

Price Reduced

For Sale



±1.08 Acres

101 Park Place Court
Lexington, South Carolina

NAIColumbia

Patrick Chambers
Senior Broker | Principal
+1 803 744 9857
pchambers@naicolumbia.com

Ben Kelly, CCIM
Senior Broker | Principal
+1 803 744 9830
bkelly@naicolumbia.com

PROPERTY SUMMARY

101 Park Place Court Lexington, South Carolina

LOCATION

The corner property is located on the Northwestern corner of Sunset Boulevard (US Hwy 378) and Park Place Trail, in Lexington, SC. The site is one mile west of the intersection of Sunset Blvd and I-20.

SITE SIZE

±1.08 Acres (100% usable with stormwater detention provided off-site)

ZONING

GC (General Commercial), Town of Lexington

UTILITIES

Water: Town of Lexington
Sewer: Town of Lexington

TRAFFIC COUNTS

Sunset Boulevard (Station 183) 30,900 VPD

DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	3,095	32,680	115,114
Households	1,187	13,084	48,203
Average Household Income	\$103,288	\$85,738	\$76,256

ROAD FRONTAGE

±170 Feet on Sunset Boulevard
±260 Feet on Park Place Trail
±190 Feet on Park Place Court

PROPERTY DESCRIPTION

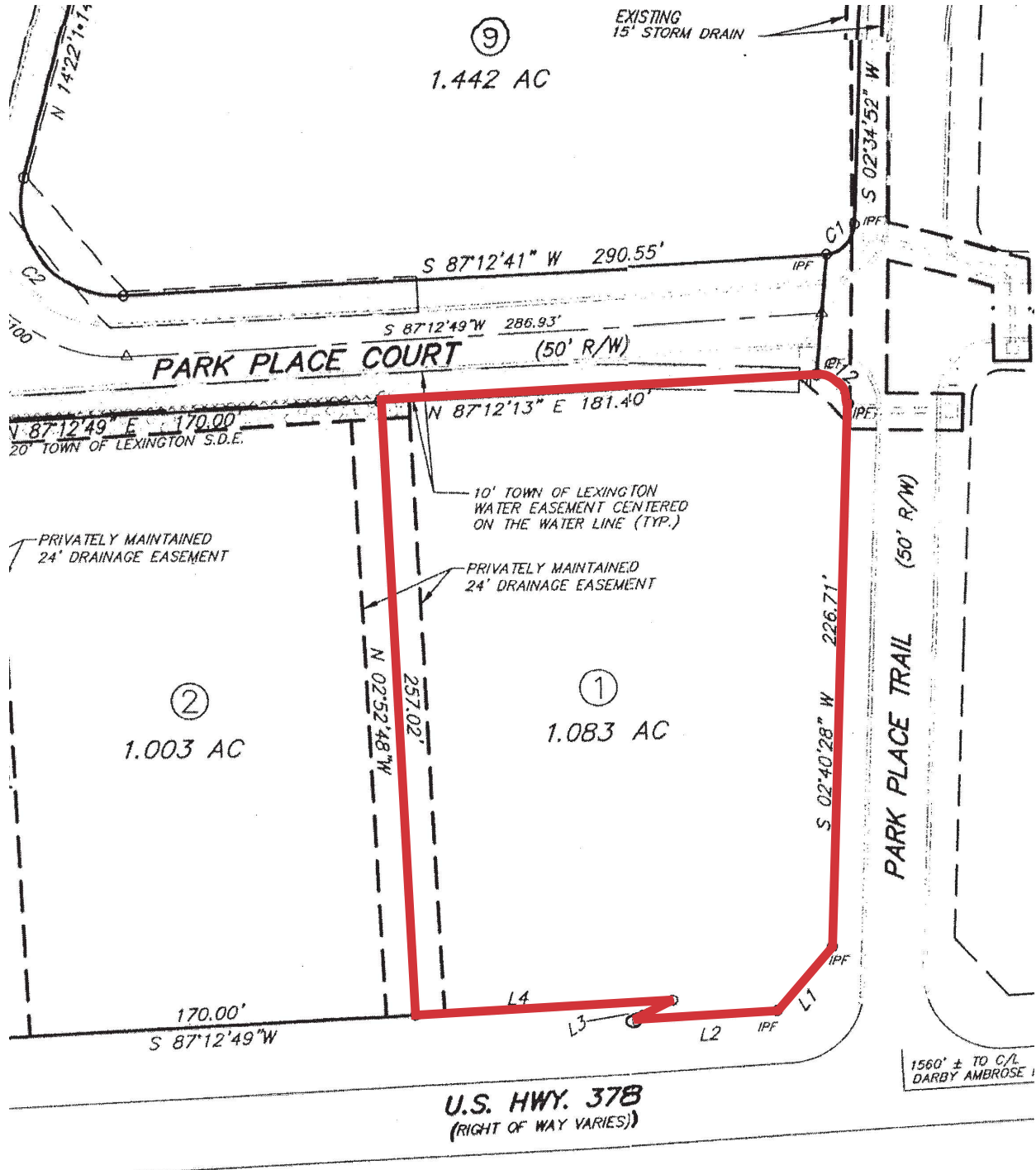
The property is a well positioned corner on the “going home” side of Sunset Boulevard (US Hwy 378) in Lexington. It is positioned in Twelve Mile Ridge Commercial Park, which consists of 9 commercial lots. Businesses in the park include Midlands Orthopedic & Neurosurgery, Lexington Podiatry, Columbia City Jazz Conservatory, and Palmetto Vein Institute. Park Place Trail also serves as the main entrance to Twelve Mile Ridge, a 39-lot residential subdivision developed. Lexington has seen significant growth over the last 10 years and this site is one of the closest undeveloped lots to I-20 remaining along this corridor.

SALE PRICE

~~\$650,000~~ \$599,000
~~\$601,851~~ \$554,629 per acre
~~\$13.81~~ \$12.73 per square foot

PROPERTY SURVEY

101 Park Place Court Lexington, South Carolina



Demographic Profile

Sunset Boulevard & Park Place Trail - Lexington, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	2,086	28,079	104,228	2018 Estimate	\$82,541	\$66,306	\$57,804
2018 Estimate	3,095	32,680	115,114	2023 Projection	\$96,270	\$75,697	\$64,771
2023 Projection	3,554	35,539	122,651	Average Household Income			
% Chg. 2018-2023	14.8%	8.7%	6.5%	2018 Estimate	\$103,288	\$85,738	\$76,256
Households				2023 Projection	\$116,509	\$96,883	\$86,134
2010 Census	800	11,335	44,010	Per Capita Household Income			
2018 Estimate	1,187	13,084	48,203	2018 Estimate	\$37,704	\$34,417	\$32,182
2023 Projection	1,360	14,186	51,205	2023 Projection	\$42,432	\$38,755	\$36,193
Families				2018 Household Income Dist.			
2010 Census	624	7,784	27,453	Less than \$15,000	4.5%	7.0%	8.7%
2018 Estimate	916	8,877	29,534	\$15,000 - \$24,999	5.6%	6.3%	8.1%
2023 Projection	1,045	9,573	31,190	\$25,000 - \$34,999	4.4%	7.7%	9.5%
2018 Age Dist.				\$35,000 - \$49,999	11.9%	14.3%	15.5%
0 - 4	7.8%	6.3%	6.1%	\$50,000 - \$74,999	19.6%	19.9%	20.0%
5 - 9	8.6%	6.7%	6.0%	\$75,000 - \$99,999	11.0%	14.9%	14.0%
10 - 14	8.7%	6.9%	6.0%	\$100,000 - \$149,999	24.3%	17.9%	15.1%
15 - 19	6.3%	5.8%	5.5%	\$150,000 - \$199,999	10.2%	6.7%	5.2%
20 - 24	3.9%	4.7%	6.4%	\$200,000 and Up	8.3%	5.2%	3.8%
25 - 34	12.8%	13.0%	14.9%	2018 Dist. by Race & Ethnicity			
35 - 44	16.9%	14.6%	13.3%	White Alone	84.1%	79.3%	67.6%
45 - 54	13.1%	13.2%	12.6%	Black Alone	5.3%	12.1%	23.9%
55 - 64	11.1%	12.9%	12.8%	American Indian Alone	0.2%	0.3%	0.3%
65 - 74	7.2%	9.7%	9.7%	Asian Alone	6.6%	4.1%	3.2%
75 - 84	2.9%	4.5%	4.6%	Pacific Islander Alone	0.0%	0.1%	0.1%
85+	0.8%	1.7%	2.0%	Some Other Race Alone	2.2%	2.1%	2.4%
Median Age				Two or More Races	1.6%	2.0%	2.4%
2010 Census	34.6	37.9	37.1	Hispanic Origin (Any Race)	8.6%	5.7%	5.5%
2018 Estimate	36.1	39.3	38.6	2018 Housing Data			
2023 Projection	37.8	40.5	39.5	Owner Occ. Housing Units	1,009	10,000	30,604
Average Household Size				Renter Occ. Housing Units	178	3,084	17,599
2010 Census	2.61	2.47	2.34	2018 Business Data			
2018 Estimate	2.61	2.49	2.36	Total Businesses:	100	1,238	5,126
2023 Projection	2.61	2.50	2.37	Total Employees:	1,265	17,024	69,587