

**FOR SALE: ±16.04 ACRES
432 HIGHWAY 378**



[CLICK HERE FOR DRONE FOOTAGE](#) 

NAI Columbia

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.



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**FOR SALE: ±16.04 ACRES
432 HIGHWAY 378**

FOR SALE

16.04 ACRES

±12 DEVELOPABLE ACRES

PROPOSED USE: MINI-STORAGE, SENIOR LIVING,
C-STORE, NEIGHBORHOOD CENTER, RESTAURANT,
CHURCH. WILL CONSIDER SUBDIVIDING WITH TWO
POTENTIAL OUTPARCELS

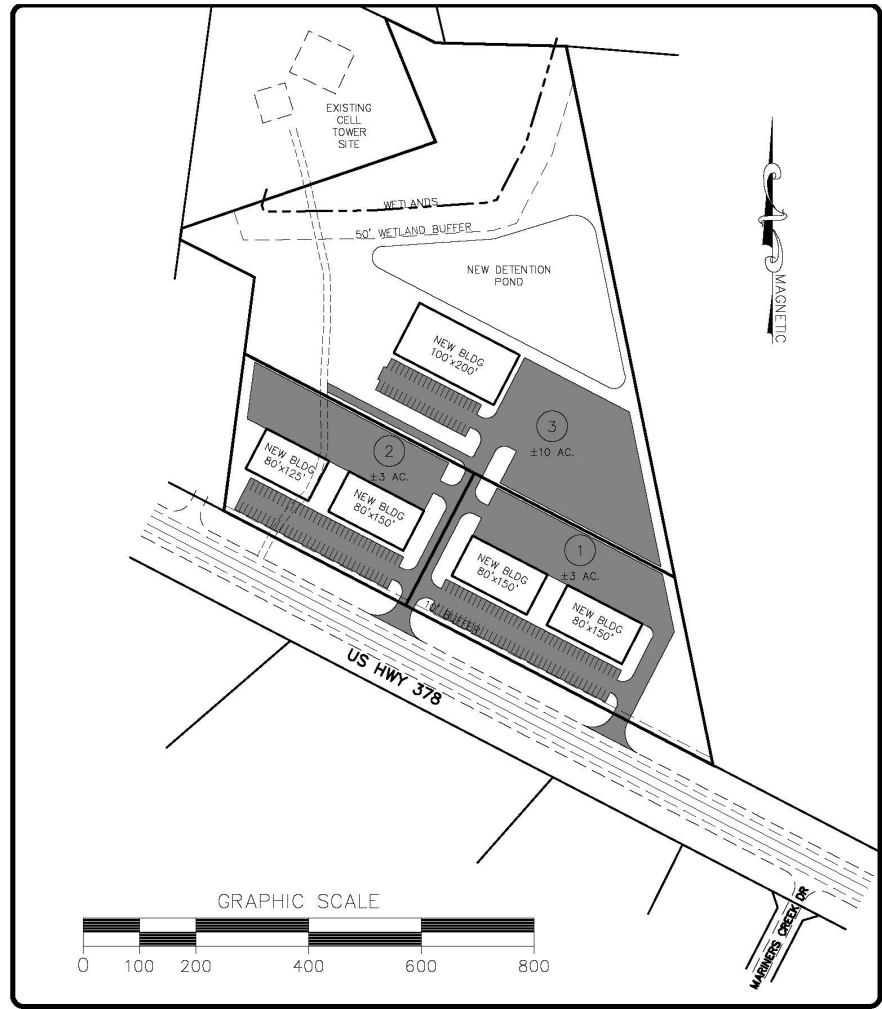


FEATURES

- Water and Sewer: Town of Lexington in Road Right-of-Way
- Road Frontage: ±975' on Highway 378
- Zoned ID: (Intensive Development) - Use (General Commercial)
- Topography: Flat with Sandy Soil
- Traffic Counts (2019):14,500 VPD (Station 175) Highway 378
- Close proximity to the Town of Lexington

SALES PRICE: \$1,500,000

CONCEPTUAL PLAN FLEX SPACE



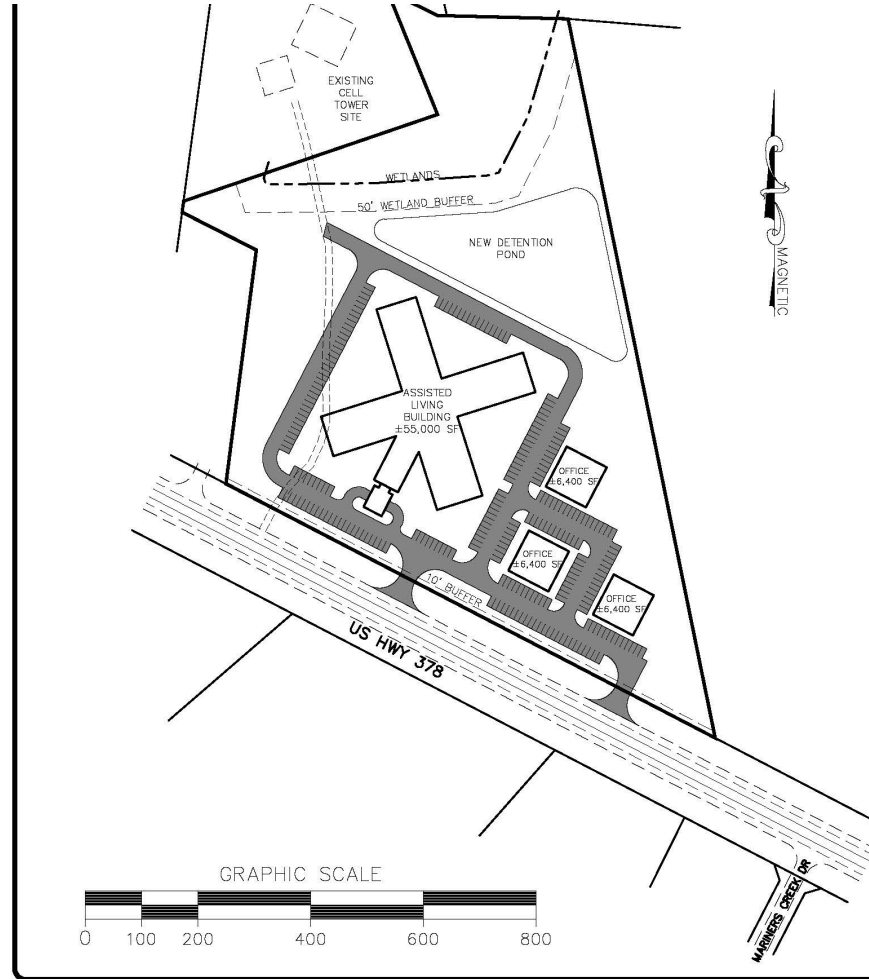
Date: 4/28/2021
 Drawn by: MR
 Scale: 1"=200'
 Project No.
 Drawing No.

432 HIGHWAY 378
 LEXINGTON, SC
 PRELIMINARY
 SKETCH PLAN

HB Engineering
 SITE AND ENVIRONMENTAL CONSULTANTS

720 OLD CHEROKEE ROAD
 LEXINGTON, SOUTH CAROLINA 29072
 803-597-7027 FAX 877-728-0808

CONCEPTUAL PLAN ASSISTED LIVING



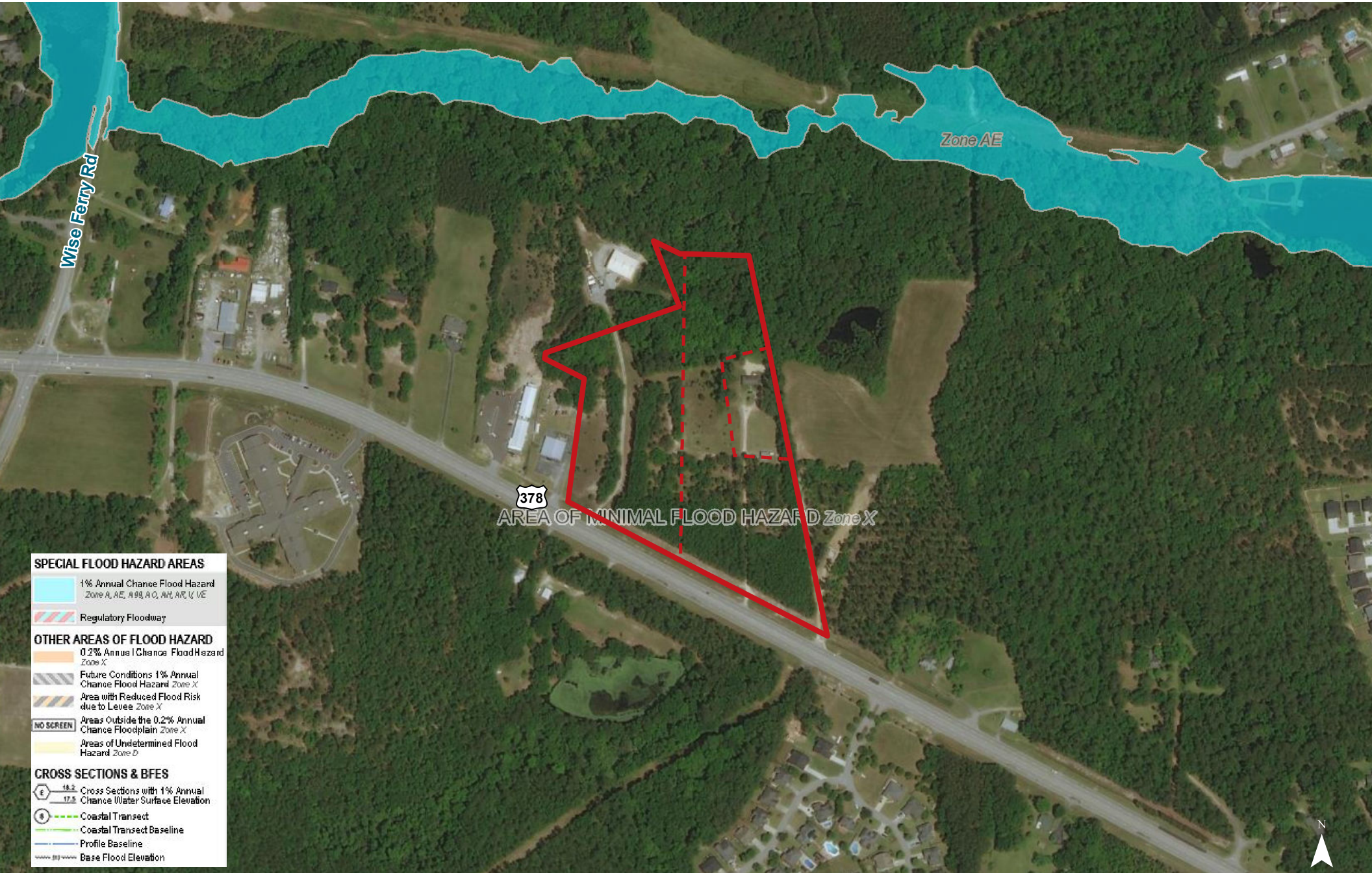
Date: 4/28/2021
 Drawn by: MR
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432 HIGHWAY 378
 LEXINGTON, SC
 PRELIMINARY
 SKETCH PLAN

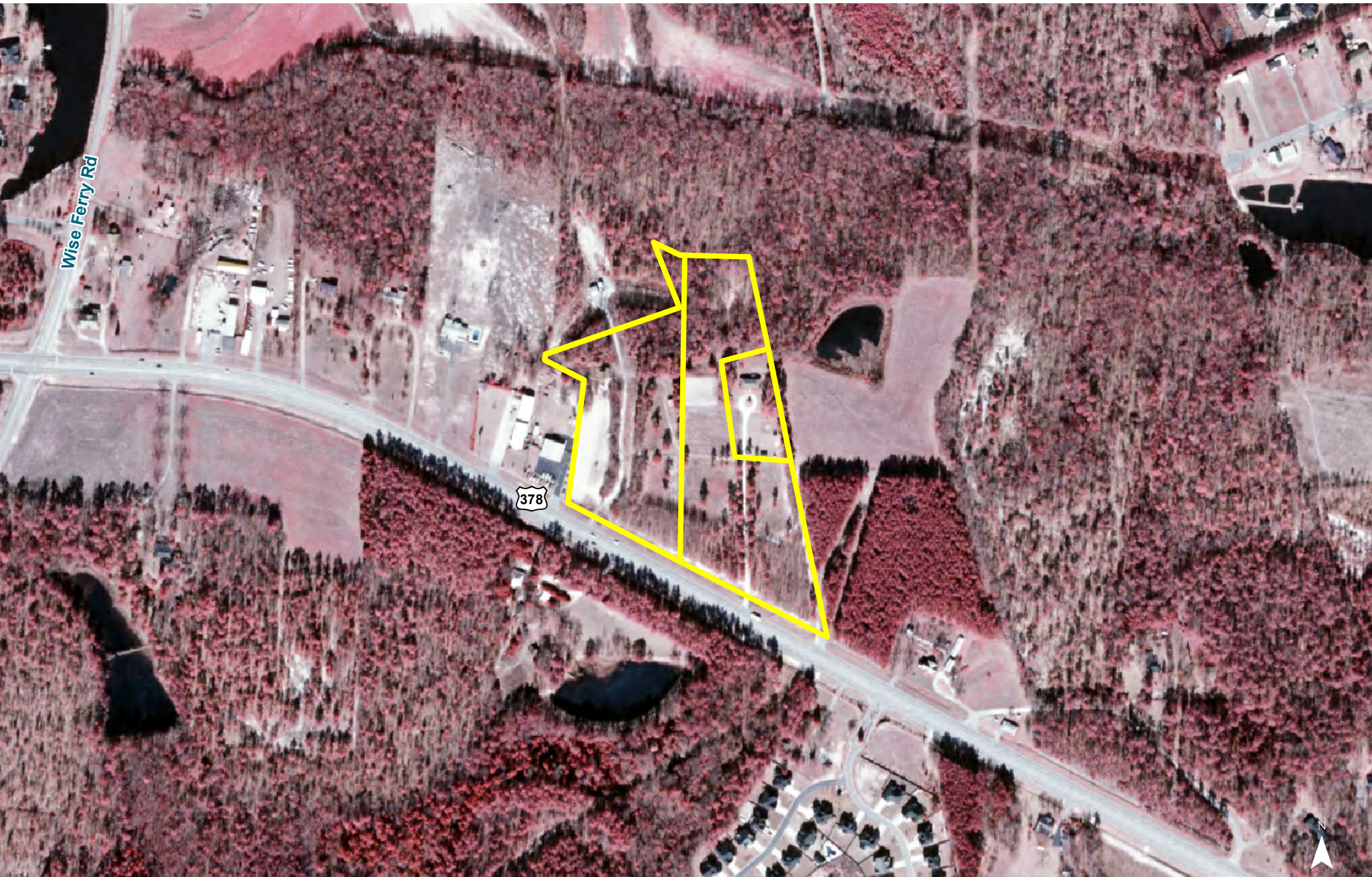
HB Engineering
 SITE AND ENVIRONMENTAL CONSULTANTS

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FEMA Flood Zones



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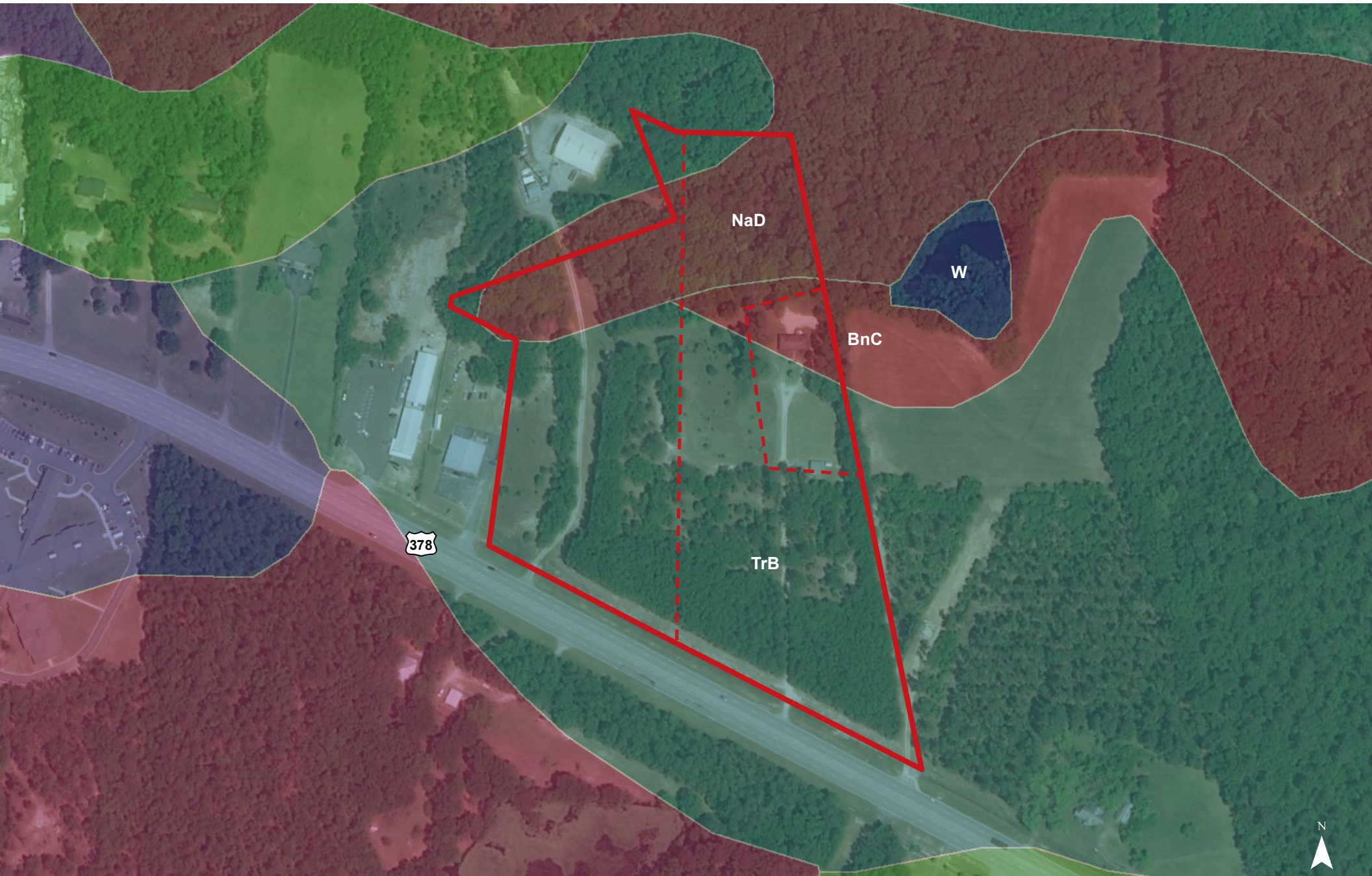
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National Wetlands Inventory

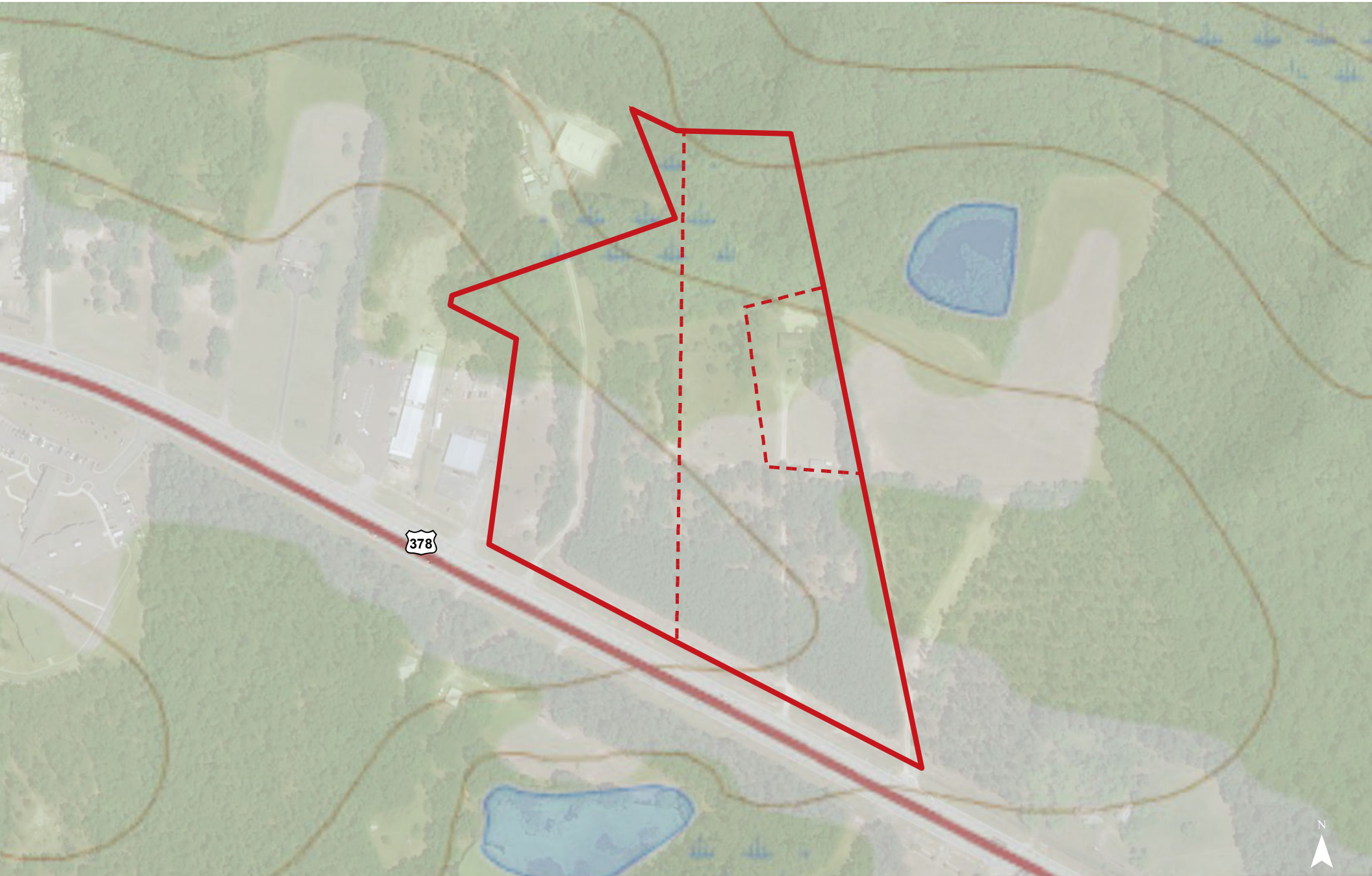
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

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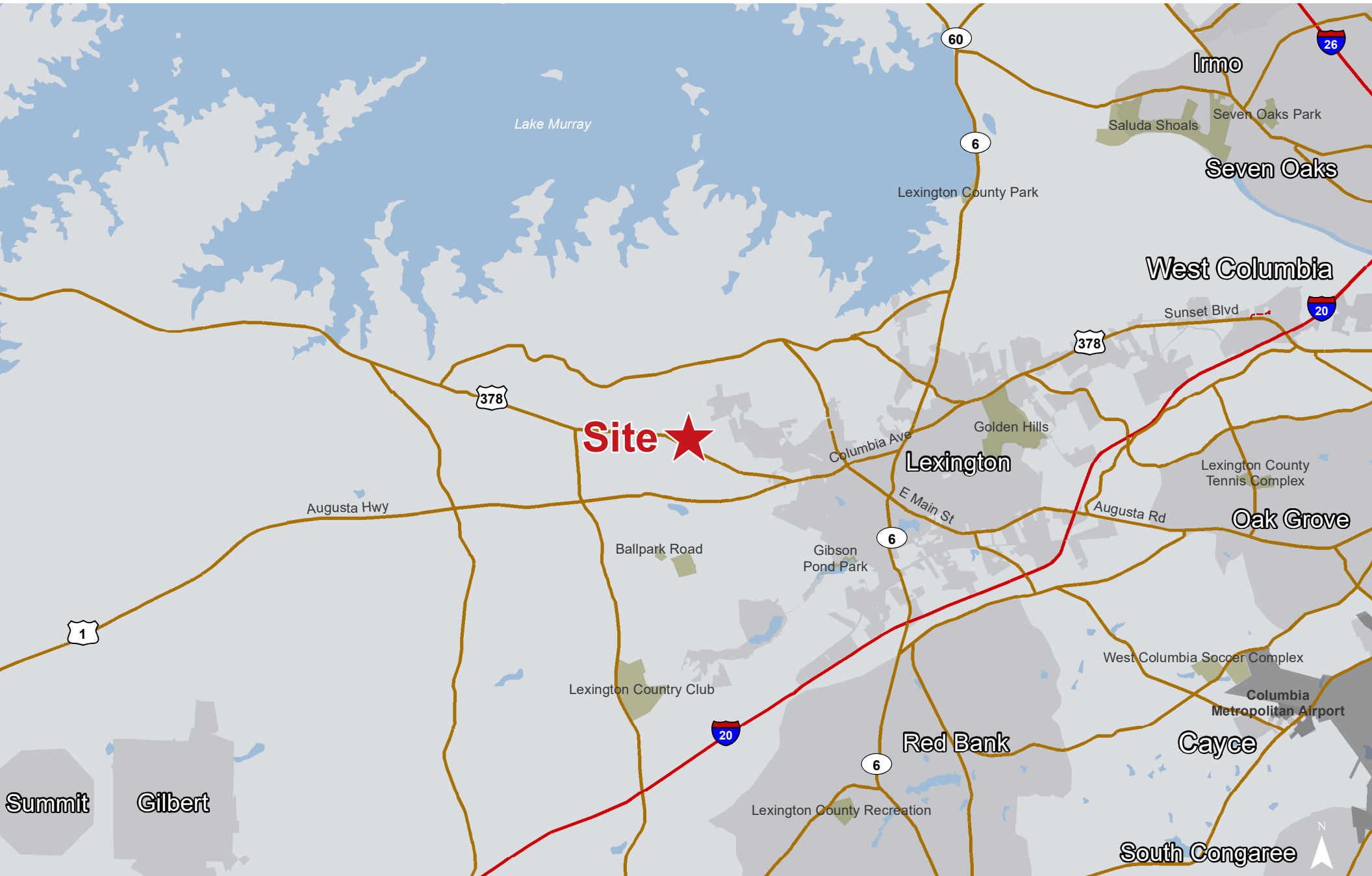
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Topographical Map



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NAI Columbia

Demographic Profile

Demographic Profile

Highway 378 & Wise Ferry Road | Lexington, South Carolina

	3 Miles	5 Miles	7 Miles		3 Miles	5 Miles	7 Miles		3 Miles	5 Miles	7 Miles
Population				2020 Age Dist.				Median Household Income			
2010 Census	23,072	47,455	77,900	0 - 4	5.8%	5.9%	6.0%	2020 Estimate	\$83,839	\$79,235	\$76,423
2020 Estimate	29,215	59,471	96,362	5 - 9	6.4%	6.4%	6.4%	2025 Projection	\$88,934	\$84,976	\$81,711
2025 Projection	32,400	65,363	105,884	10 - 14	6.8%	6.7%	6.7%				
% Chg. 2020-2025	10.9%	9.9%	9.9%	15 - 19	6.8%	6.5%	6.3%	Average Household Income			
				20 - 24	6.0%	6.1%	5.8%	2020 Estimate	\$103,317	\$99,617	\$95,920
Households				25 - 34	12.2%	12.9%	13.0%	2025 Projection	\$113,932	\$110,561	\$106,534
2010 Census	8,284	18,123	29,531	35 - 44	12.6%	12.9%	13.3%				
2020 Estimate	10,476	22,516	36,240	45 - 54	14.9%	14.6%	14.3%	Per Capita Household Income			
2025 Projection	11,615	24,685	39,721	55 - 64	13.1%	13.3%	13.5%	2020 Estimate	\$38,341	\$37,657	\$36,297
				65 - 74	9.1%	9.0%	9.3%	2025 Projection	\$42,252	\$41,686	\$40,220
Families				75 - 84	4.3%	4.0%	4.0%				
2010 Census	6,054	13,010	21,462	85+	1.9%	1.6%	1.4%	2020 Household Income Dist.			
2020 Estimate	7,558	15,963	25,954					Less than \$15,000	3.8%	5.4%	5.5%
2025 Projection	8,351	17,443	28,336	Median Age				\$15,000 - \$24,999	5.1%	5.2%	5.5%
				2010 Census	38.0	37.7	37.5	\$25,000 - \$34,999	6.8%	7.3%	7.8%
2020 Housing Data				2020 Estimate	39.8	39.2	39.3	\$35,000 - \$49,999	10.8%	10.7%	11.4%
Owner Occ. Housing Units	8,644	17,617	28,802	2025 Projection	39.3	39.0	39.4	\$50,000 - \$74,999	17.1%	18.4%	18.7%
Renter Occ. Housing Units	1,832	4,899	7,438					\$75,000 - \$99,999	15.1%	14.2%	14.5%
				Average Household Size				\$100,000 - \$149,999	24.0%	22.5%	21.4%
2020 Business Data				2010 Census	2.66	2.54	2.59	\$150,000 - \$199,999	9.1%	8.7%	8.3%
Total Businesses:	7,957	22,920	28,782	2020 Estimate	2.69	2.58	2.62	\$200,000 and Up	8.1%	7.7%	6.9%
Total Employees:	29,215	59,471	96,362	2025 Projection	2.70	2.59	2.63				