

**FOR SALE**

Submarket: West Columbia

# ±2.23 Acre Development Site

4510 AUGUSTA ROAD | LEXINGTON, SOUTH CAROLINA 29073



## DETAILS

Over 300' of frontage on the highly trafficked Highway 1 (Augusta Road)

Parcel is situated on Hwy 1 and surrounded by Dickert Drive and Maple Road, between I-20 and I-26

Traffic Count: 28,200 VPD

Less than 10 minutes from the Columbia Metropolitan Airport

## UTILITIES

- Sewer: Close proximity to the site on Timbermill Drive
- Water: On site

**ZONING:** ID

**PRICE: \$495,000**  
**(\$5.09 PSF)**

**FOR MORE INFO, CONTACT**

**ROGER WINN, SIOR** | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803.567.1455

**BRADEN SHOCKLEY** | Brokerage Associate | [bshockley@trinity-partners.com](mailto:bshockley@trinity-partners.com) | 803.567.1373

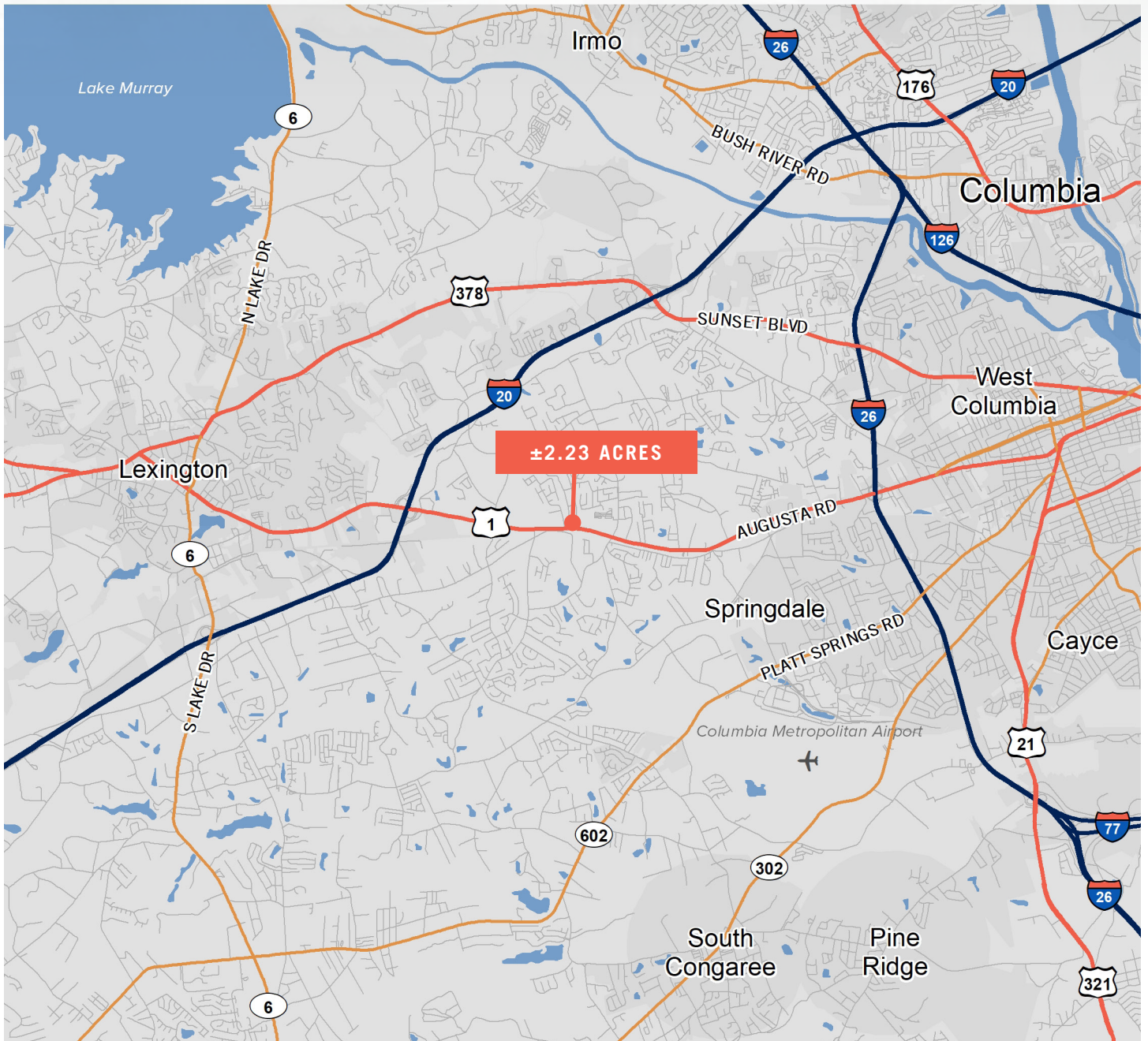
**TRINITY**  
**PARTNERS**

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# Location

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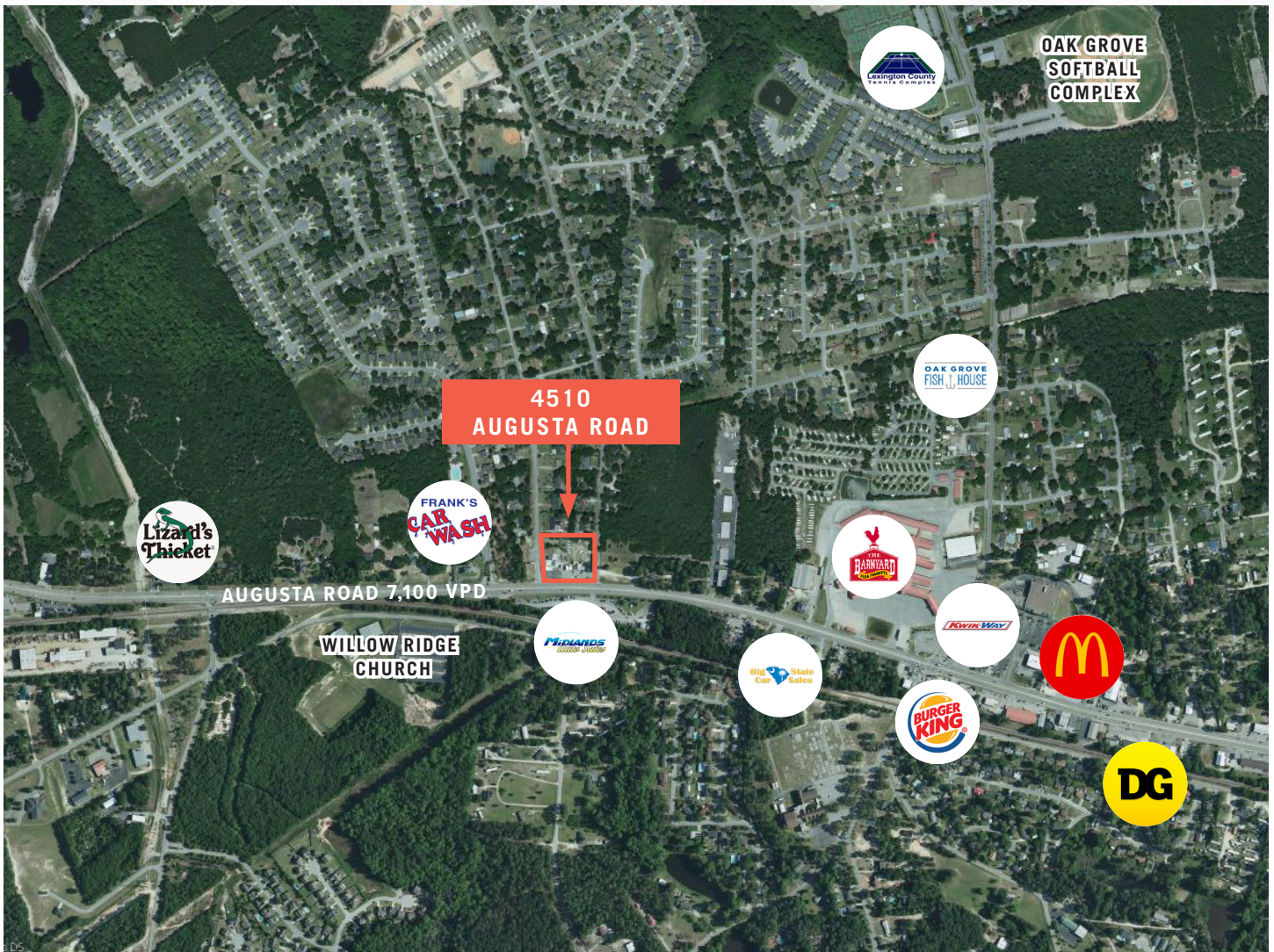
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# Aerial 4510 AUGUSTA ROAD | LEXINGTON, SOUTH CAROLINA



## Demographic Snapshot | Five (5) Mile Radius



### 2020-2025 POPULATION GROWTH

ANNUAL GROWTH RATE: 5.8%  
AVERAGE AGE: 39 YEARS



### 2020 DAYTIME EMPLOYMENT

EMPLOYEES: 50,817  
5 YEAR GROWTH: 7.9%



### 2020 AVERAGE HOUSEHOLD INCOME

\$82,242  
MEDIAN HOME VALUE: \$167,470

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