

Lake Murray Business Park

575 CHAPIN ROAD, CHAPIN, SC 29036

FOR LEASE



1,500 - 16,500 SF Flex Space | Q1 2027 Delivery



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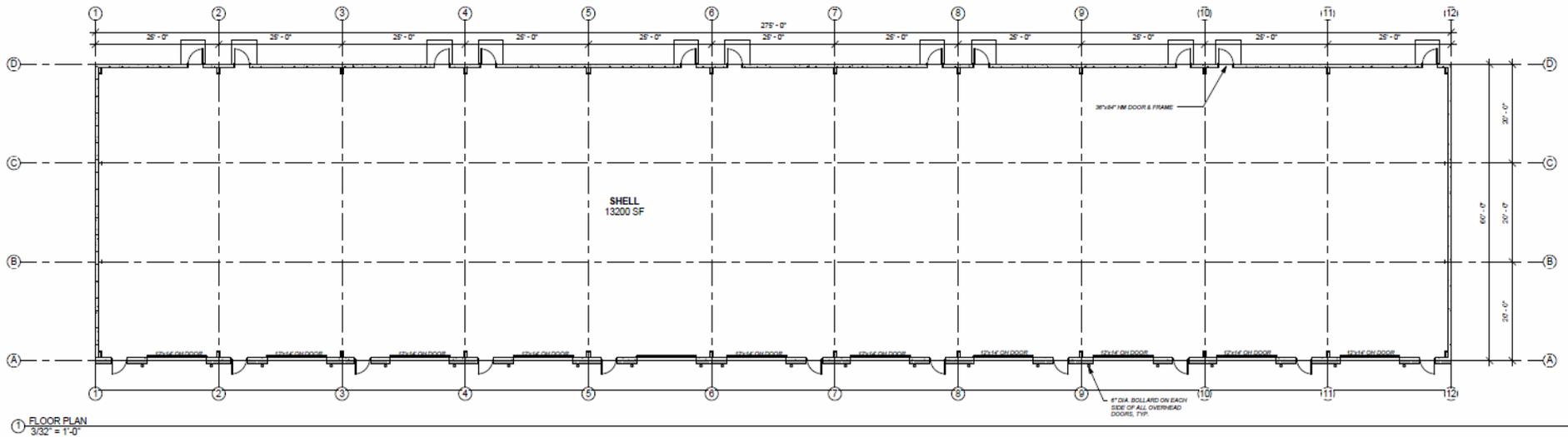
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BUILDING SPECIFICATIONS

575 CHAPIN ROAD, CHAPIN, SC 29036

SF Available	1,500 - 16,500 SF
Units	11 (1,500 SF units)
Expected Completion	Q1 2027
Buildout	Tenant Improvement Allowance Available
Loading	11 Grade Level Drive-in Doors (14' x 16')
Column Spacing	25'
Construction	Metal Panel with Brick Veneer
Lease Rate	\$14.00 PSF NNN

BUILDING FLOOR PLAN



BUILDING RENDERINGS



FRONT ELEVATION



REAR ELEVATION

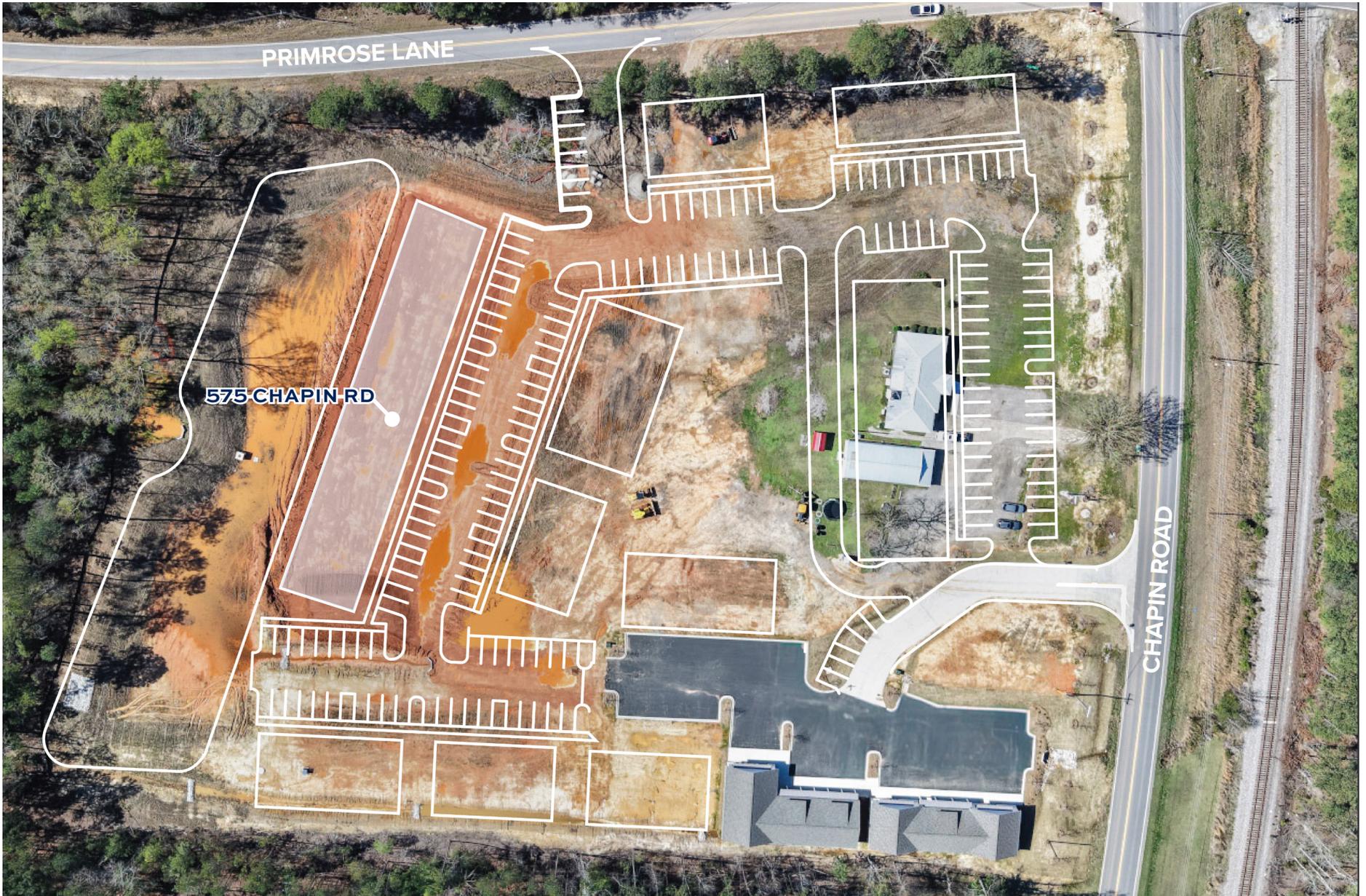


LEFT ELEVATION



RIGHT ELEVATION

PRELIMINARY SITE PLAN



LAKE MURRAY BUSINESS PARK

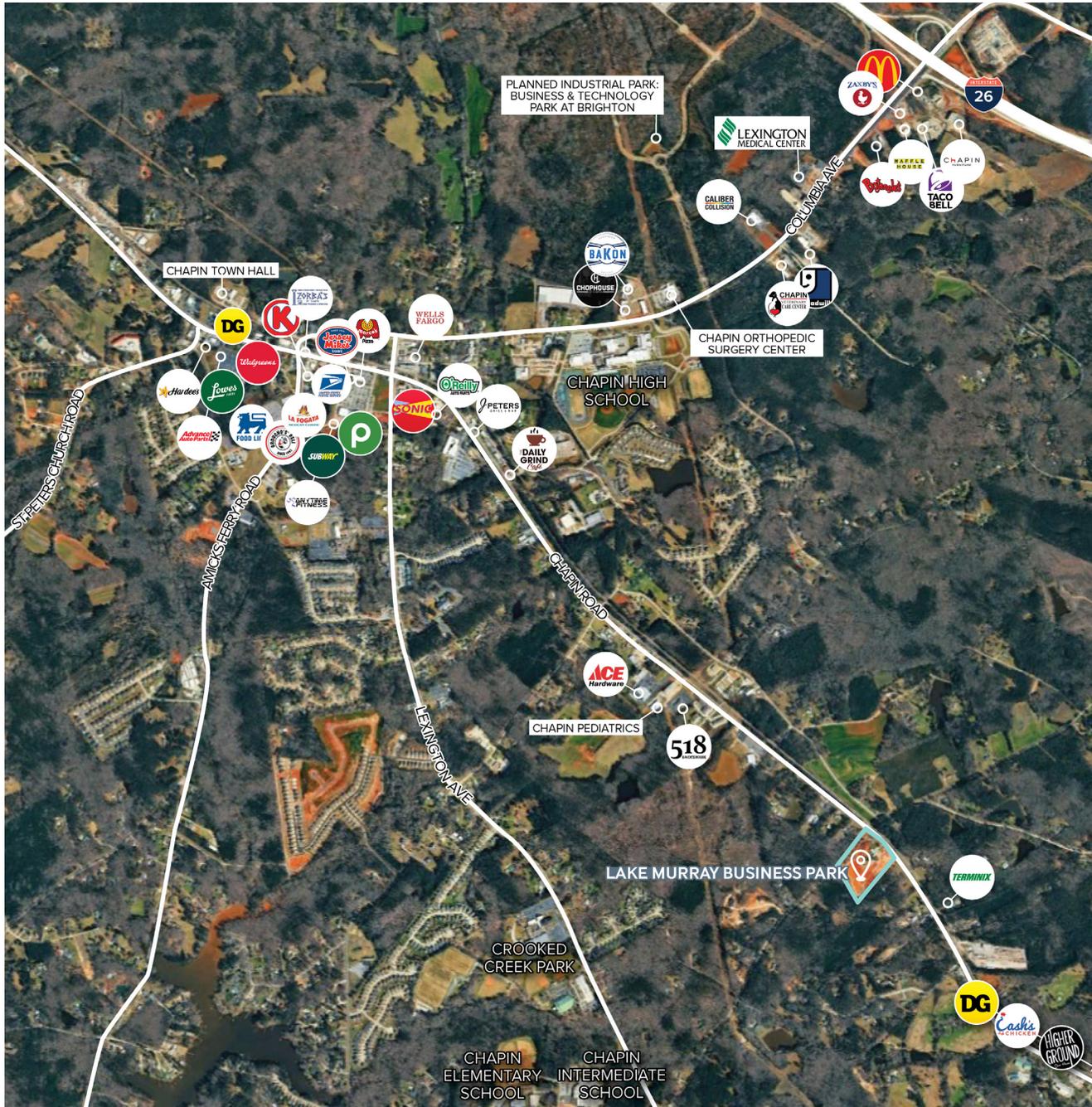


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LOCATION OVERVIEW



**LAKE MURRAY
BUSINESS PARK**
575 Chapin Road
Chapin, SC 29036

CONTACT

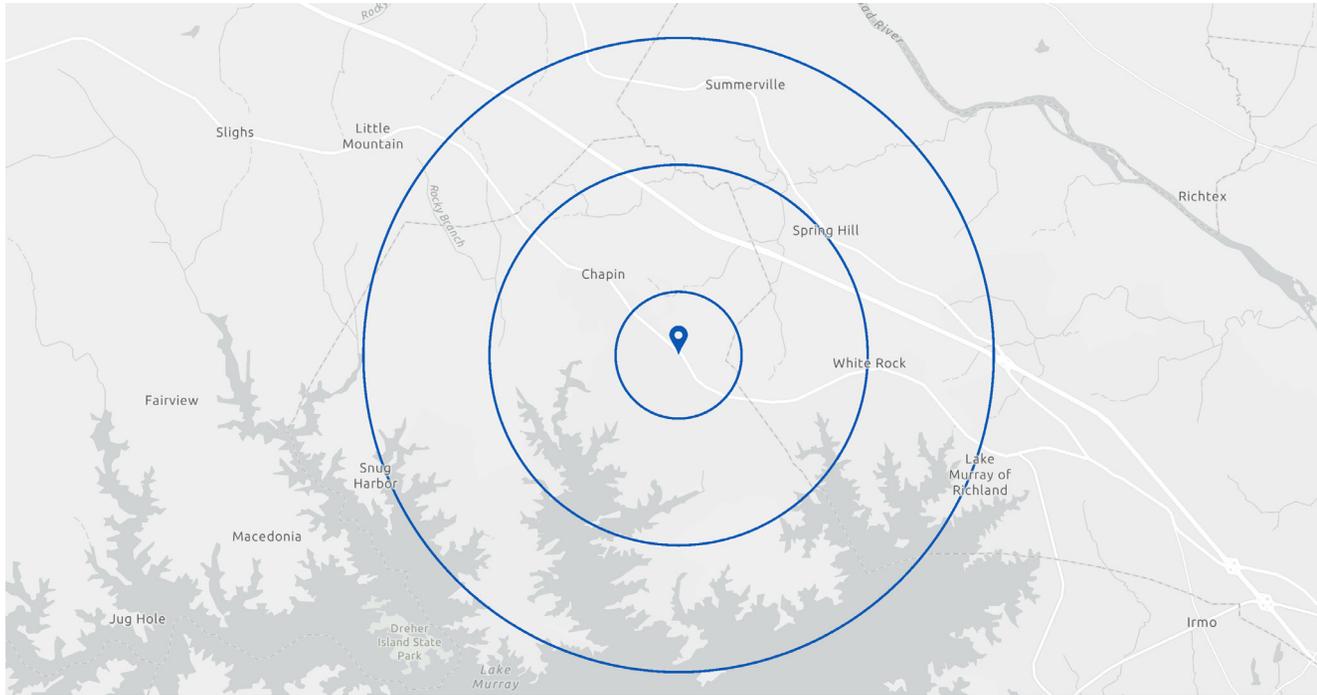
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**TRINITY
PARTNERS**

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	1,165	12,779	29,618
Average Age	40	41	42
Average Age (Male)	38	40	41
Average Age (Female)	42	42	43
Total Households	420	4,766	11,151
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$99,570	\$107,305	\$127,840
Average House Value	\$340,802	\$427,557	\$468,441

Demographics data derived from AlphaMap

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CHAPIN MARKET OVERVIEW

Chapin is one of the Midlands’ most desirable suburban communities, known as the “Capital of Lake Murray.” The area blends small-town character with strong residential growth, excellent schools, and proximity to the Columbia metropolitan area. The town attracts families, professionals, and retirees, offering recreation, strong demographics, and a business-friendly environment.



	3 Miles	5 Miles	10 Miles
2024 POPULATION	7,028	23,736	65,672
2029 PROJECTED POPULATION	7,304	25,243	69,049



	3 Miles	5 Miles	10 Miles
2024 AVERAGE HHI	\$98,878	\$126,425	\$135,320
2029 PROJECTED AVERAGE HHI	\$116,641	\$147,862	\$157,629

LOCAL ADVANTAGES

TOP-RATED LEXINGTON-RICHLAND SCHOOL DISTRICT 5

IMMEDIATE ACCESS TO LAKE MURRAY AND ITS 55,000 ACRES OF WATER

STRONG SMALL-BUSINESS ECOSYSTEM

RAPID POPULATION AND INCOME GROWTH

SHORT COMMUTE TO COLUMBIA’S EMPLOYMENT CENTERS

ECONOMIC DRIVERS

LAKE MURRAY TOURISM (500,000+ ANNUAL VISITORS)

STEADY RESIDENTIAL GROWTH

EXPANDING RETAIL, MEDICAL, AND PROFESSIONAL SERVICES

