

5.88 ACRE PAD READY COMMERCIAL PROPERTY

FOR SALE IN THE WEST LEXINGTON, SC TRADE AREA

Hendrix Crossing
Bo Tire Way
Lexington, SC 29073

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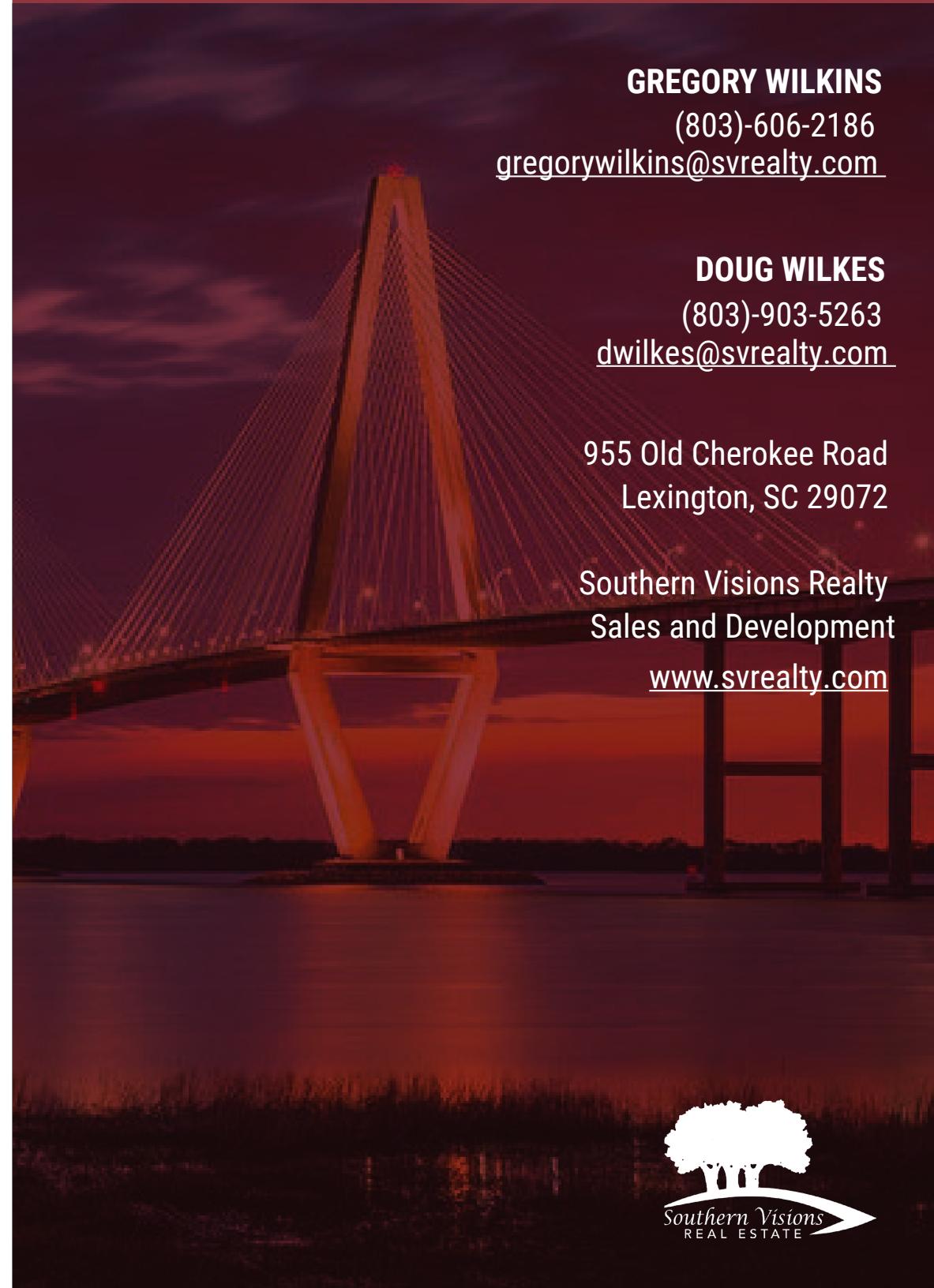
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Site Aerial



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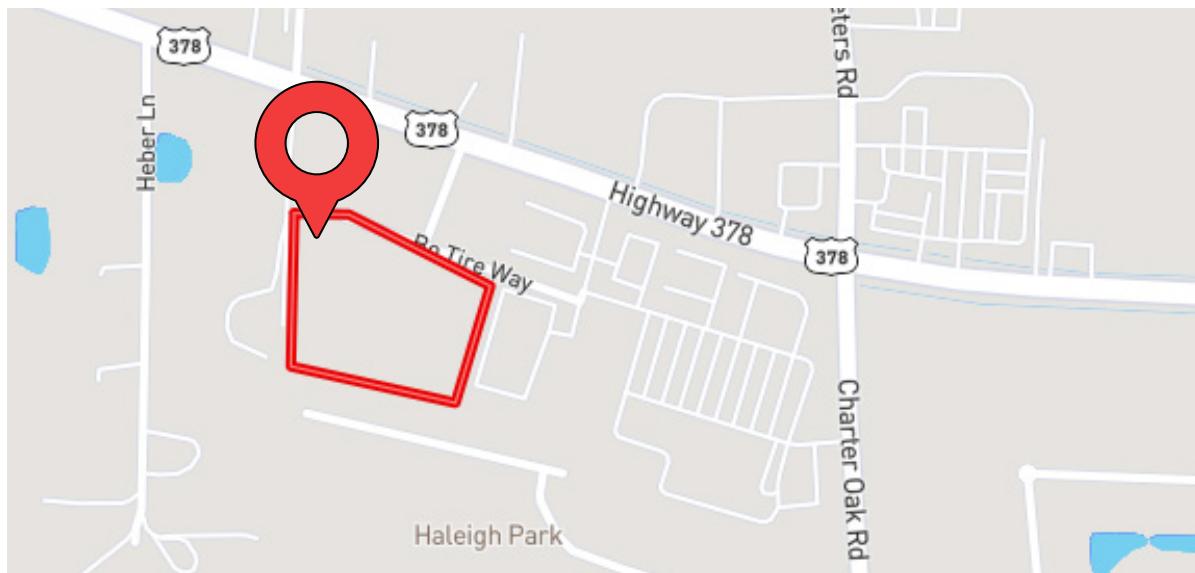
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PROPERTY SUMMARY

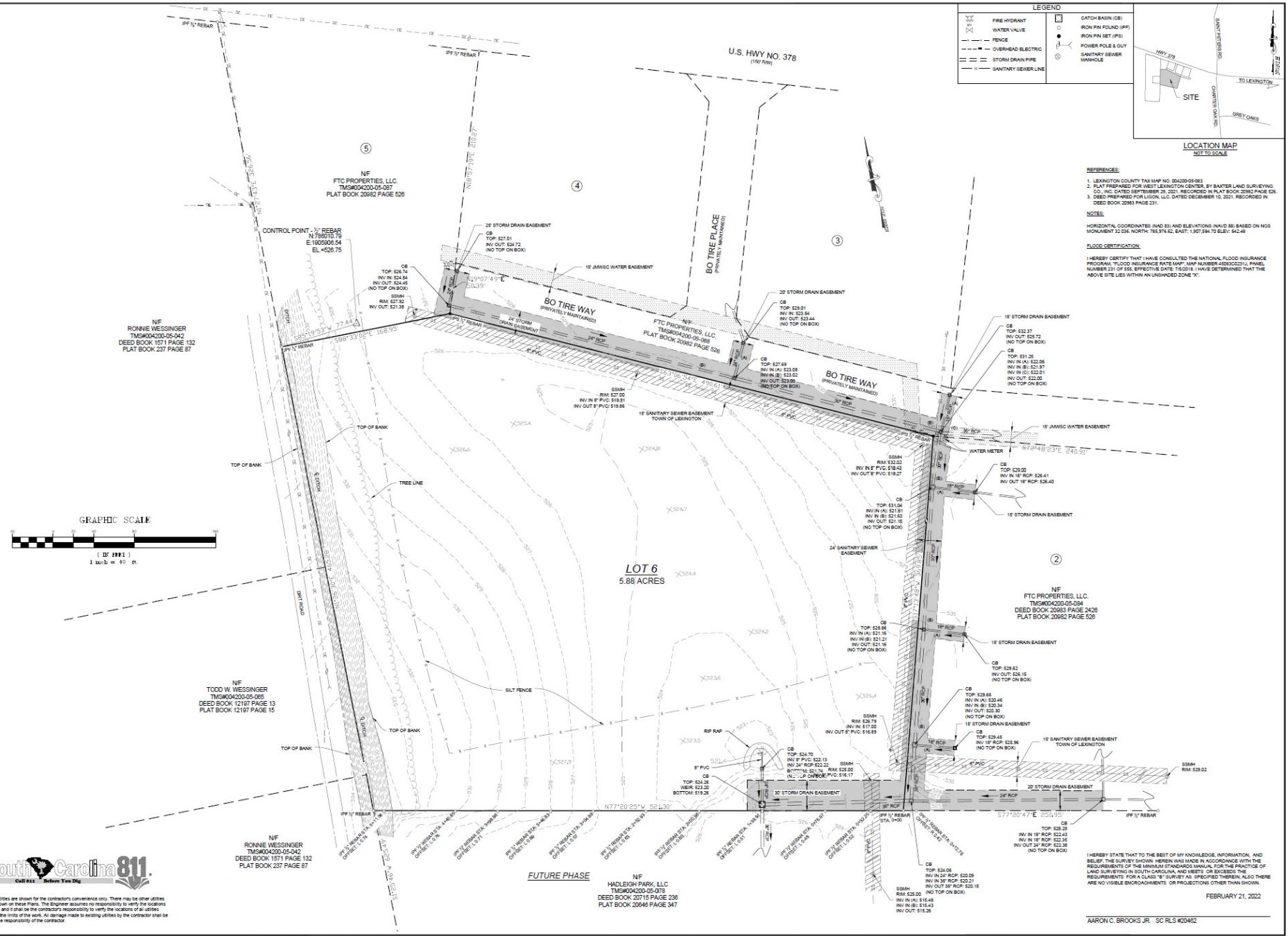
Pad-ready ±5.88-acre parcel located within the Publix-anchored Hendrix Crossing Shopping Center in Lexington, SC. This site is positioned directly behind ModWash, Bojangles, and Mavis Discount Tire on the high-traffic Hwy 378 corridor with direct access via Bo Tire Way. The property is fully graded with stormwater infrastructure in place and is served by all major utilities, minimizing development costs and timelines. Grocery store use is restricted.

Existing Hendrix Crossing Tenants Includes: Publix Supermarket (anchor), ModWash Car Wash, Bojangles, Mavis Discount Tire, Verizon Wireless, Great Clips, H&R Block, Grow Financial Federal Credit Union, Doctors Care, Zaxby's, and Waffle House.



PRICE: \$2,750,000

- Large remaining core property surrounded by large well established tenants
- Potential for large big box retailer, medical, mixed use and apartments
- Site is pad ready, owner will a jv/partnership with an end user
- Price: \$2,750,000
- Property Type: Land
- Property Subtype: Commercial
- Proposed Use: Retail
- Sale Type: Investment
- Total Lot Size: 5.88
- No. Lots: 1
- Zoning Description: Comm
- APN / Parcel ID: 004200-05-083

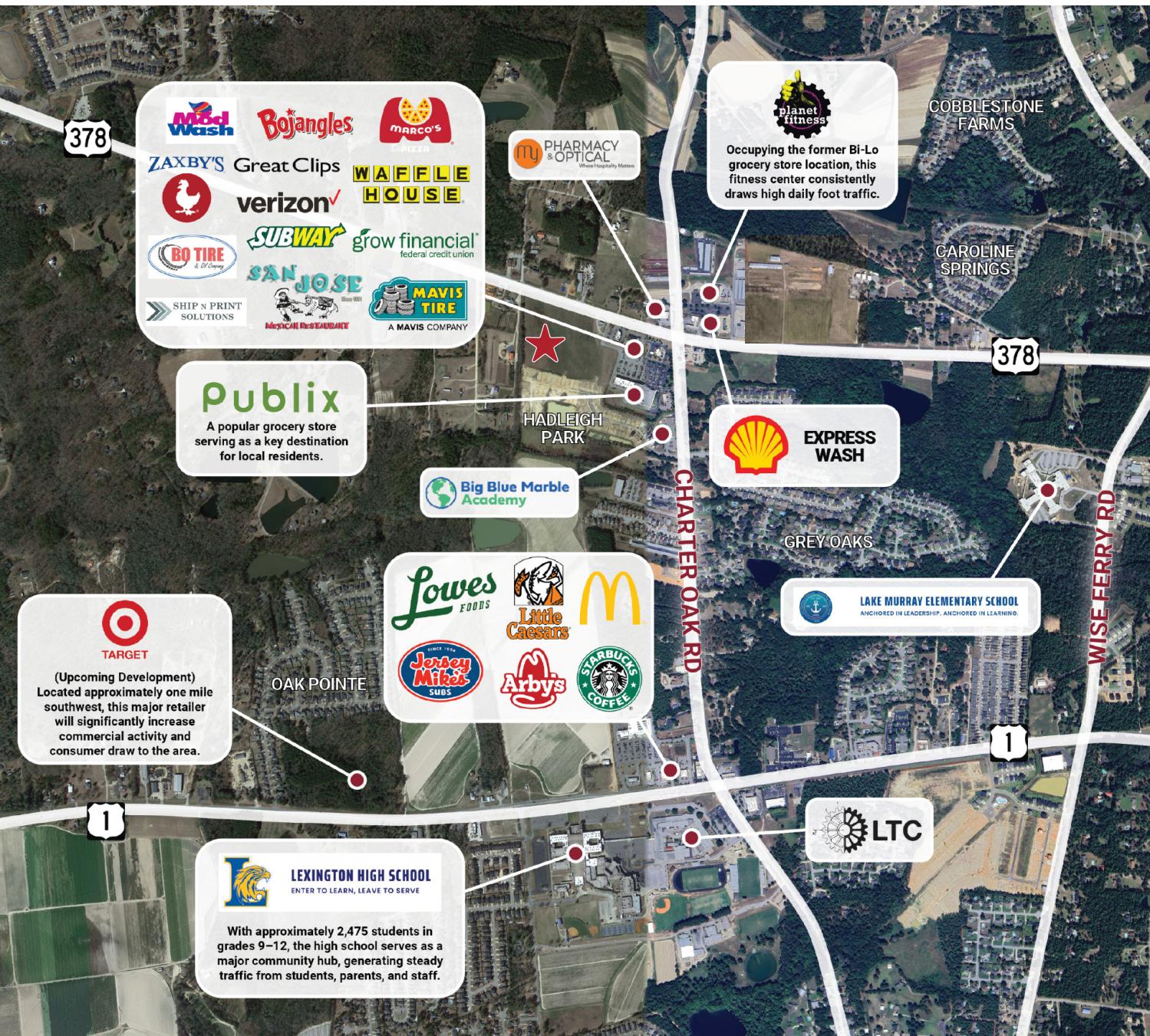


CIVIL PLAN LOT 6 WITH TOPO

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HENDRIX CROSSING PAD READY ACREAGE

NEARBY AMENITIES



NEARBY RETAILERS AND TRAFFIC GENERATORS

The vicinity of the property is home to numerous established retailers and businesses that contribute to the area's high traffic volume.

TRAFFIC COUNTS

The property's strategic position along Highway 378 ensures exposure to significant vehicular traffic, enhancing its suitability for commercial development:

Highway 378: 18,900 vehicles per day

Charter Oak Road: 11,900 vehicles per day

DEVELOPMENT POTENTIAL

This property presents a compelling opportunity for commercial development with flexible build-to-suit options. Whether for national retailers, financial institutions, healthcare providers, or fuel stations, this site offers prime exposure and accessibility for a variety of businesses looking to serve the growing Lexington market.

LEXINGTON OVERVIEW

Lexington is the largest town in Lexington County, South Carolina. It is a suburb of the state capital, Columbia. The population was 23,568 at the 2020 Census, making it the second-largest municipality in the greater Columbia area. According to the Central Midlands Council of Governments, the greater Lexington area had an estimated population of 111,549 in 2020 and is considered the fastest-growing area in the Midlands. Lexington is 12 miles west of Columbia, South Carolina's state capital and second-largest city.



With its neighborly vibe and numerous local dining and shopping options, Lexington is a great place to live. The true highlight of Lexington is the outdoor and recreational offerings that allow visitors to experience and explore nature. Walk the trails of Virginia Hylton Park and enjoy a butterfly garden, Koi pond and playground. Or spend the day at Lake Murray, where you can swim, fish, tube, canoe or take a walk along the dam. The Peachtree Rock Heritage Preserve is another fascinating area to explore. It features an inverted pyramid stone standing on its point and fossils of ancient marine life.

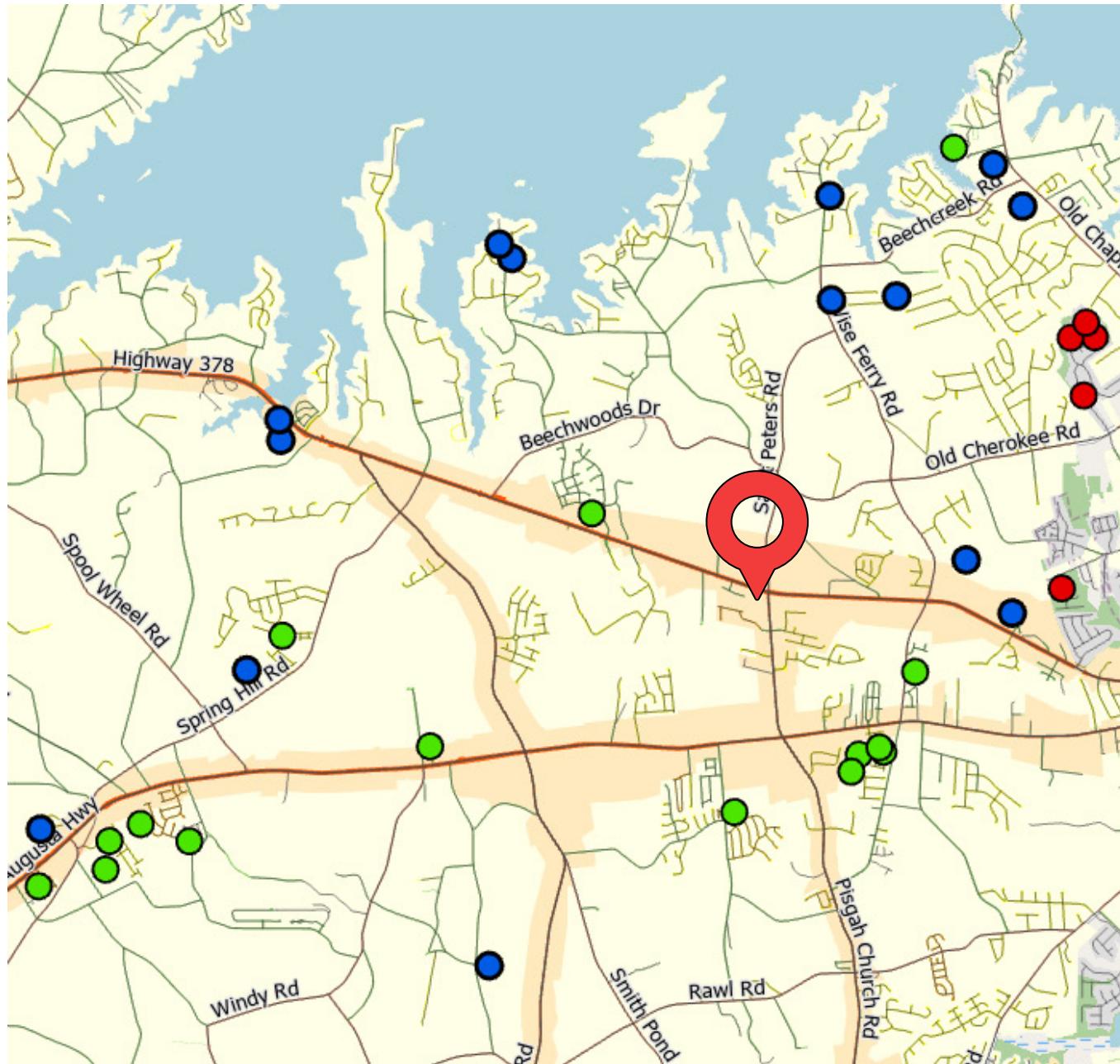
DEMOGRAPHIC OVERVIEW

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	5,339	21,901	45,326
2024 Population	5,640	24,163	48,591
2029 Population Projection	6,171	26,619	53,289
Annual Growth 2020-2024	1.4%	2.6%	1.8%
Annual Growth 2024-2029	1.9%	2.0%	1.9%
Households			
2020 Households	1,804	7,734	16,277
2024 Households	1,909	8,540	17,479
2029 Household Projection	2,092	9,423	19,200
Annual Growth 2020-2024	2.1%	3.1%	2.2%
Annual Growth 2024-2029	1.9%	2.1%	2.0%
Avg Household Size	2.90	2.80	2.70
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$186,622	\$189,692	\$187,256
Median Year Built	2002	2002	2001
Owner Occupied Households	1,843	8,008	16,048
Renter Occupied Households	249	1,415	3,152

EMPLOYMENT REPORT

Employment	1 Mile	3 Mile	5 Mile
Civilian Employed	2,830	12,032	24,316
Civilian Unemployed	53	301	639
Civilian Non-Labor Force	1,387	5,999	12,119
U.S. Armed Forces	0	34	221

THIS TRADE AREA IS BOOMING... PERMITTED SUBDIVISIONS SINCE 2020



The population of **Lexington County** South Carolina in 2022 was 304,797, **15.7%** up from the 263,365 who lived there in 2010. For comparison, the US population grew 7.7% and South Carolina's population grew 14% during that period.

In this particular part of Lexington County (West Lexington Market) with there being **5302 new lots** in subdivisions we can summarize the following:

Based on the 5302 new lots being built in the trade area post 2020 and an average household size of 2.6 people per household, the estimated population growth for this part of **Lexington County into 2025 is approximately 13,785 new residents.**



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