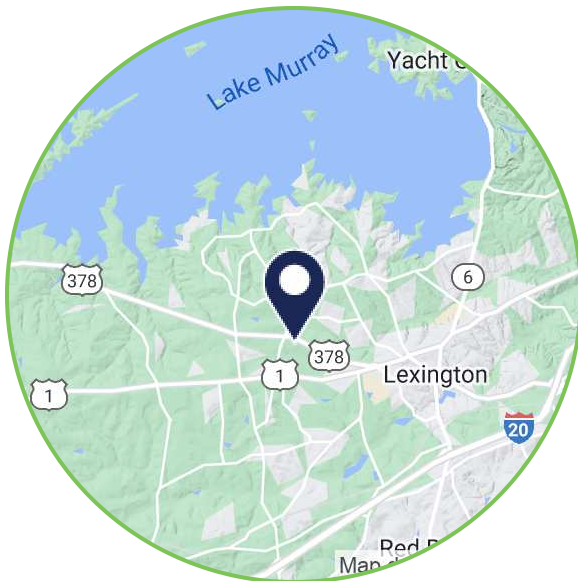


FOR SALE

Sale Price: \$575,000

482 Highway 378 Lexington, SC

- Excellent development opportunity
- 190' of frontage on Hwy. 378
- Water on-site and sewer is accessible directly across from the property
- 3,200 SF office currently on the property
- Close proximity to Lake Murray and Augusta Hwy. (US 1)
- Traffic Count: 18,000 VPD on Hwy. 378
- Less than 5 minutes to downtown Lexington



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Google

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,859	30,355	59,399
Average Age	35.1	38.8	39.2
Average Age (Male)	32.0	35.7	37.0
Average Age (Female)	36.7	40.4	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,408	11,034	22,749
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$80,762	\$99,375	\$97,002
Average House Value	\$194,067	\$257,814	\$248,704

* Demographic data derived from 2020 ACS - US Census

