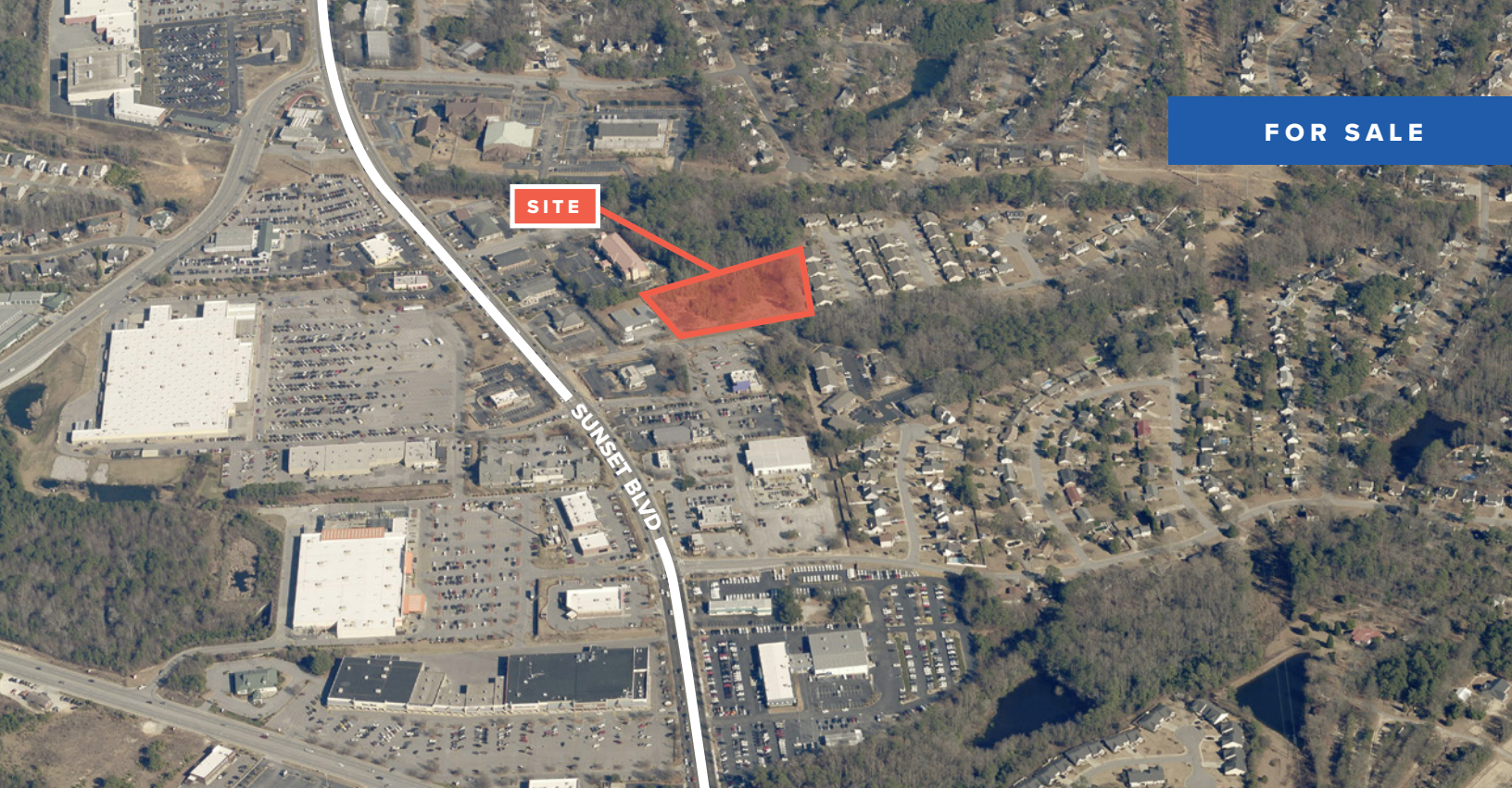


FOR SALE



± 2.68 AC Libby Lane at Sunset Blvd LEXINGTON, SC

📍 SUBMARKET: LEXINGTON

± 2.68 AC Development site situated in the center of the thriving Lexington Market

Ideally located for a wide array of development (office/medical, multi-family, retail, self-storage)

Direct access off Libby Lane from Sunset Blvd

Close Proximity to I-20 (3.5 Miles)

Utilities on Site

2017 Traffic Count - 30,700 VPD (station 180)

ZONING: Limited Commercial

SALES PRICE: \$605,000 (\$5.18 PSF)



FOR MORE INFO, CONTACT

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BRADEN SHOCKLEY | Associate Broker | bshockley@trinity-partners.com | 803-567-1373

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | TRINITY-PARTNERS.COM

**TRINITY
PARTNERS**

± 2.68 AC Libby Lane at Sunset Blvd

FOR SALE

LEXINGTON, SC

📍 SUBMARKET: LEXINGTON



DEMOGRAPHICS

RADIUS	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	6,845	36,474	84,224
2018 Estimate	6,379	33,984	78,552
2010 Census	5,609	29,854	69,464
Growth 2018-2023	7.31%	7.33%	7.22%
Growth 2010-2018	13.73%	13.83%	13.08%
2018 Population Hispanic Origin	191	1,305	3,369
2018 Population by Race:			
White	5,430	28,466	66,686
Black	526	3,638	7,900
Am. Indian & Alaskan	18	103	294
Asian	323	1,287	2,353
Hawaiian & Pacific Island	9	25	50
Other	73	466	1,270
U.S. Armed Forces:	15	93	228

DEMOGRAPHICS

RADIUS	1 Mile	3 Mile	5 Mile
Households:			
2023 Projection	2,720	14,231	32,535
2018 Estimate	2,537	13,258	30,344
2010 Census	2,243	11,647	26,853
Growth 2018 - 2023	7.21%	7.34%	7.22%
Growth 2010 - 2018	13.11%	13.83%	13.00%
Owner Occupied	1,930	9,598	23,655
Renter Occupied	607	3,660	6,689
2018 Avg Household Income	\$99,033	\$95,707	\$90,611
2018 Med Household Income	\$82,528	\$76,430	\$72,938
2018 Households by Household Inc:			
<\$25,000	375	1,823	3,990
\$25,000 - \$50,000	407	2,425	5,875
\$50,000 - \$75,000	353	2,281	5,744
\$75,000 - \$100,000	445	1,766	4,294
\$100,000 - \$125,000	328	1,772	3,957
\$125,000 - \$150,000	167	974	2,035
\$150,000 - \$200,000	240	1,212	2,732
\$200,000+	223	1,007	1,717

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