

**OUTPARCELS  
AVAILABLE**



# Platt Springs Crossing

Lexington, SC

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**CONSTRUCTION  
PROGRESS**



807 Gervais Street, Suite 200  
Columbia, South Carolina 29201  
803.254.0100  
www.naicolumbia.com

Ben Kelly, CCIM  
803.744.9830  
bkelly@naicolumbia.com

Patrick Chambers  
803.744.9850  
pchambers@naicolumbia.com

# PROPERTY Features

Platt Springs Crossing

**LOCATION:** The property is located on Platt Springs Road near the intersection of South Lake Drive and Old Orangeburg Road, in the “Redbank” community of Lexington County. It has frontage on Platt Springs and Old Orangeburg, with direct access to Platt Springs Road, South Lake Drive, and Old Orangeburg Road. A new traffic signal is being installed at the intersection with the Publix anchored shopping center and the new Lowes Foods grocery store.

**TRAFFIC COUNTS:** Station 221 (South Lake Drive) 27,100 VPD  
Station 301 (Platt Springs Road) 18,500 VPD

DEMOGRAPHICS:	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population:	3,006	26,943	64,131
Households:	1,173	10,004	24,539
Average Household Income:	\$73,144	\$84,807	\$93,526

**PROPERTY DESCRIPTION:** The site is positioned to be the next major development site in the “Redbank” area of Lexington County. Platt Springs Crossing will be anchored by a 51,000 SF Lowes Foods grocery store. It is highly visible with over 900 feet of frontage on both Platt Springs Road and Old Orangeburg Road. The area has seen significant development including Wal-Mart, Lowe’s Home Improvement and Publix, as well as many other retailers and restaurants.

## CONTACT BROKERS FOR PRICING



**Ben Kelly, CCIM**

Shareholder  
bkelly@naicolumbia.com  
803.744.9830



**Patrick Chambers**

Shareholder  
pchambers@naicolumbia.com  
803.744.9850



# SITE PLAN Overview

Platt Springs Crossing

## Outparcels Available

Outparcel 1	2.23 AC (under LOI)
Outparcel 3	1.12 AC
Outparcel 6	0.91 AC (under LOI)
Outparcel 12	1.50 AC
Outparcel 13	1.66 AC
Outparcel 14	1.18 AC



# DEVELOPMENT Aerial

Platt Springs Crossing



AVAILABLE  
±3.00 Acres

# CONSTRUCTION Progress

Platt Springs Crossing



August 21, 2023



November 6, 2023



August 26, 2024



November 18, 2024

# CONSTRUCTION Progress

Platt Springs Crossing



December 2, 2024



January 14, 2025



March 11, 2025



June 18, 2025

# POINTS OF INTEREST Aerial

Platt Springs Crossing



# DEMOGRAPHIC Profile

Platt Springs Crossing

## 1 MILE RADIUS

Summary	2024	2029
Population	3,034	3,092
Households	1,176	1,220
Families	821	851
Average Household Size	2.58	2.53
Owner Occupied Housing Units	906	978
Renter Occupied Housing Units	267	242
Median Age	36.1	37.9
Average Household Income	\$73,144	\$86,238

## 3 MILE RADIUS

Summary	2024	2029
Population	26,943	28,014
Households	9,338	10,505
Families	7,253	7,596
Average Household Size	2.69	2.66
Owner Occupied Housing Units	8,329	8,968
Renter Occupied Housing Units	1,675	1,537
Median Age	36.3	37.8
Average Household Income	\$84,807	99,432

## 5 MILE RADIUS

Summary	2024	2029
Population	64,131	66,609
Households	24,539	25,705
Families	17,337	18,122
Average Household Size	2.60	2.58
Owner Occupied Housing Units	19,999	21,492
Renter Occupied Housing Units	4,540	4,213
Median Age	37.8	39.1
Average Household Income	\$93,526	\$109,073