



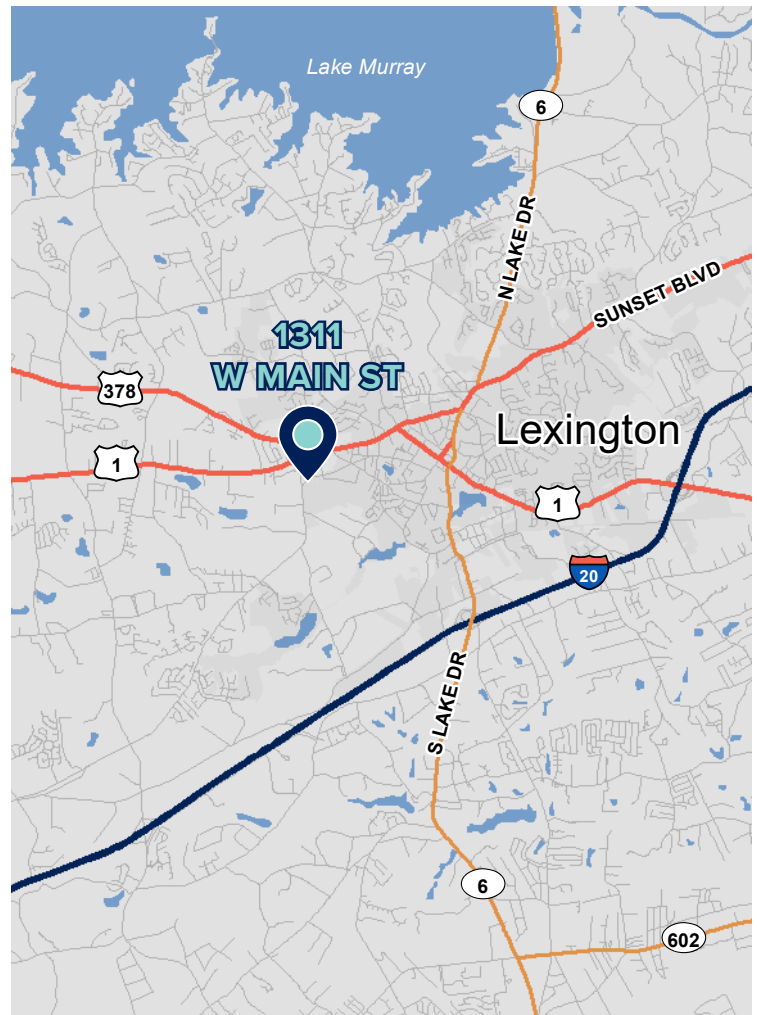
— 1311 —  
W. MAIN ST.  
LEXINGTON, SC 29072  
**FOR LEASE**

CONVERTED RESIDENTIAL WITH COMMERCIAL FRONTAGE.

## Available for Lease: **±1,200 SF Office Building In Lexington**

- > Residential-style office for lease with a floor plan ideally suited for small business owners:
  - > Three (3) Private Offices
  - > One (1) Conference Room
  - > Large Open Reception Area | Lobby
  - > One (1) Restroom
  - > Full Kitchen
- > Located along highly traveled corridor in Lexington with approximately 19,100 vehicles passing per day
- > Zoning: ID (Lexington County)

**RENT: \$2,100 PER MONTH, NET OF UTILITIES**



## CONTACT

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**TRINITY  
PARTNERS**  
[trinity-partners.com](http://trinity-partners.com)



# 1311 W. MAIN ST.

## LEXINGTON, SC 29072



	2019 Average Household Income	Total Businesses	Total Employees	2019 Population Estimate	2010-2019 Population Growth	2019-2024 Population Growth
1 Mile	\$83,500	299	2,730	7,692	18.36%	7.55%
3 Mile	\$95,369	1,791	18,173	36,712	25.61%	8.41%
5 Mile	\$93,019	2,537	26,130	67,274	22.81%	8.09%

Data Source: CoStar Reality Group

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