

LEASE OPPORTUNITY

# 5061 SUNSET BOULEVARD

*RETAIL SPACE IN LEXINGTON, SOUTH CAROLINA*



**NAI** Avant

Exclusively Offered By:

Ben Kelly, CCIM  
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## LOCATION

The property is well-located in a rapidly growing retail corridor in the heart of Lexington, just 2.5 miles from I-20, less than 5 miles from I-26, and proximate to Lake Murray. Nearby homes are zoned for highly sought-after, award-winning Lexington District 1 schools.

## PROPERTY DESCRIPTION

The property consists of ±4,550 SF of freestanding Class A retail space. The building was constructed in March 2016. There is pylon signage with 229 feet of road frontage on Sunset Boulevard. The parking ratio is 3.5:1,000 RSF.

## NEARBY RETAILERS

Nearby major retailers consist of Lowes Foods, Aldi, Target, World Market, Best Buy, Petsmart, Lidl, Hobby Lobby and Lowes Home Improvement.

## 2017 TRAFFIC COUNT

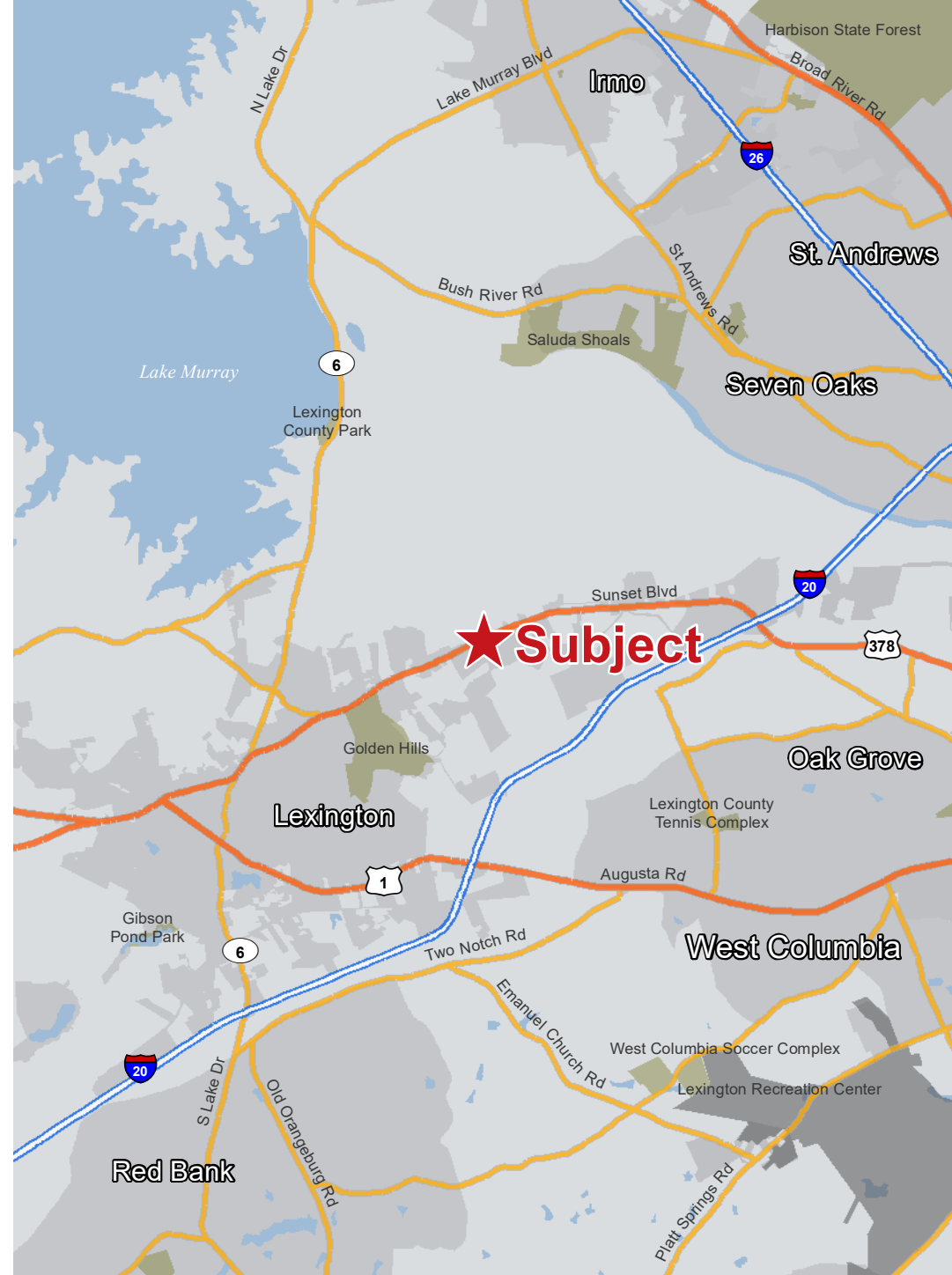
39,500 VPD (Station 181) Sunset Boulevard

## DEMOGRAPHICS

|                        | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|------------------------|---------------|----------------|----------------|
| Population:            | 5,967         | 31,114         | 91,955         |
| Households:            | 2,324         | 12,396         | 36,315         |
| Avg. Household Income: | \$104,285     | \$96,036       | \$88,113       |

## LEASE RATE

\$29.50 PSF NNN



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# PROPERTY PICTURES



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# OVERVIEW



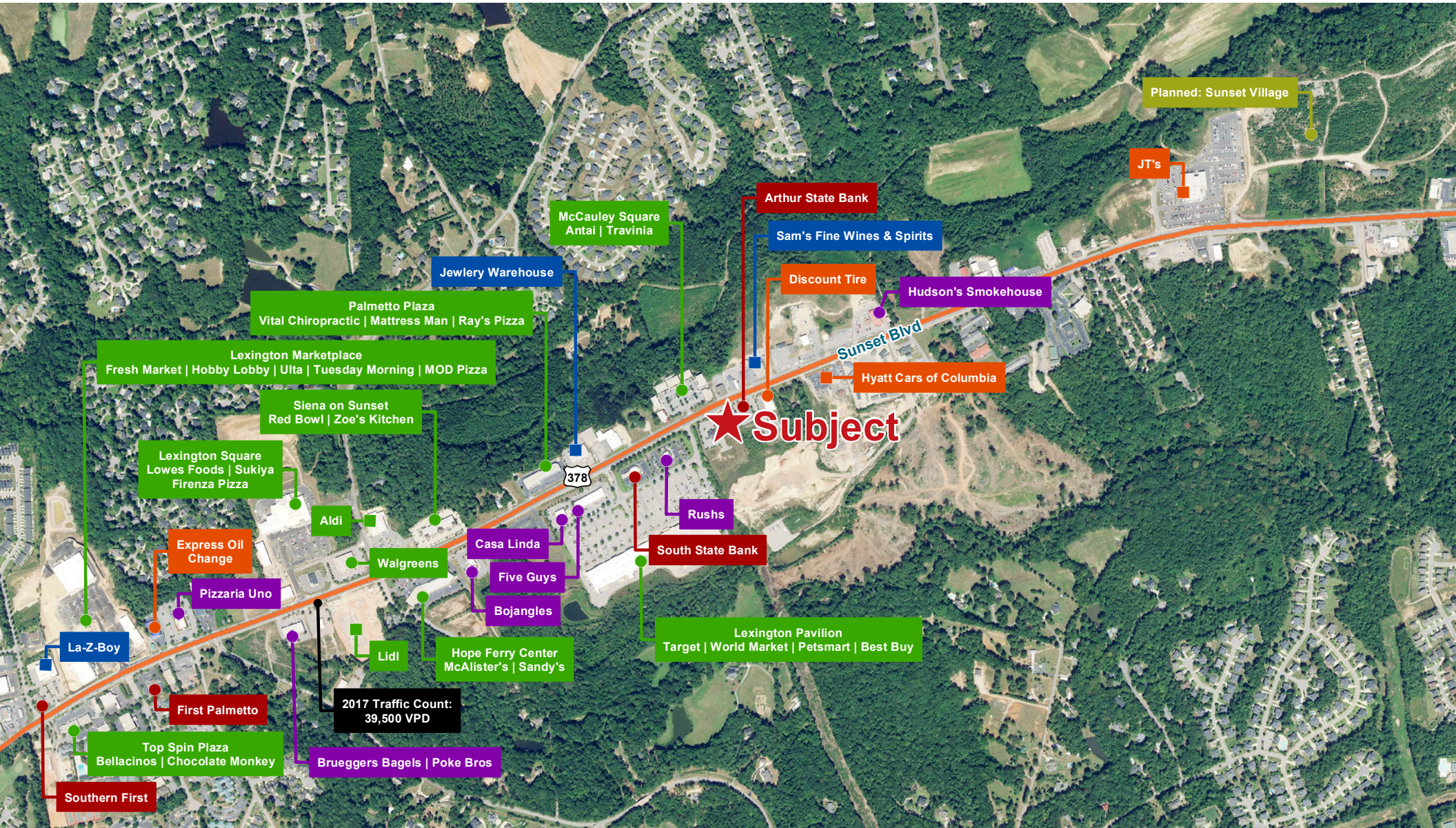
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# AERIAL MAP



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# DEMOGRAPHIC PROFILE



## Sunset Boulevard and Hope Ferry 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>2018 Age Dist.</b>         |        |         |         | <b>Median Household Income</b>     |           |           |          |
| 2010 Census                               | 4,783  | 26,549  | 81,248  | 0 - 4                         | 6.4%   | 6.4%    | 5.7%    | 2018 Estimate                      | \$82,594  | \$76,442  | \$69,299 |
| 2018 Estimate                             | 5,967  | 31,114  | 91,955  | 5 - 9                         | 6.8%   | 6.8%    | 6.1%    | 2023 Projection                    | \$96,079  | \$84,749  | \$77,520 |
| 2023 Projection                           | 6,503  | 34,158  | 99,378  | 10 - 14                       | 7.3%   | 7.1%    | 6.5%    |                                    |           |           |          |
| % Chg. 2018-2023                          | 9.0%   | 9.8%    | 8.1%    | 15 - 19                       | 6.5%   | 6.1%    | 5.9%    | <b>Average Household Income</b>    |           |           |          |
|   |        |         |         | 20 - 24                       | 5.2%   | 5.5%    | 5.5%    | 2018 Estimate                      | \$104,285 | \$96,036  | \$88,113 |
| <b>Households</b>                         |        |         |         | 25 - 34                       | 14.6%  | 13.4%   | 13.1%   | 2023 Projection                    | \$119,473 | \$108,537 | \$98,818 |
| 2010 Census                               | 1,904  | 10,654  | 32,222  | 35 - 44                       | 15.7%  | 14.8%   | 13.4%   |                                    |           |           |          |
| 2018 Estimate                             | 2,324  | 12,396  | 36,315  | 45 - 54                       | 14.0%  | 13.7%   | 13.7%   | <b>Per Capita Household Income</b> |           |           |          |
| 2023 Projection                           | 2,519  | 13,569  | 39,183  | 55 - 64                       | 12.5%  | 12.6%   | 13.8%   | 2018 Estimate                      | \$40,549  | \$38,072  | \$35,186 |
|   |        |         |         | 65 - 74                       | 7.2%   | 8.3%    | 10.1%   | 2023 Projection                    | \$46,252  | \$42,838  | \$39,310 |
| <b>Families</b>                           |        |         |         | 75 - 84                       | 2.8%   | 3.7%    | 4.5%    |                                    |           |           |          |
| 2010 Census                               | 1,358  | 7,423   | 22,374  | 85+                           | 1.0%   | 1.6%    | 1.7%    | <b>2018 Household Income Dist.</b> |           |           |          |
| 2018 Estimate                             | 1,631  | 8,523   | 24,802  |                               |        |         |         | Less than \$15,000                 | 8.2%      | 6.3%      | 7.0%     |
| 2023 Projection                           | 1,760  | 9,285   | 26,587  | <b>Median Age</b>             |        |         |         | \$15,000 - \$24,999                | 3.7%      | 5.3%      | 6.2%     |
|   |        |         |         | 2010 Census                   | 35.5   | 36.6    | 38.7    | \$25,000 - \$34,999                | 6.0%      | 6.6%      | 7.2%     |
| <b>2018 Dist. by Race &amp; Ethnicity</b> |        |         |         | 2018 Estimate                 | 36.9   | 38.0    | 40.3    | \$35,000 - \$49,999                | 11.5%     | 12.0%     | 12.8%    |
| White Alone                               | 84.0%  | 84.3%   | 80.4%   | 2023 Projection               | 38.4   | 39.1    | 41.2    | \$50,000 - \$74,999                | 15.8%     | 18.6%     | 20.3%    |
| Black Alone                               | 7.4%   | 7.6%    | 12.4%   |                               |        |         |         | \$75,000 - \$99,999                | 12.8%     | 15.0%     | 15.7%    |
| American Indian Alone                     | 0.2%   | 0.3%    | 0.3%    | <b>Average Household Size</b> |        |         |         | \$100,000 - \$149,999              | 22.5%     | 21.1%     | 18.8%    |
| Asian Alone                               | 5.7%   | 4.8%    | 3.2%    | 2010 Census                   | 2.51   | 2.46    | 2.47    | \$150,000 - \$199,999              | 9.6%      | 7.7%      | 6.5%     |
| Pacific Islander Alone                    | 0.1%   | 0.1%    | 0.1%    | 2018 Estimate                 | 2.57   | 2.48    | 2.49    | \$200,000 and Up                   | 9.8%      | 7.3%      | 5.6%     |
| Some Other Race Alone                     | 1.2%   | 1.3%    | 1.6%    | 2023 Projection               | 2.58   | 2.49    | 2.50    |                                    |           |           |          |
| Two or More Races                         | 1.4%   | 1.7%    | 2.0%    |                               |        |         |         | <b>2018 Business Data</b>          |           |           |          |
| Hispanic Origin (Any Race)                | 4.0%   | 4.4%    | 4.4%    | <b>2018 Housing Data</b>      |        |         |         | Total Businesses:                  | 275       | 1,375     | 3,199    |
|   |        |         |         | Owner Occ. Housing Units      | 1,771  | 9,211   | 27,779  | Total Employees:                   | 3,937     | 16,106    | 38,221   |
|   |        |         |         | Renter Occ. Housing Units     | 553    | 3,185   | 8,536   |                                    |           |           |          |

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