

FOR SALE

1.34+/- ACRES

Black Ave Ext
Lexington, SC 29072

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



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**LAND
FOR SALE**

Executive Summary



Sale Price	\$299,000
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OFFERING SUMMARY

Available SF:	
Lot Size:	1.34 Acres
Price / Acre:	\$223,134
Zoning:	GC

PROPERTY OVERVIEW

+/-1.34 Acres ready for development. Perfect for a medical office, office building with multiple suites for leasing options. This is located in the heart of the Town of Lexington where everything is happening. A business friendly environment. Great location with high traffic count on W. Main St and Columbia Ave. Water and Sewer are available.

PROPERTY HIGHLIGHTS

- Ready for development
- In the heart of Lexington
- Water and Sewer available
- Heavy traffic count



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Additional Photos



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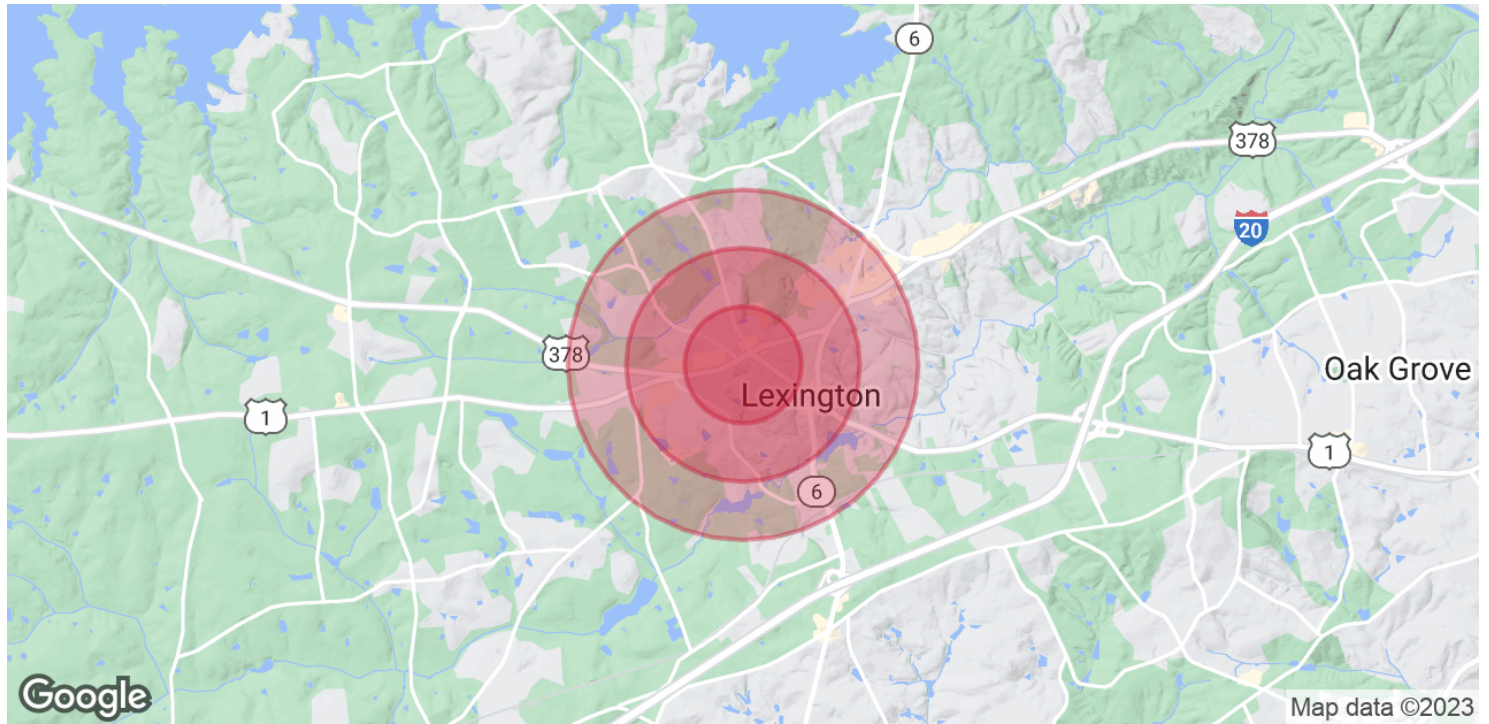


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Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,286	4,715	10,001
Average Age	38.1	38.6	39.5
Average Age (Male)	36.4	37.6	38.7
Average Age (Female)	40.6	40.6	41.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	527	1,828	3,841
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$60,775	\$69,918	\$75,889
Average House Value	\$196,409	\$201,725	\$201,598

** Demographic data derived from 2020 ACS - US Census*



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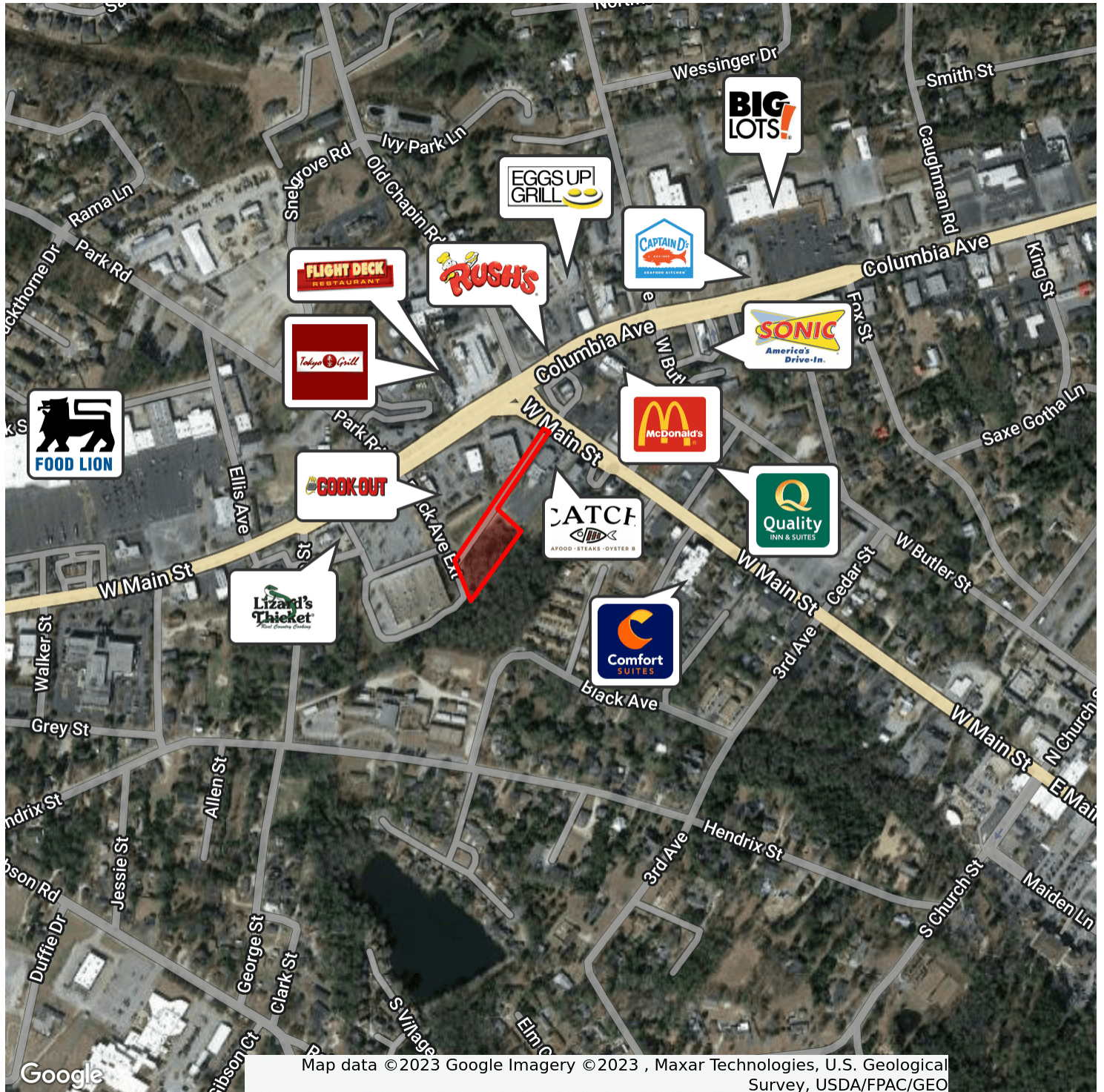


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Retailer Map



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