

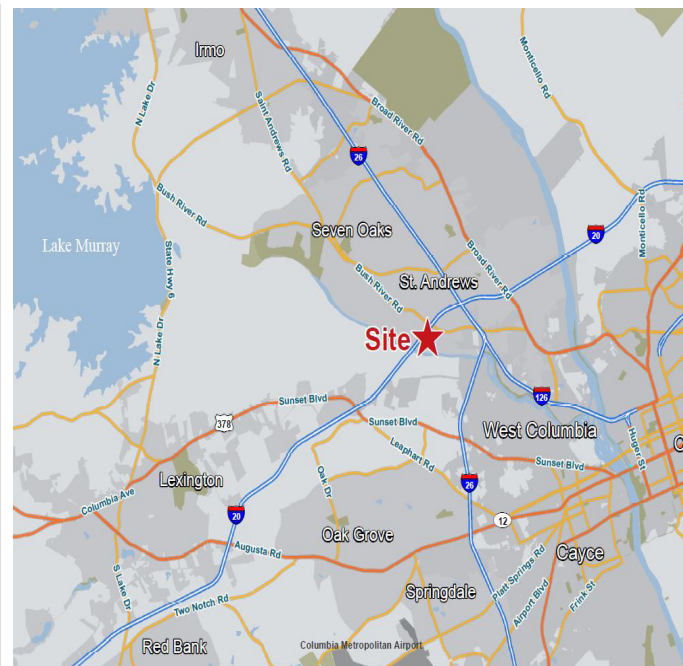
PRICE REDUCED



## Augusta Road at Cedarcrest Drive Lexington, SC

### Property Features

- ±6.06 acres of commercial land for sale in Lexington, SC
- Located at a signalized intersection with ±295 feet of road frontage on Augusta Road
- 1.5 miles from I-20
- 2.0 miles from the Highway 378 and W. Main Street intersection
- Zoning: ID, Intensive Development, Lexington County
- Traffic Count: 29,300
- Sewer is in close proximity
- Sale price: \$1,200,000



For more information:

**Ben Kelly, CCIM**

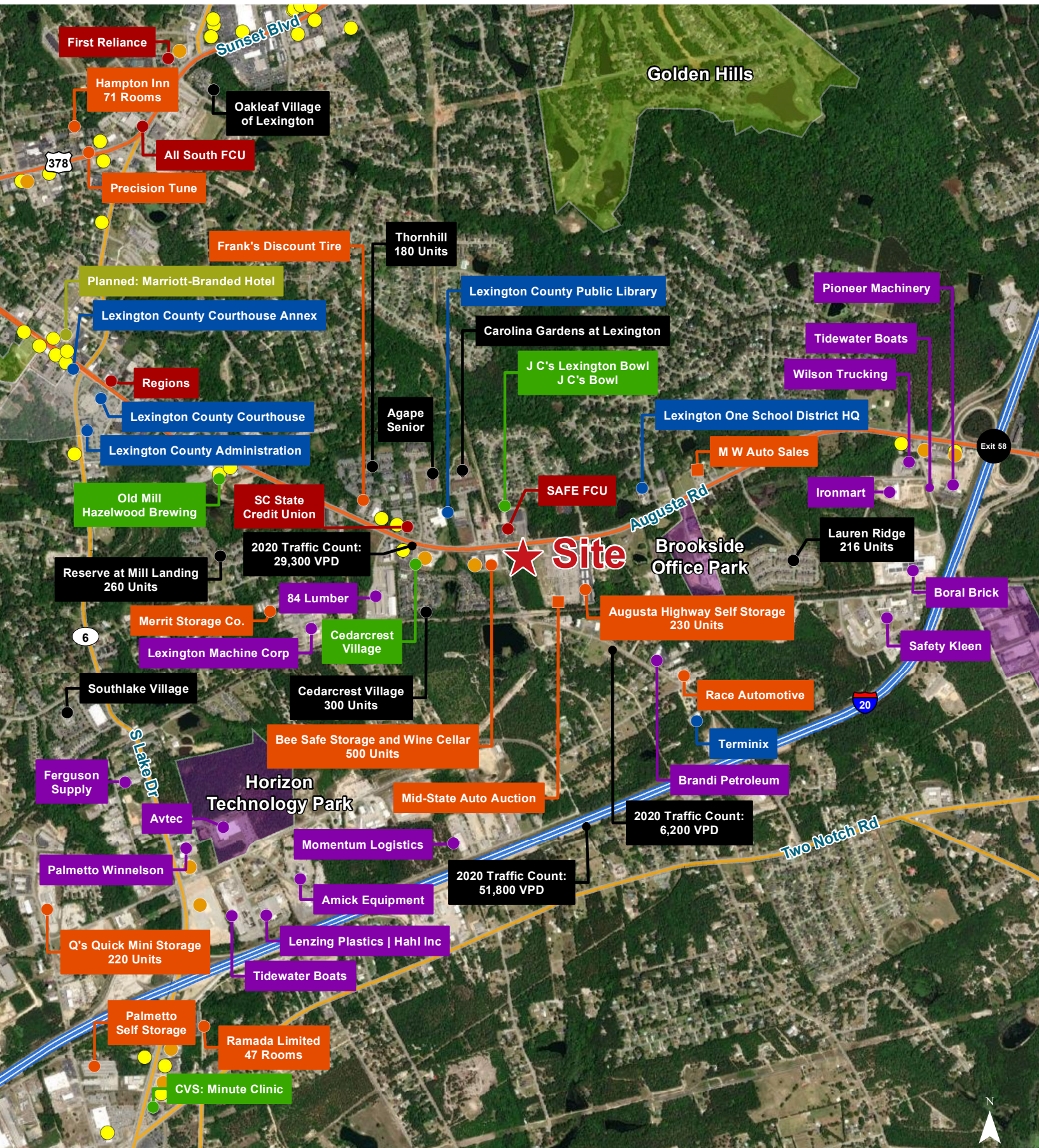
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# Demographic Profile

Augusta Road and Cedarcrest | Lexington, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2010 Census	5,277	33,154	73,233	2021 Estimate	\$65,448	\$70,270	\$73,060
2021 Estimate	5,859	38,894	88,502	2025 Projection	\$70,171	\$77,292	\$79,571
2025 Projection	6,254	41,941	96,294	<b>Average Household Income</b>			
% Chg. 2021-2025	6.7%	7.8%	8.8%	2021 Estimate	\$84,961	\$91,464	\$94,311
<b>Households</b>				2025 Projection	\$94,268	\$101,465	\$104,848
2010 Census	2,246	12,954	28,221	<b>Per Capita Household Income</b>			
2021 Estimate	2,504	15,296	34,059	2021 Estimate	\$36,008	\$36,064	\$36,398
2025 Projection	2,673	16,533	37,046	2025 Projection	\$39,949	\$40,096	\$40,449
<b>Families</b>				<b>2021 Household Income Dist.</b>			
2010 Census	1,417	8,817	19,914	Less than \$15,000	7.9%	6.6%	6.3%
2021 Estimate	1,532	10,157	23,604	\$15,000 - \$24,999	9.3%	8.6%	8.2%
2025 Projection	1,623	10,907	25,556	\$25,000 - \$34,999	4.1%	6.7%	6.2%
<b>2021 Age Dist.</b>				\$35,000 - \$49,999	11.2%	11.5%	12.3%
0 - 4	6.3%	5.6%	6.0%	\$50,000 - \$74,999	24.4%	19.3%	18.1%
5 - 9	6.1%	5.9%	6.4%	\$75,000 - \$99,999	12.9%	14.8%	15.1%
10 - 14	6.1%	6.1%	6.7%	\$100,000 - \$149,999	15.9%	17.6%	17.7%
15 - 19	5.9%	5.8%	6.1%	\$150,000 - \$199,999	9.1%	7.8%	8.5%
20 - 24	9.7%	6.2%	5.6%	\$200,000 and Up	5.1%	7.1%	7.8%
25 - 34	16.9%	14.6%	13.6%	<b>2021 Housing Data</b>			
35 - 44	13.4%	13.9%	14.1%	Owner Occ. Housing Units	1,289	11,075	26,329
45 - 54	13.0%	13.1%	13.4%	Renter Occ. Housing Units	1,215	4,221	7,730
55 - 64	10.9%	13.1%	13.1%	<b>2021 Business Data</b>			
65 - 74	7.5%	9.4%	9.3%	Total Businesses:	2,655	18,969	30,094
75 - 84	3.3%	4.4%	4.2%	Total Employees:	5,859	38,894	88,502
85+	0.9%	1.7%	1.4%	<b>Average Household Size</b>			
<b>Median Age</b>				2010 Census	2.35	2.46	2.54
2010 Census	34.2	36.8	36.7	2021 Estimate	2.34	2.46	2.56
2021 Estimate	34.4	38.8	38.8	2025 Projection	2.34	2.46	2.56
2025 Projection	34.8	39.7	39.5				