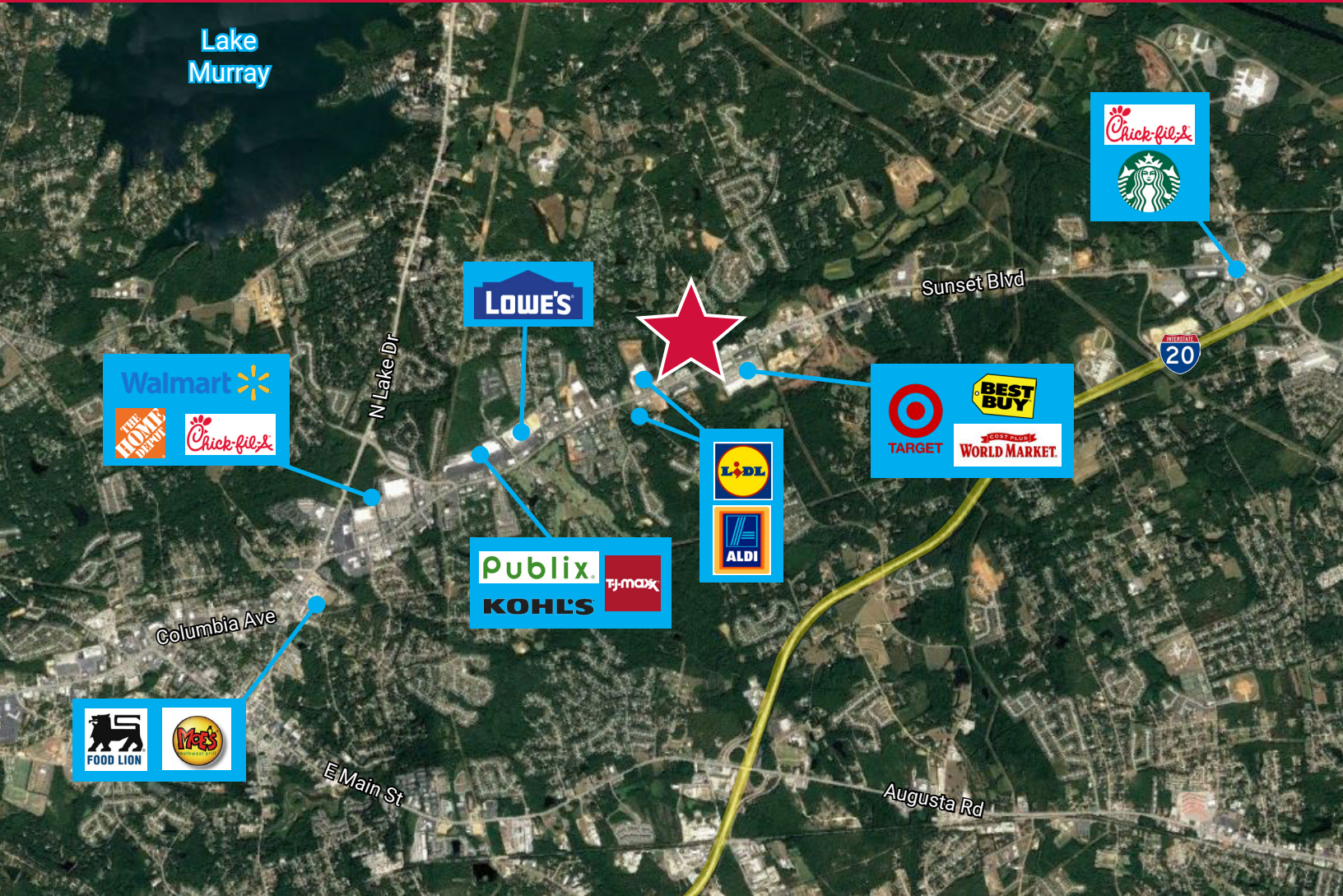
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TRAFFIC COUNTS	VPD
Sunset Blvd	36,100
I-20 at Mineral Springs	60,000

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