



GROCERY-ANCHORED RETAIL FOR LEASE

5232 SUNSET BLVD

LEXINGTON, SC 29072



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,409 SF
Lease Rate:	Please Call
Building Size:	85,738 SF
Traffic Count:	36,100 VPD on Sunset Blvd

AVAILABLE SPACES	SF
300-G	2,409 SF

PROPERTY OVERVIEW

Lexington Square is a Lowes Foods anchored shopping center located on Sunset Boulevard in Lexington. Sunset Blvd provides convenient access to Interstate 20, which serves as a major suburban and urban highway through Lexington and Columbia and is also Lexington's primary retail corridor.

PROPERTY HIGHLIGHTS

- Excellent Visibility fronting Sunset Blvd
- Full movement access on Sunset Blvd, and signalized access via Hope Ferry Rd
- End-Cap space available with small patio
- Near the Lake Murray recreation area
- Former ATM spot available

DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Total Households:	1,926	36,583	134,827
Total Population:	4,892	92,019	335,084

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SITE PLAN



Drive-Up ATM Space Available
Former Wells Fargo - Lexington Square

5222 SUNSET BLVD

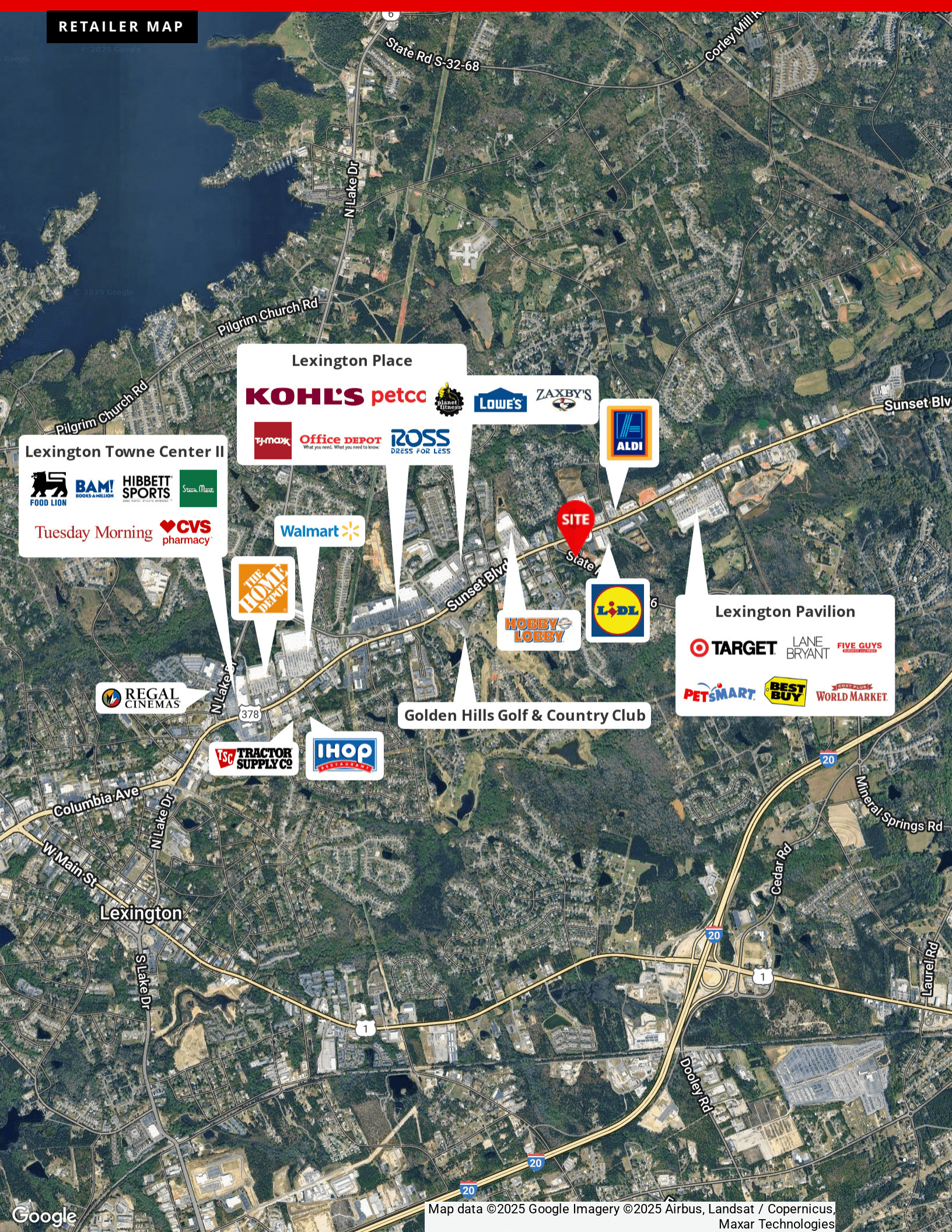
Lowes Food	49,358 SF
100-B Sukiya Japanese Rest.	4,500 SF
100-D Hollywood Feed	2,700 SF
100-F Sola Salons	6,000 SF

5230 SUNSET BLVD

200-B Wayback Burger	2,361 SF
200-C Club Pilates	1,500 SF
200-D Orangetheory	2,800 SF
200-F Clean Juice	1,100 SF
200-G Elite Nails	2,000 SF
200-I Wingplace Patio	2,800 SF

5232 SUNSET BLVD

300-A Stretchlab	1,434 SF
300-B Select Physical Therapy	1,798 SF
300-C Pacific Dental	3,100 SF
300-E Palm Beach Tan	2,480 SF
300-G AVAILABLE	2,409 SF



Lexington Place

KOHL'S petco  **LOWE'S** ZAXBY'S

 **Office DEPOT** 



Lexington Towne Center II

 **BAM!**  

Tuesday Morning 









Lexington Pavilion

 **LANE BRYANT** 

Golden Hills Golf & Country Club





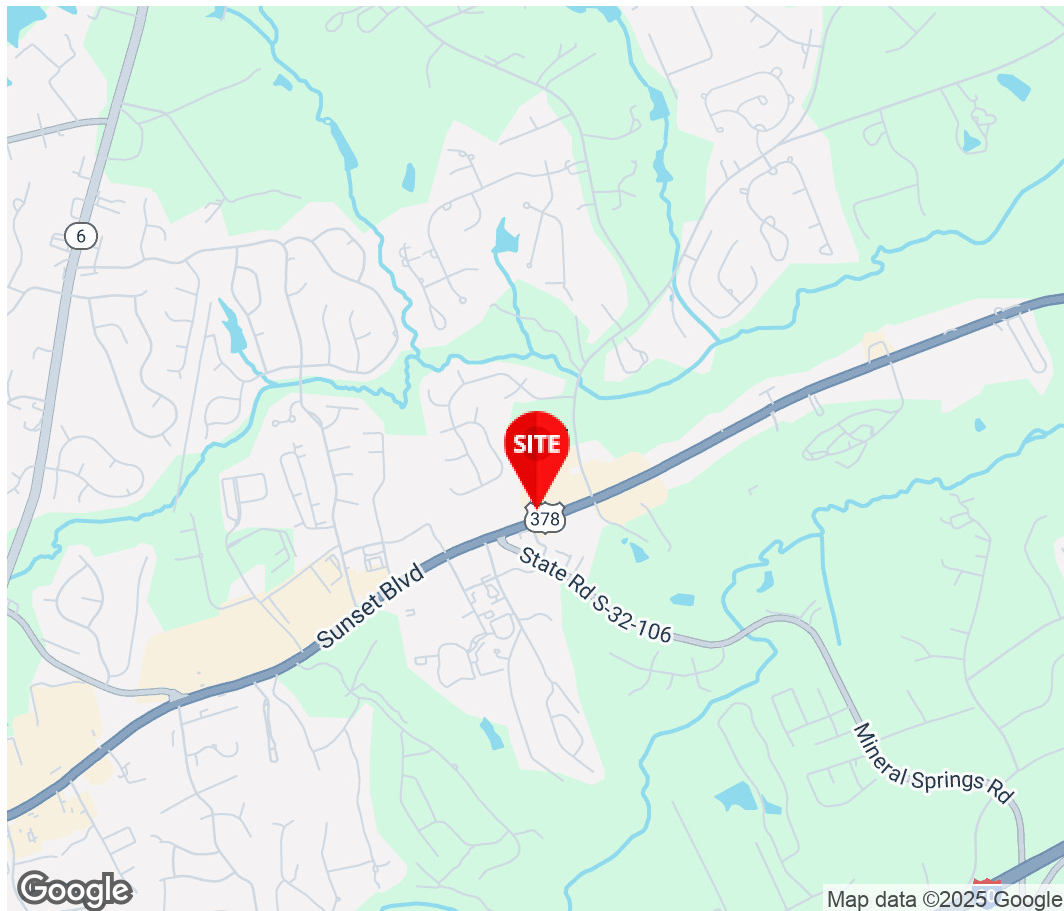
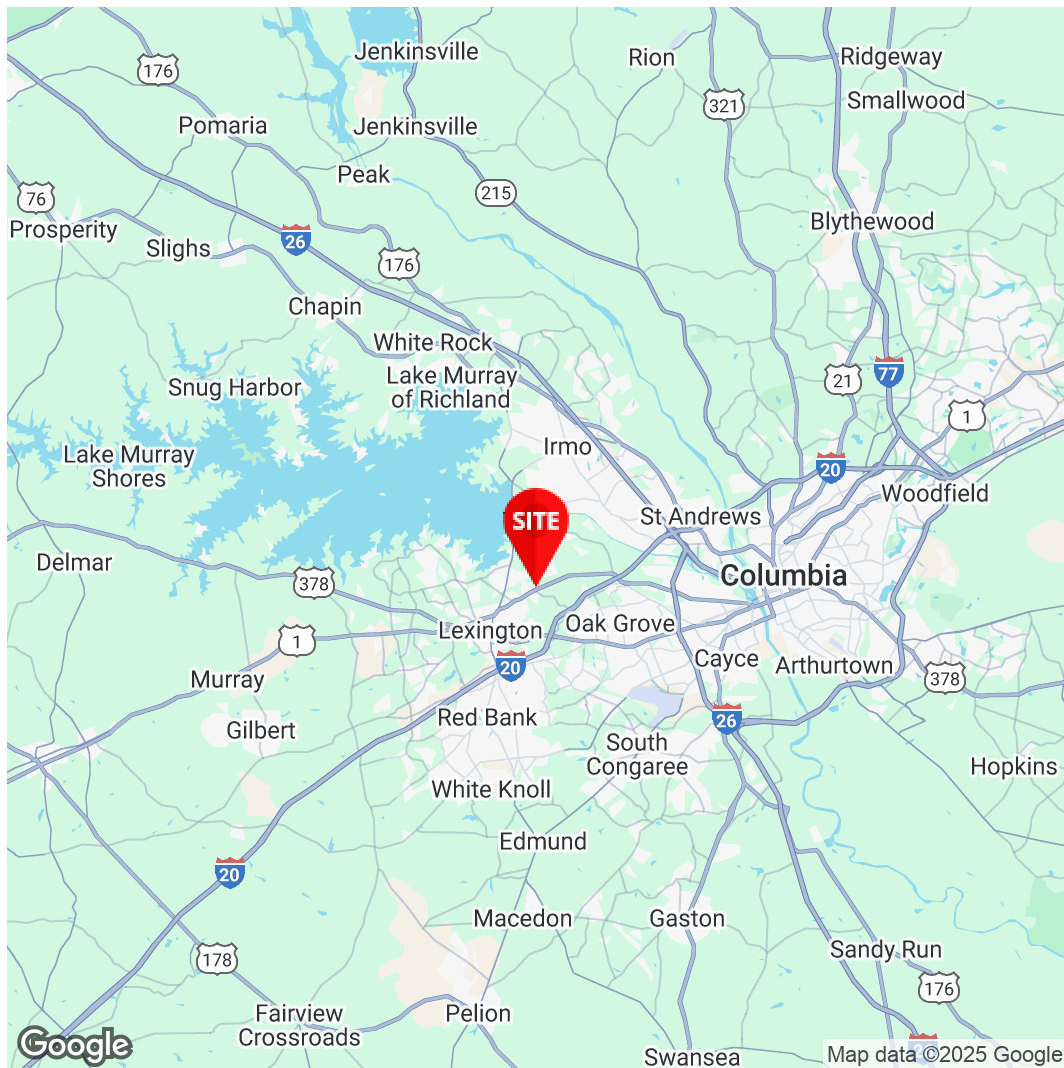


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ADDITIONAL PHOTOS





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