

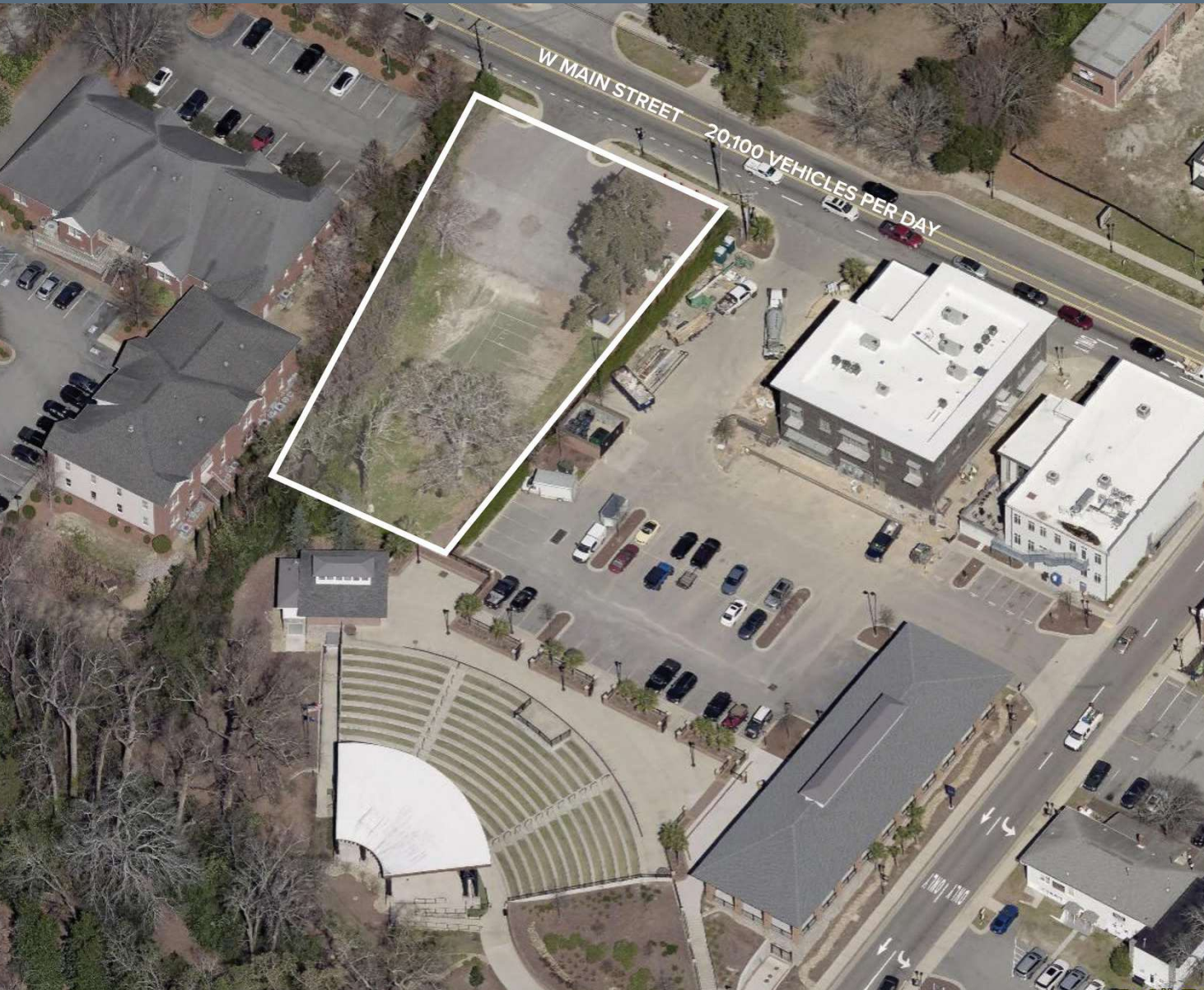
Redevelopment Opportunity in Downtown Lexington

For Sale

\$1,750,000

115 W. Main Street
Lexington, SC 29072

- 0.59 acre with 1,400 SF existing restaurant
- Endless new redevelopment opportunities
- Walkable to the Icehouse Amphitheater, the newly redeveloped Virginia Hylton Park, several restaurants, shops, government facilities, and professional offices
- Located adjacent to the Icehouse Amphitheater
- Prime location in the rapidly expanding Town of Lexington
- Traffic Count: 20,100 VPD on W. Main St. (very strong for 2-lane road)



TRINITY
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1501 MAIN STREET SUITE 410
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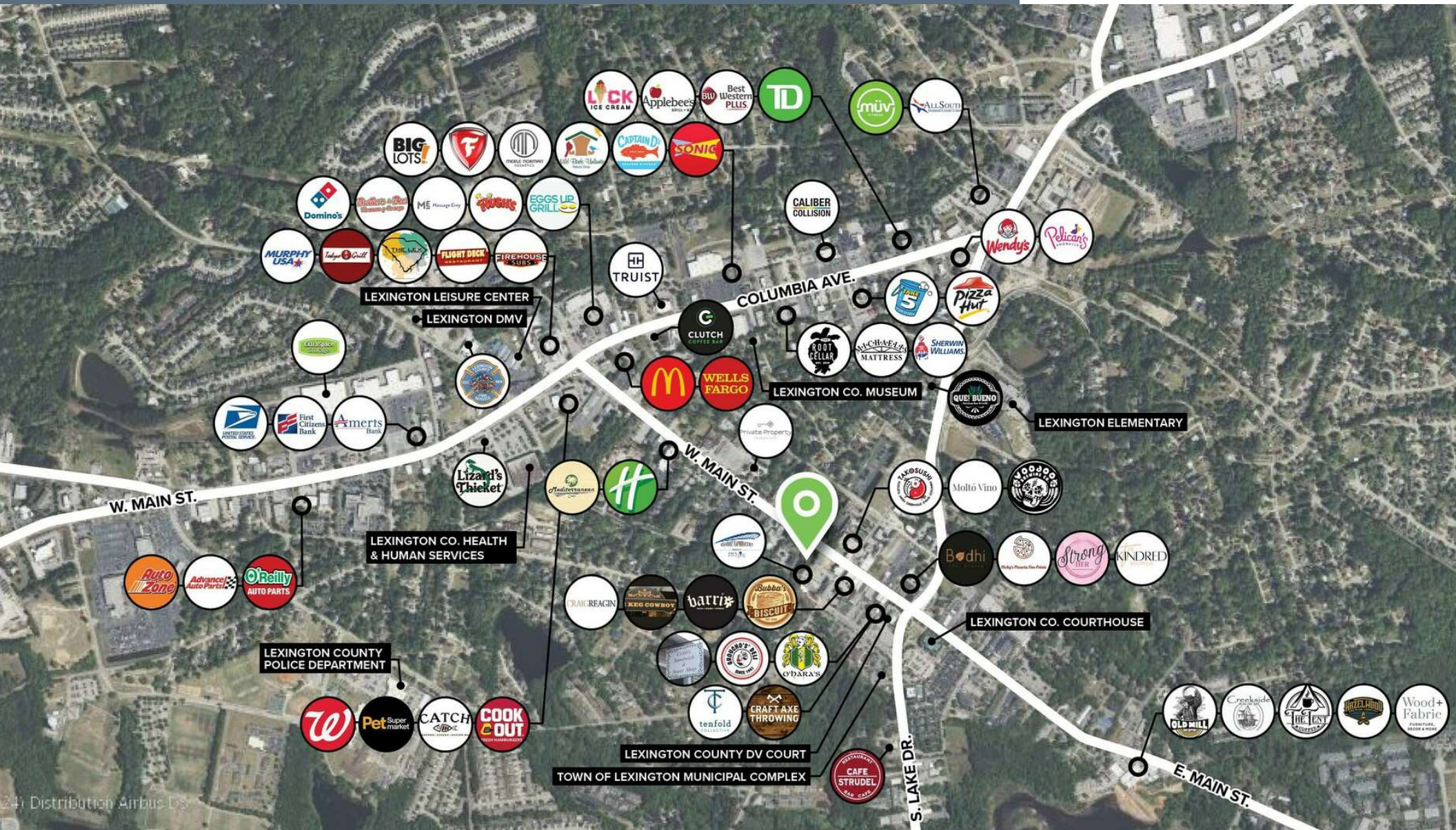
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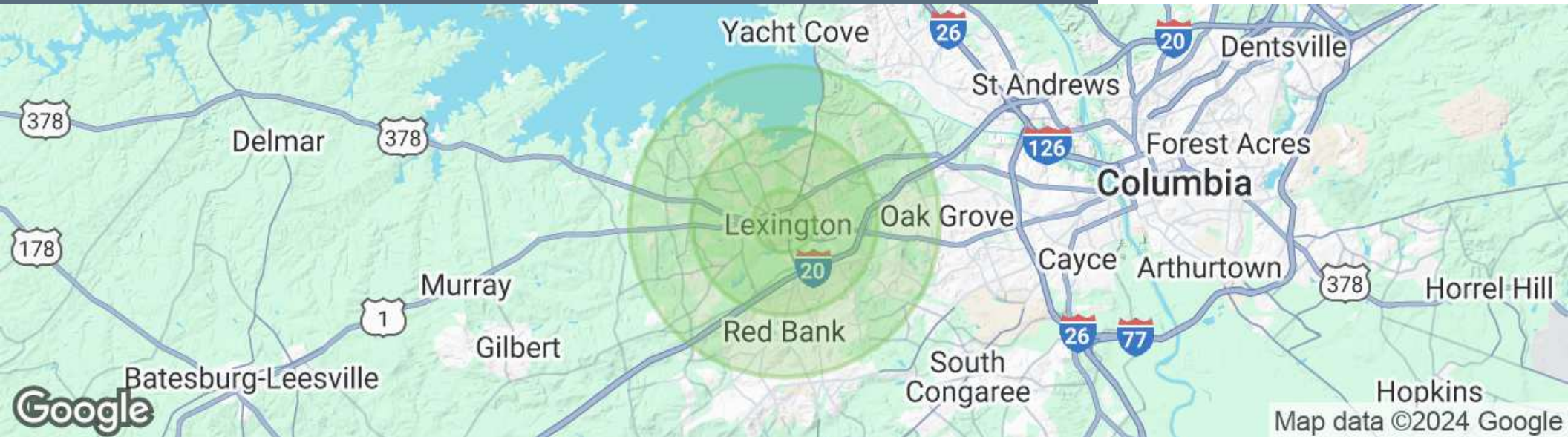
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Population

	1 Mile	3 Miles	5 Miles
Total Population	6,221	36,651	84,612
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	44	43	41

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	2,625	14,371	32,139
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$84,399	\$112,091	\$111,171
Average House Value	\$284,051	\$316,498	\$310,170

Demographics data derived from AlphaMap



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