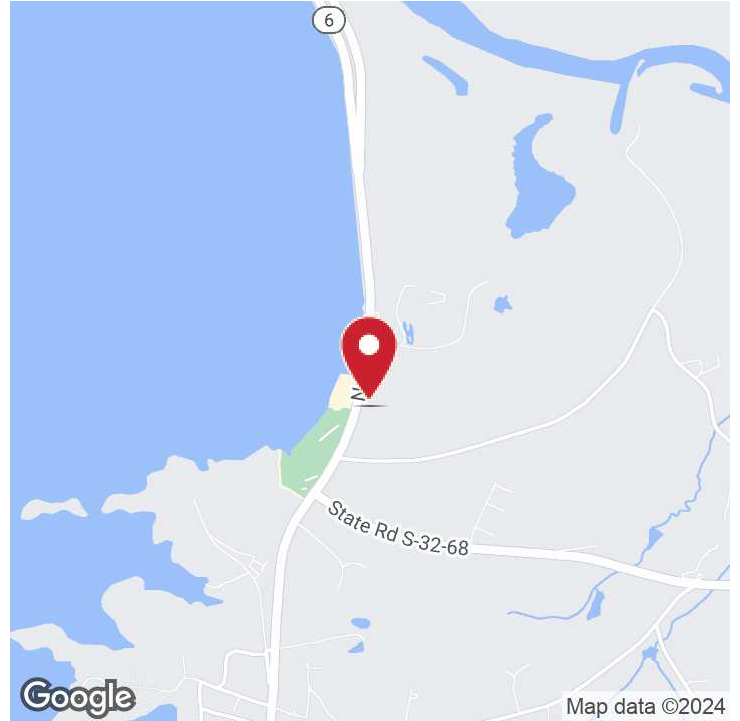
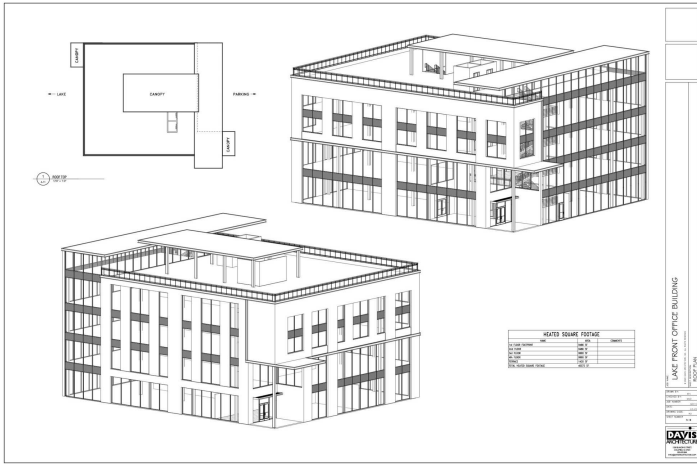


## Executive Summary



### OFFERING SUMMARY

Sale Price:	\$3,000,000
Available SF:	
Lot Size:	1.8 Acres
Price / Acre:	\$1,666,667
Zoning:	ID
Market:	Columbia, SC
Submarket:	Lexington, SC

### PROPERTY OVERVIEW

Uncover a prime investment opportunity at 0 North Lake Drive, Lexington, SC. This forthcoming development, poised in the strategic locale of Columbia, SC, is set to feature a 40,000 SF building with zoning that perfectly accommodates medical office spaces. Designed to offer a versatile layout, the property is tailored for the evolving requirements of dynamic businesses. Nestled within a vibrant ecosystem of businesses and amenities, it stands as a beacon for expansion and development opportunities. It is an excellent choice for discerning investors aiming to leverage the burgeoning commercial market. Additionally, the site boasts two more pads, each with the potential for constructing an additional 40,000 SF, alongside shared stormwater and infrastructure facilities, further enhancing its appeal.

### PROPERTY HIGHLIGHTS

- 40,000 SF building with ample space for scalable operations
- Flexible layout to accommodate diverse business needs
- Ample parking for employees and visitors
- High visibility for increased brand exposure
- Proximity to major transportation routes for logistical efficiency

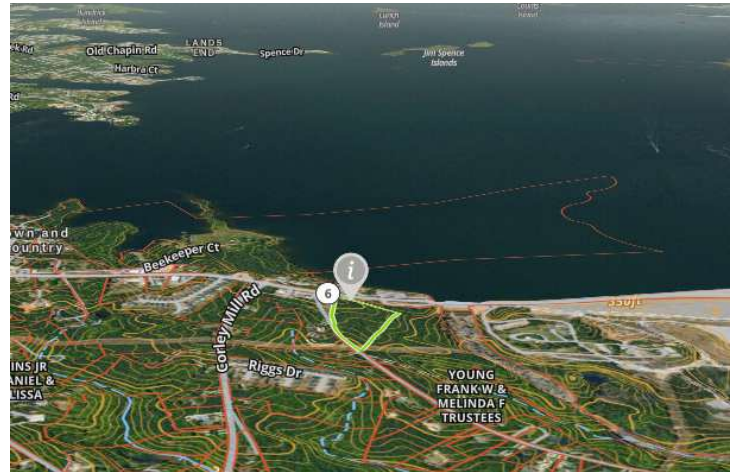
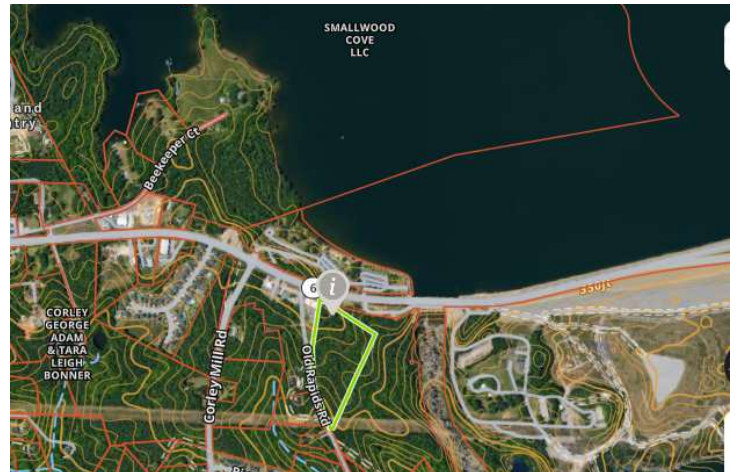
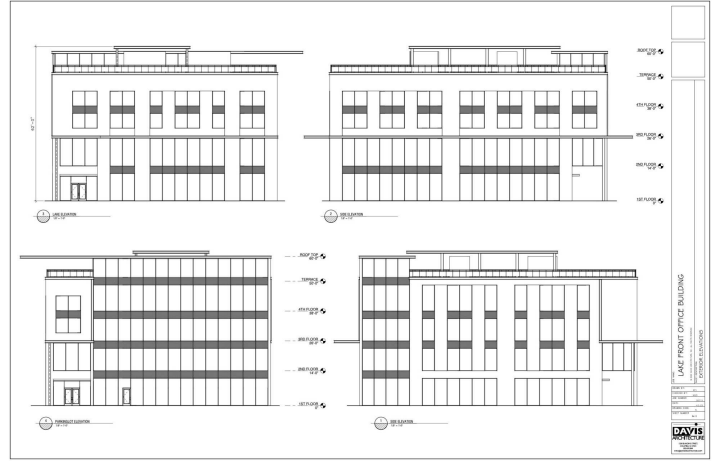
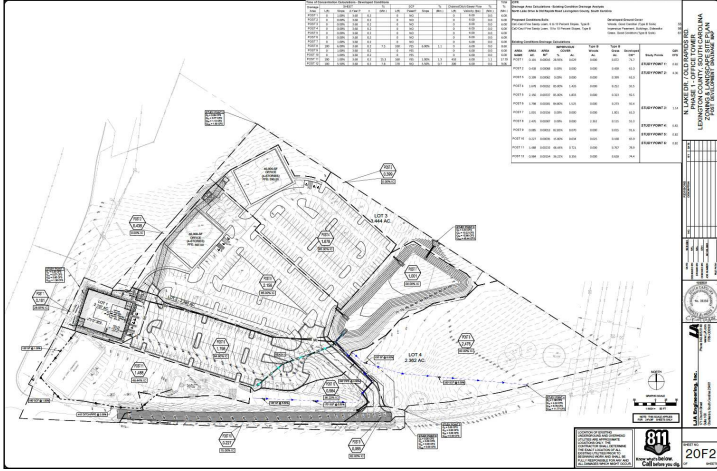
### BRADHAM WILDER

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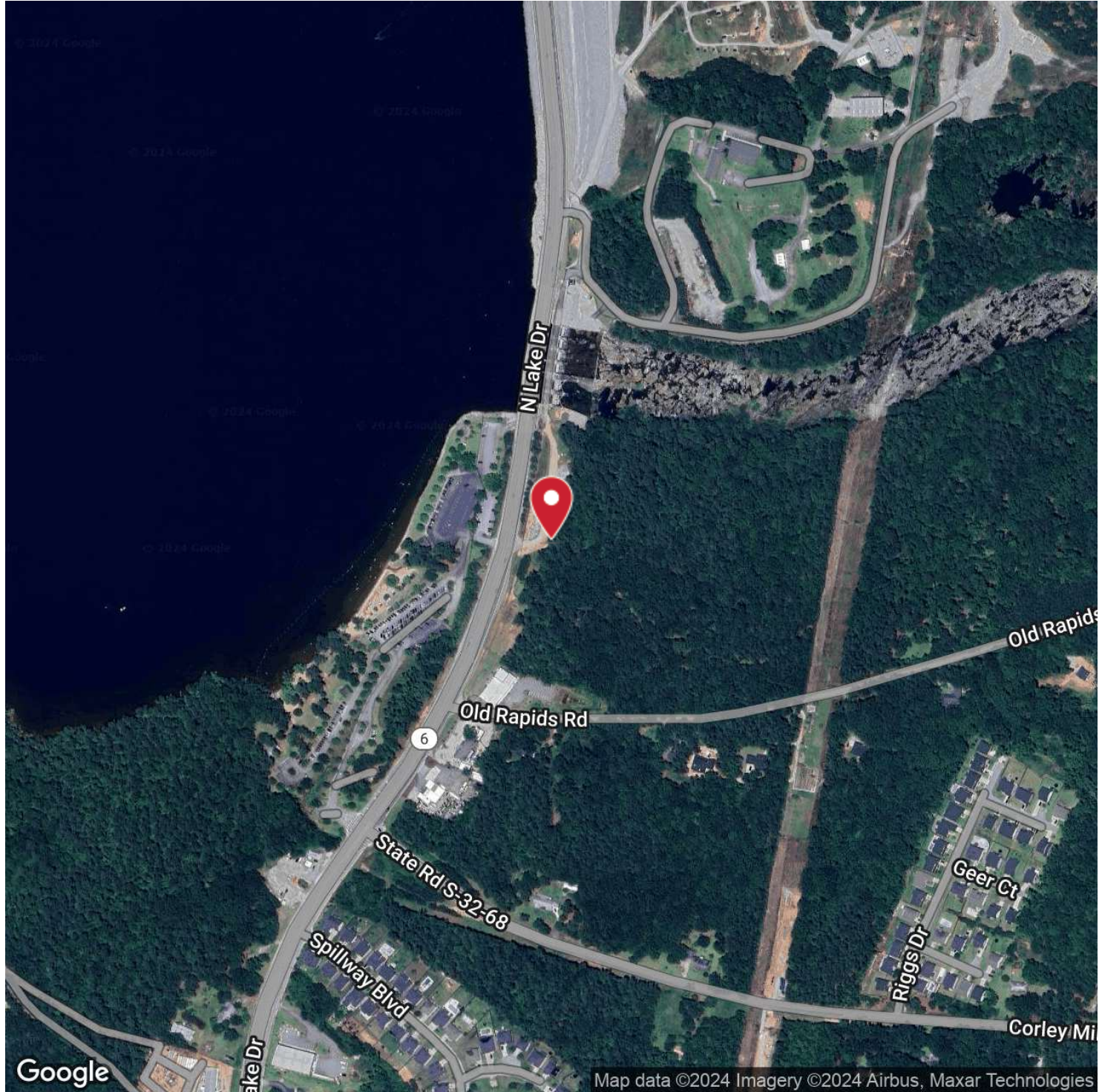
## Additional Photos



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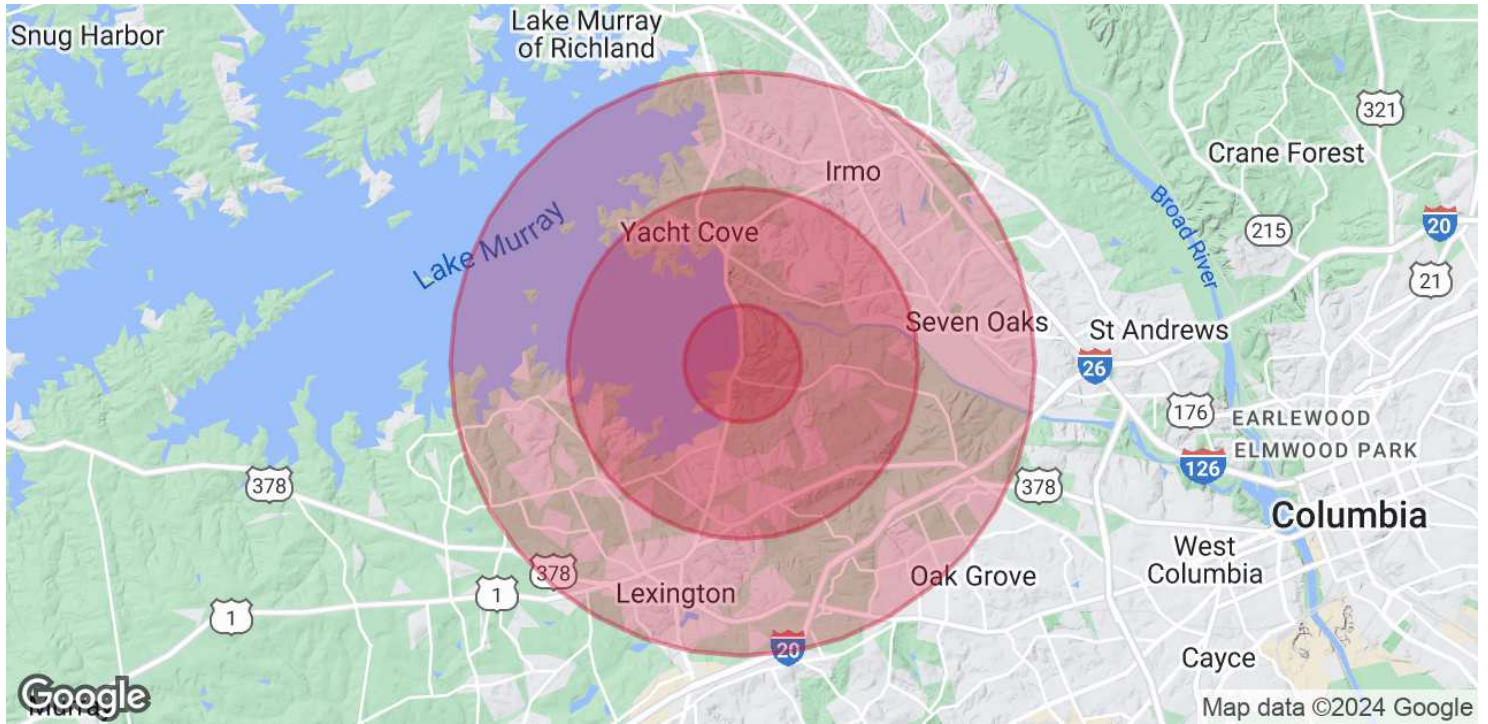
# Location Map



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# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,920	31,623	78,949
Average Age	41.8	40.3	39.4
Average Age (Male)	41.9	39.4	37.7
Average Age (Female)	41.5	41.1	40.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,528	12,618	31,501
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$88,441	\$92,392	\$90,652
Average House Value	\$209,926	\$235,097	\$219,956

2020 American Community Survey (ACS)

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