



For Sale  
**±5.5 AC**  
Land

Platt Springs Rd

New Orangeburg



Walgreens

Walgreens

South Lake  
Pine Dental, LLC

S Lake Dr

6

# 1951 South Lake Drive

Lexington, South Carolina

For more information: **Patrick Palmer, CCIM**  
+1 803 744 9853  
ppalmer@naiavant.com

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 PURCHASE OR LEASE.

807 Gervais Street, Suite 301  
Columbia, South Carolina 29201  
+1 803.254.0100  
[www.naiavant.com](http://www.naiavant.com)



For Sale

±5.5 AC

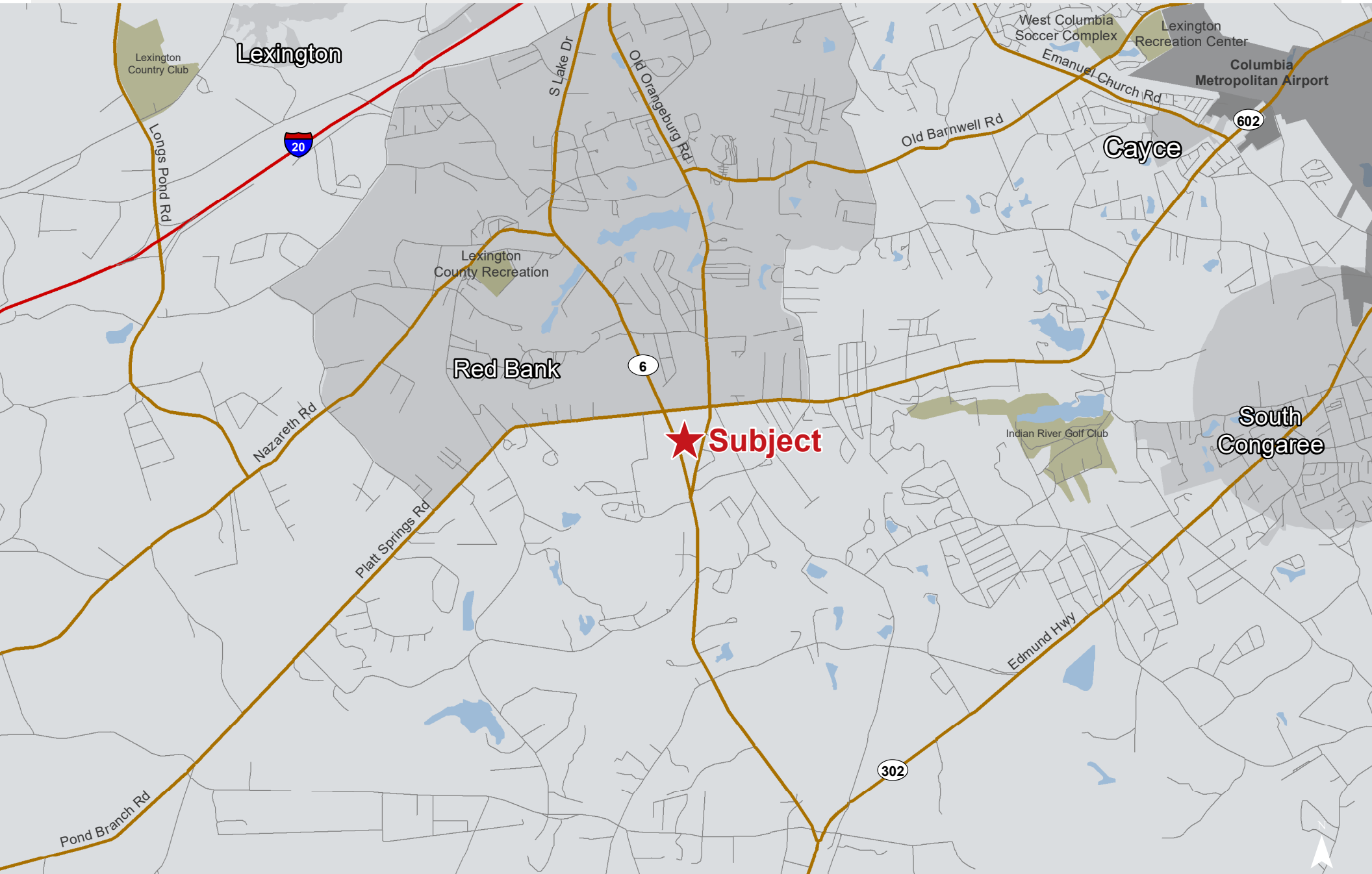
Land

## Property Features

1951 South Lake Drive - Lexington, South Carolina

- ±5.5 acres located in an emerging market and adjacent to a new Publix which is currently under construction in Lexington, SC.
- Significant Development within 1/2 mile: Walmart Super Center, Lowes Home Improvement, Foodlion, Walgreens, McDonalds, Burger King, and White Knoll High School with 1,884 students currently enrolled.
- Frontage: ±350 feet along South Lake Drive
- Zoning : ID Lexington County
- Sales Price: \$879,000

# Location



Map Updated: Wednesday, May 9, 2018. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.





**Shoppes at White Knoll**  
Dollar Tree | GNC | The UPS Store | GameStop  
Sally Beauty Supply | The Shoe Dept. | Edible Arrangements  
Hwy 55 Shakes & Fries | Little Caesars

**Colonade at White Knoll**  
Anytime Fitness | Sprint | Tokyo Grill | Mo's House of Pizza

**White Knoll High School**

**Summer Knoll  
114 Planned Lots**

**Subject**

Map Updated: Thursday, May 10, 2018. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.



# Demographic Profile

South Lake Drive and Platt Springs Road - 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>2017 Age Distribution</b>  |        |         |         | <b>Median Household Income</b>     |          |          |          |
| 2010 Census                               | 2,938  | 18,289  | 46,990  | 0 - 4                         | 8.1%   | 7.9%    | 7.5%    | 2017 Estimate                      | \$48,087 | \$36,193 | \$39,638 |
| 2017 Estimate                             | 3,249  | 21,376  | 54,328  | 5 - 9                         | 7.8%   | 7.6%    | 7.4%    | 2022 Projection                    | \$55,765 | \$41,309 | \$45,605 |
| 2022 Projection                           | 3,575  | 23,555  | 59,604  | 10 - 14                       | 7.4%   | 7.5%    | 7.4%    |                                    |          |          |          |
| % Chg. 2017-2022                          | 10.0%  | 10.2%   | 9.7%    | 15 - 19                       | 7.2%   | 7.5%    | 7.1%    | <b>Average Household Income</b>    |          |          |          |
|   |        |         |         | 20 - 24                       | 6.5%   | 6.2%    | 6.1%    | 2017 Estimate                      | \$62,297 | \$56,254 | \$59,870 |
| <b>Households</b>                         |        |         |         | 25 - 34                       | 15.9%  | 15.6%   | 14.8%   | 2022 Projection                    | \$73,351 | \$64,857 | \$68,217 |
| 2010 Census                               | 1,115  | 6,801   | 17,793  | 35 - 44                       | 14.5%  | 15.1%   | 15.4%   |                                    |          |          |          |
| 2017 Estimate                             | 1,232  | 7,899   | 20,381  | 45 - 54                       | 14.7%  | 15.2%   | 14.9%   | <b>Per Capita Household Income</b> |          |          |          |
| 2022 Projection                           | 1,351  | 8,666   | 22,252  | 55 - 64                       | 10.0%  | 10.0%   | 10.7%   | 2017 Estimate                      | \$23,273 | \$25,142 | \$26,563 |
|   |        |         |         | 65 - 74                       | 5.2%   | 5.1%    | 5.7%    | 2022 Projection                    | \$27,324 | \$28,795 | \$30,150 |
| <b>Families</b>                           |        |         |         | 75 - 84                       | 2.2%   | 2.0%    | 2.3%    |                                    |          |          |          |
| 2010 Census                               | 805    | 4,984   | 12,817  | 85+                           | 0.4%   | 0.4%    | 0.6%    | <b>2017 Household Income Dist.</b> |          |          |          |
| 2017 Estimate                             | 875    | 5,715   | 14,494  |                               |        |         |         | Less than \$15,000                 | 15.0%    | 22.1%    | 18.6%    |
| 2022 Projection                           | 953    | 6,232   | 15,735  | <b>Median Age</b>             |        |         |         | \$15,000 - \$24,999                | 10.7%    | 14.0%    | 13.6%    |
|   |        |         |         | 2010 Census                   | 32.9   | 33.5    | 34.7    | \$25,000 - \$34,999                | 9.7%     | 12.3%    | 12.1%    |
| <b>2017 Dist. by Race &amp; Ethnicity</b> |        |         |         | 2017 Estimate                 | 34.6   | 35.0    | 36.1    | \$35,000 - \$49,999                | 16.1%    | 14.1%    | 14.9%    |
| White Alone                               | 82.0%  | 82.8%   | 82.3%   | 2022 Projection               | 35.2   | 35.2    | 36.5    | \$50,000 - \$74,999                | 18.9%    | 15.4%    | 16.4%    |
| Black Alone                               | 10.2%  | 10.8%   | 11.4%   |                               |        |         |         | \$75,000 - \$99,999                | 13.7%    | 8.4%     | 9.5%     |
| American Indian Alone                     | 0.5%   | 0.4%    | 0.5%    | <b>Average Household Size</b> |        |         |         | \$100,000 - \$149,999              | 10.0%    | 8.0%     | 8.8%     |
| Asian Alone                               | 0.9%   | 0.9%    | 1.5%    | 2010 Census                   | 2.63   | 2.69    | 2.63    | \$150,000 - \$199,999              | 2.9%     | 2.6%     | 2.9%     |
| Pacific Islander Alone                    | 0.1%   | 0.1%    | 0.1%    | 2017 Estimate                 | 2.64   | 2.71    | 2.65    | \$200,000 and Up                   | 2.9%     | 3.0%     | 3.3%     |
| Some Other Race Alone                     | 3.5%   | 2.5%    | 1.9%    | 2022 Projection               | 2.65   | 2.72    | 2.67    |                                    |          |          |          |
| Two or More Races                         | 2.7%   | 2.5%    | 2.5%    |                               |        |         |         | <b>2017 Business Data</b>          |          |          |          |
| Hispanic Origin (Any Race)                | 6.9%   | 5.4%    | 4.8%    | <b>2017 Housing Data</b>      |        |         |         | Total Businesses:                  | 64       | 5,858    | 9,305    |
|   |        |         |         | Owner Occ. Housing Units      | 866    | 5,991   | 15,261  | Total Employees:                   | 525      | 96,738   | 145,267  |
|   |        |         |         | Renter Occ. Housing Units     | 366    | 1,908   | 5,120   |                                    |          |          |          |