

For Sale or Lease  
**±8,400 SF**  
Showroom/Warehouse



# 877 South Lake Drive

Lexington, South Carolina

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**NAI**Columbia

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For Sale or Lease  
**±8,400 SF**  
Showroom/Warehouse

## Property Features

877 South Lake Drive - Lexington, South Carolina

- ±8,400 SF showroom/warehouse available for sale or lease
- ±6,000 SF showroom
- ±2,400 SF warehouse
- Building sits on ±1.36 acres with fenced in yard
- (1) 10' x 8' drive-in door
- 14' min. clear, 16' max clear in warehouse
- Zoning: GC, General Commercial (Town of Lexington)
- Sale price: \$575,000
- Lease Rate: \$6.50 PSF NNN



Location



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# NAI Columbia

## Demographic Profile

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South Lake Drive and Industrial Drive - Lexington, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2018 Age Dist.</b>				<b>Median Household Income</b>			
2010 Census	2,829	28,843	71,066	0 - 4	6.0%	6.1%	6.3%	2018 Estimate	\$56,643	\$62,668	\$68,824
2018 Estimate	3,170	33,413	84,007	5 - 9	5.5%	6.3%	6.6%	2023 Projection	\$64,337	\$72,837	\$78,400
2023 Projection	3,362	36,342	92,139	10 - 14	6.0%	6.5%	6.9%				
% Chg. 2018-2023	6.1%	8.8%	9.7%	15 - 19	5.1%	5.9%	6.3%	<b>Average Household Income</b>			
				20 - 24	11.0%	6.4%	5.8%	2018 Estimate	\$70,705	\$81,671	\$86,870
<b>Households</b>				25 - 34	19.4%	14.6%	13.8%	2023 Projection	\$82,957	\$93,963	\$98,962
2010 Census	1,288	11,528	26,943	35 - 44	12.6%	13.7%	14.1%	<b>Per Capita Household Income</b>			
2018 Estimate	1,446	13,289	31,587	45 - 54	11.6%	13.7%	14.1%	2018 Estimate	\$31,977	\$32,659	\$33,355
2023 Projection	1,538	14,436	34,544	55 - 64	10.2%	12.7%	12.8%	2023 Projection	\$37,311	\$37,359	\$37,801
				65 - 74	7.4%	8.7%	8.4%				
<b>Families</b>				75 - 84	4.0%	3.9%	3.6%	<b>2018 Household Income Dist.</b>			
2010 Census	714	7,777	19,214	85+	1.4%	1.6%	1.3%	Less than \$15,000	8.2%	9.4%	7.5%
2018 Estimate	776	8,802	22,206	<b>Median Age</b>				\$15,000 - \$24,999	7.5%	6.9%	6.5%
2023 Projection	815	9,497	24,158	2010 Census	32.3	36.6	36.3	\$25,000 - \$34,999	12.4%	8.2%	7.5%
				2018 Estimate	33.4	38.0	37.9	\$35,000 - \$49,999	12.4%	13.0%	12.5%
<b>2018 Dist. by Race &amp; Ethnicity</b>				2023 Projection	34.2	38.7	38.6	\$50,000 - \$74,999	25.8%	20.6%	19.6%
White Alone	70.7%	81.4%	83.8%	<b>Average Household Size</b>				\$75,000 - \$99,999	14.7%	14.0%	15.7%
Black Alone	20.5%	12.2%	9.5%	2010 Census	2.11	2.41	2.59	\$100,000 - \$149,999	12.9%	17.9%	18.9%
American Indian Alone	0.4%	0.3%	0.3%	2018 Estimate	2.10	2.43	2.61	\$150,000 - \$199,999	3.2%	5.0%	6.3%
Asian Alone	2.6%	2.7%	2.8%	2023 Projection	2.10	2.44	2.63	\$200,000 and Up	3.0%	5.1%	5.5%
Pacific Islander Alone	0.0%	0.1%	0.1%	<b>2018 Housing Data</b>				<b>2018 Business Data</b>			
Some Other Race Alone	2.6%	1.3%	1.5%	Owner Occ. Housing Units	545	9,432	24,680	Total Businesses:	210	1,489	2,455
Two or More Races	3.2%	2.0%	2.0%	Renter Occ. Housing Units	902	3,856	6,908	Total Employees:	2,753	17,691	28,894
Hispanic Origin (Any Race)	6.3%	3.9%	4.3%								