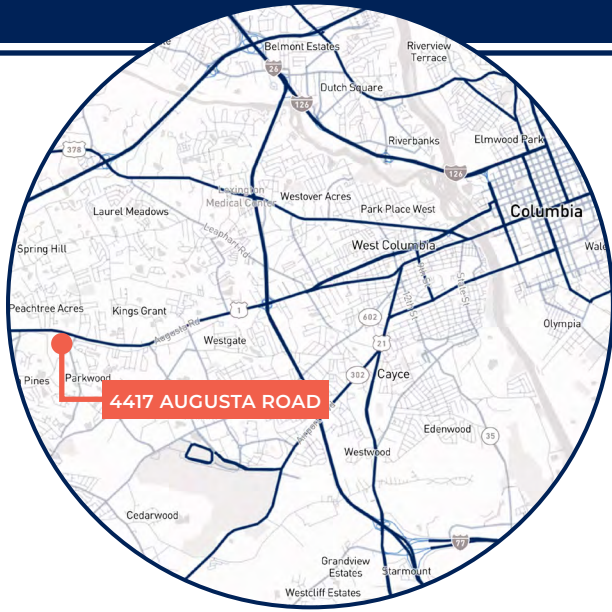


**FOR SALE**

**4417 AUGUSTA ROAD  
LEXINGTON, SC 29073**

**±1.49 AC COMMERCIAL  
DEVELOPMENT SITE**

**SALE PRICE: \$450,000**



## PROPERTY OVERVIEW

Situated along Augusta Road (Hwy. 1), this 1.49-acre commercial development site at 4417 Augusta Road in Lexington, SC (29073) offers a prime opportunity to tap into a high traffic commercial trade area.

Zoned for Intensive Development, the property supports a variety of uses, including retail, office, hospitality, or mixed-use projects, and is approved for a car wash.

With flat topography and approximately 300 feet of frontage, this site offers a versatile opportunity for developers and users aiming to create a high-visibility project in a growing area.

## ASSET SUMMARY

<b>ADDRESS</b>	4417 Augusta Road
<b>CITY, STATE</b>	Lexington, South Carolina
<b>COUNTY / ZIP</b>	Lexington / 29073
<b>PARCEL NO.</b>	005597-04-002
<b>SITE SIZE</b>	1.49 AC

<b>ZONING</b>	Intensive Development (ID)
<b>TRAFFIC COUNT</b>	35,465 VPD
<b>UTILITIES</b>	On Site
<b>TOPO</b>	Flat
<b>FRONTAGE</b>	300'

FOR MORE INFO, CONTACT

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## CENTRAL LOCATION

Distance to Columbia	8 Miles	(15 Minutes)
Distance to Lexington	5 Miles	(10 Minutes)
Distance to I-20	2.5 Miles	(5 Minutes)
Distance to I-26	5 Miles	(10 Minutes)

## EASY ACCESS

The property benefits from excellent connectivity, with 35,465 vehicles per day (VPD) along Augusta Road. Its strategic location offers convenient access to major highways, including I-20, and is just 10 minutes from downtown Lexington and 15 minutes from downtown Columbia, making it ideal for attracting a broad customer base.

**SALE PRICE: \$450,000**

## AREA DEMOGRAPHICS

Augusta Road is a high-traffic corridor, with strong demographic trends supporting commercial growth. The site's proximity to residential neighborhoods and commercial hubs in Lexington and Columbia ensures a steady flow of potential customers. The area's strong population growth and diverse economic base make this an attractive location for retail, office, or mixed-use developments.

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	5,856	36,794	94,982
HOUSEHOLDS	2,408	14,802	39,235
MEDIAN HOME VALUE	\$209,381	\$218,035	\$227,169
AVG HOUSEHOLD INCOME	\$85,110	\$92,886	\$93,654
MEDIAN AGE	39.4	39.1	40.1

Source: ESRI

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