

**UPDATED FACADE** COMING SOON

# 102 WEST MAIN LEXINGTON, SC

## FOR LEASE

±8,014 SF OF RETAIL SPACE  
SPLIT BETWEEN  
3 BUILDINGS

Great visibility and signage directly  
fronting the revitalized Lexington Main  
Street District

Planned renovations to transform this  
parcel into a retail destination

On-site parking with public parking  
across the street

Signalized Intersection

2018 Traffic Count: 17,600 VPD

## LEASE RATE

\$15.00-\$17.00 PSF NNN



### FOR MORE INFO, CONTACT

**BRADEN SHOCKLEY** | Associate Broker | [bshockley@trinity-partners.com](mailto:bshockley@trinity-partners.com) | 803-567-1373

**ROGER WINN, SIOR** | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803-567-1455

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**TRINITY  
PARTNERS**

**NEW EXTERIOR PAINT | NEW AWNINGS & STOREFRONT | INCREDIBLE EXPOSURE**

# 102 WEST MAIN LEXINGTON, SC

## BUILDING 1

±4,232 SF  
FREESTANDING  
HISTORIC BUILDING

Open layout with high ceilings

Owner will subdivide

Incredible Main Street exposure

New exterior paint

New awnings and storefront

**LEASE RATE**  
\$17.00 PSF NNN



### FOR MORE INFO, CONTACT

**BRADEN SHOCKLEY** | Associate Broker | [bshockley@trinity-partners.com](mailto:bshockley@trinity-partners.com) | 803-567-1373

**ROGER WINN, SIOR** | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803-567-1455

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**TRINITY  
PARTNERS**

# 102 WEST MAIN LEXINGTON, SC

## BUILDING 2

±1,912 SF ATTACHED  
BUILDING CURRENTLY  
UNDER RENOVATION

NEW FACADE | NEW STOREFRONT WINDOWS | WARM VANILLA SHELL

LEASE RATE  
\$15.00 PSF NNN

YOUR NAME  
HERE

### FOR MORE INFO, CONTACT

BRADEN SHOCKLEY | Associate Broker | [bshockley@trinity-partners.com](mailto:bshockley@trinity-partners.com) | 803-567-1373

ROGER WINN, SIOR | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803-567-1455

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**TRINITY**  
**PARTNERS**

# 102 WEST MAIN LEXINGTON, SC

## BUILDING 3

±1,870 SF FREESTANDING  
BUILDING CURRENTLY  
UNDER RENOVATION



**NEW FACADE | NEW STOREFRONT WINDOWS | WARM VANILLA SHELL**

**LEASE RATE**  
\$15.00 PSF NNN



### FOR MORE INFO, CONTACT

**BRADEN SHOCKLEY** | Associate Broker | [bshockley@trinity-partners.com](mailto:bshockley@trinity-partners.com) | 803-567-1373

**ROGER WINN, SIOR** | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803-567-1455

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**TRINITY  
PARTNERS**

S Church St

# 102 WEST MAIN LEXINGTON, SC

## PARKING

ADJACENT 66 SPACE  
FREE PUBLIC LOT



UPDATED FACADE COMING SOON



### FOR MORE INFO, CONTACT

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

ROGER WINN, SIOR | Partner | rwinn@trinity-partners.com | 803-567-1455



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

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

# 102 WEST MAIN LEXINGTON, SC

## SITE PLAN

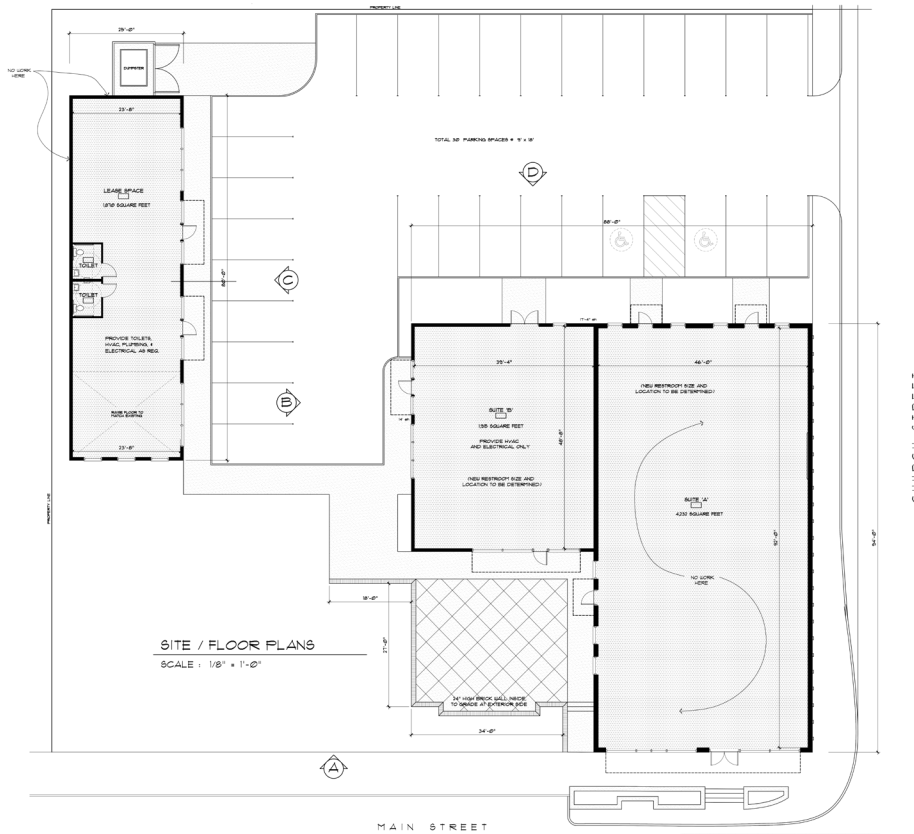
±8,014 SF OF RETAIL SPACE  
SPLIT BETWEEN  
3 BUILDINGS



Main St

Church St

SITE PLAN



### FOR MORE INFO, CONTACT

**BRADEN SHOCKLEY** | Associate Broker | [bshockley@trinity-partners.com](mailto:bshockley@trinity-partners.com) | 803-567-1373

**ROGER WINN, SIOR** | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803-567-1455

TRINITY PARTNERS | 1556 MAIN STREET, SUITE 200 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

The information contained herein was obtained from sources believed reliable; however, Trinity Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price or conditions prior to sale or lease, or withdrawal without notice.

**TRINITY  
PARTNERS**