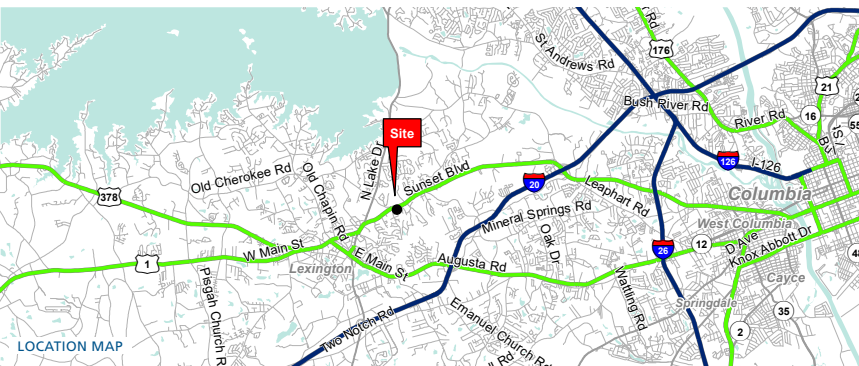




PRIME SUNSET BLVD. OPPORTUNITY

5465 SUNSET BLVD | LEXINGTON, SOUTH CAROLINA 29072



PROPERTY INFORMATION

ACRES: ± 0.56
 BUILDING SF: 5,330 SF
 ASKING RENT: Please Call

PROPERTY HIGHLIGHTS

- For lease, ground lease or build-to-suit
- Excellent location across from Publix, TJ Maxx & Ross in the Sunset Blvd retail corridor.
- Full movement access.
- Office building can be re-used or demolished to make way for new development.
- Area retailers include: Walmart, Home Depot, Kohl's, Lowe's Home Improvement, Publix, TJ Maxx, Ross, and more.

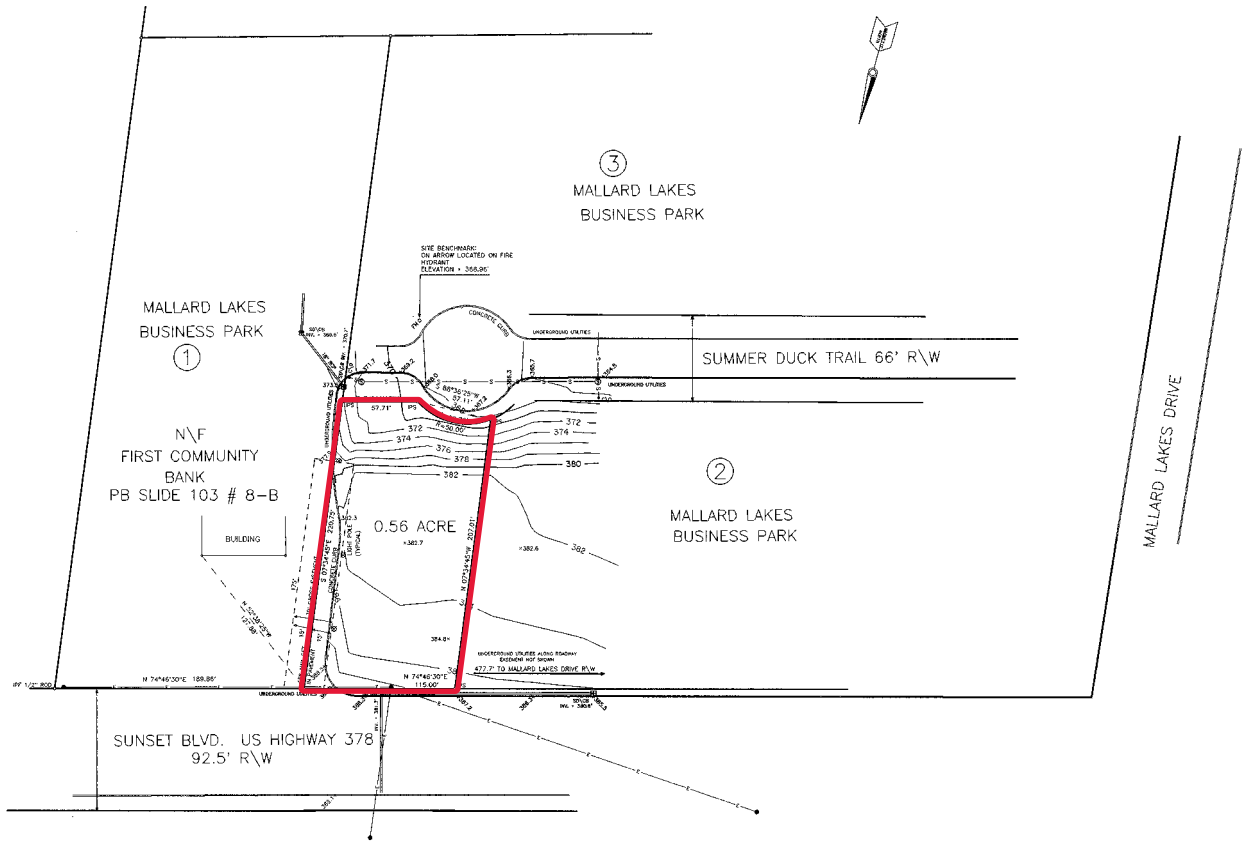
DEMOGRAPHICS (2016)

	1 MILE	3 MILE	5 MILE
POPULATION	6,993	32,994	77,639
AVERAGE HH INCOME	\$92,035	\$91,692	\$87,133
MEDIAN HH INCOME	\$73,421	\$74,351	\$71,891
BUSINESS ESTABLISHMENTS	370	1,749	2,922
DAYTIME EMPLOYMENT	4,459	18,072	28,066

1616 Camden Rd. Suite 550 | Charlotte, NC 28203 | Phone (704) 365-0820 | Fax (704) 973-0737
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TRAFFIC COUNTS 2016 (SCDOT)

- 30,700 VPD on Sunset Blvd. (west of site)
- 39,500 VPD on Sunset Blvd. (east of site)

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