



# 5318 SUNSET BLVD.

RETAIL SPACE AVAILABLE FOR SUBLEASE




ROB LAPIN  
rlapin@trinity-partners.com | 803.567.1528

WILLIAM MILLS  
wmills@trinity-partners.com | 803.567.1794

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TRINITY  
PARTNERS

## ADDRESS

 5318 Sunset Boulevard  
Lexington, SC 29072

TMS# 004300-01-003

## AVAILABILITY

- Suite F: ±2,800 SF
- Flexible layout ideal for retail, office, or medical users

## NEIGHBORING RETAILERS

## PROPERTY OVERVIEW

- ±126,406 SF retail shopping center located along Sunset Blvd. (Hwy. 378)
- Positioned in the heart of Lexington's busiest retail corridor
- ±43,200 VPD providing strong visibility and exposure

## KEY HIGHLIGHTS

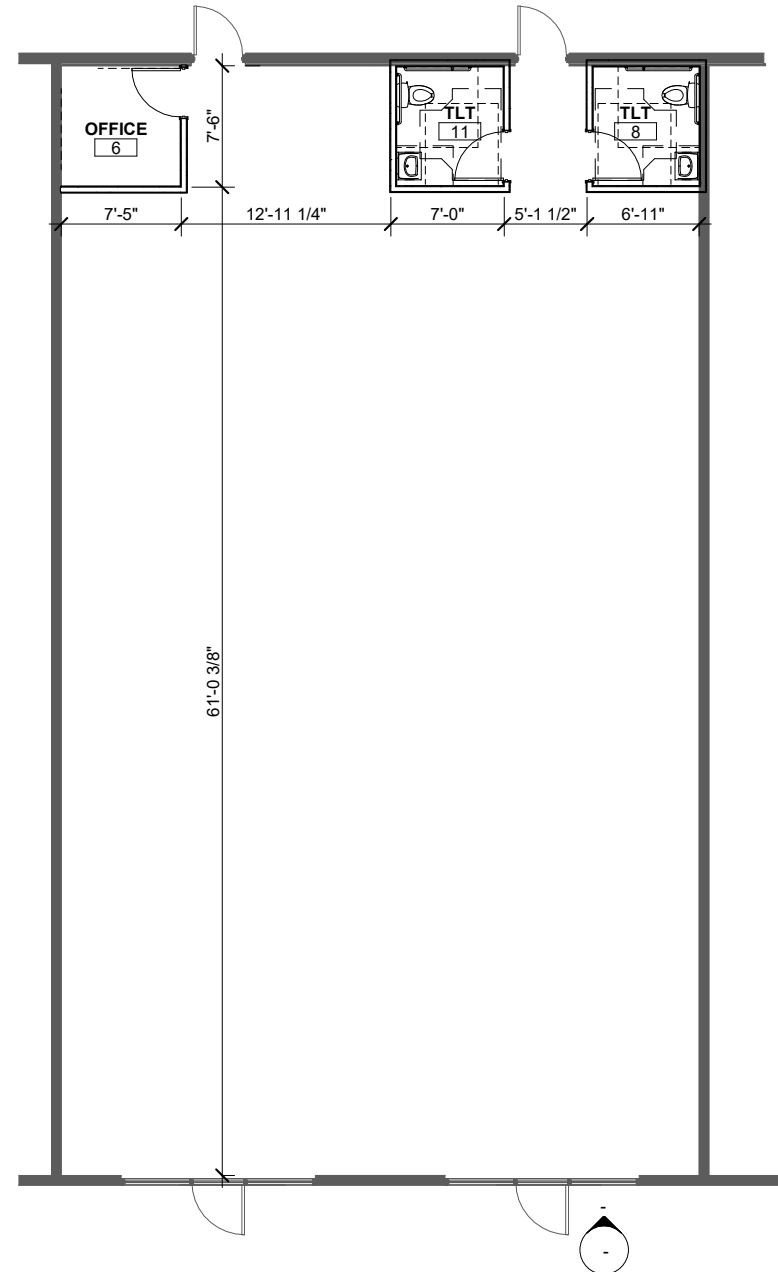
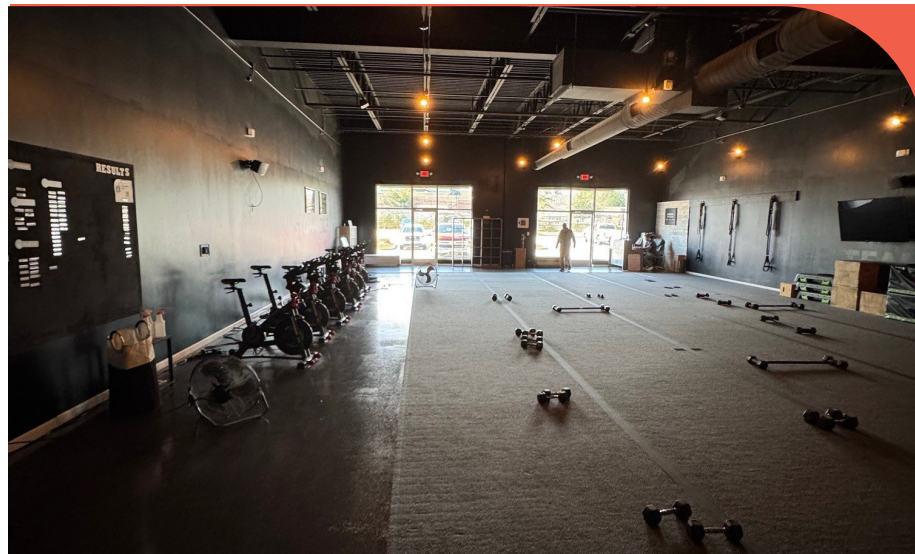
- Anchored by Hobby Lobby, driving consistent customer traffic
- Strong co-tenancy with established national and regional retailers
- Excellent access and visibility with prominent frontage on Sunset Blvd.
- Located in a high-growth trade area with dense surrounding rooftops
- Ample on-site parking for customers and employees
- Minutes from downtown Lexington and convenient to Columbia

CONTACT BROKER FOR SUBLEASE RATE



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SUITE F: ±2,800 SF



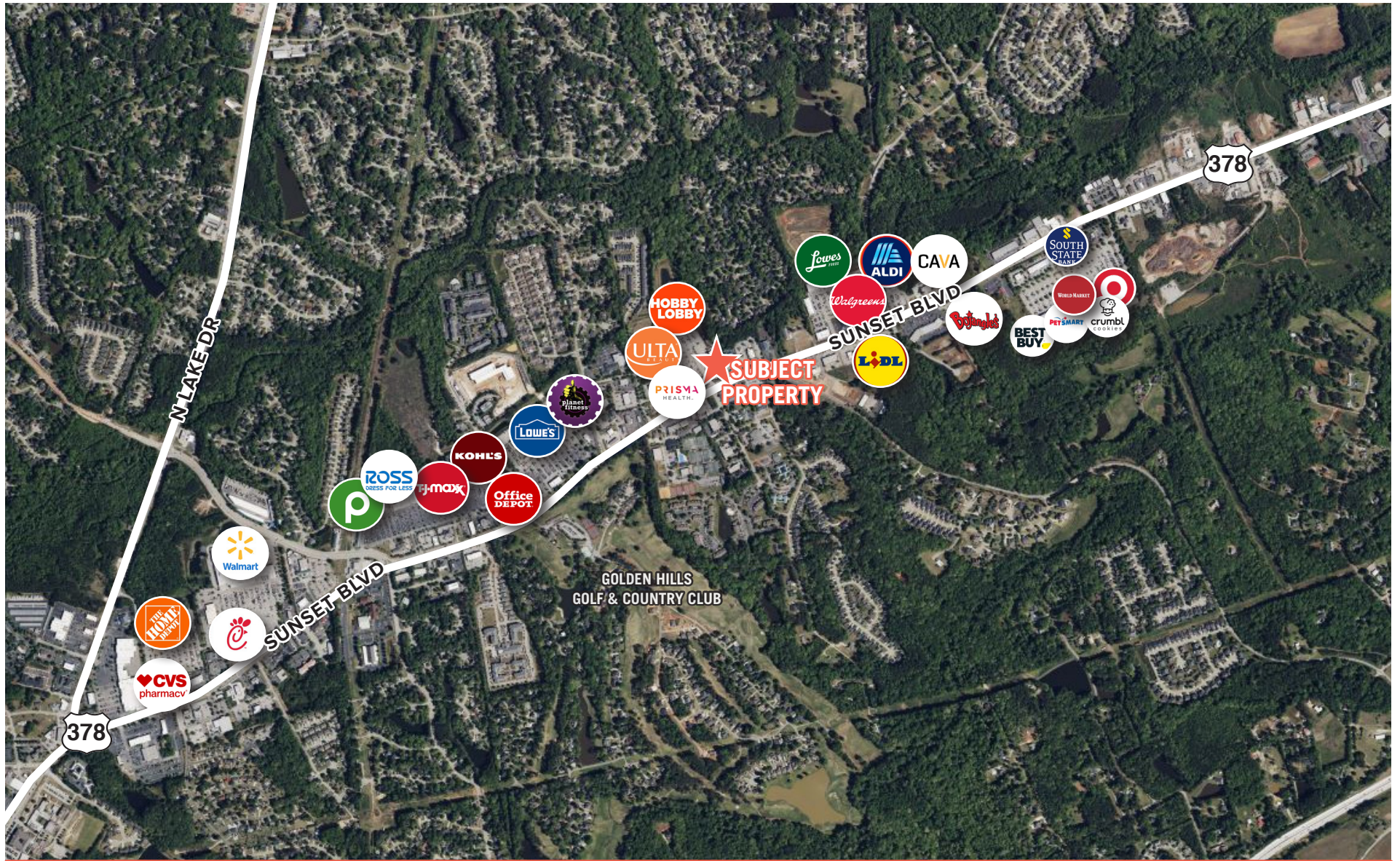
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## SITE PLAN



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## RETAIL MAP



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## DEMOGRAPHICS REPORT

2025

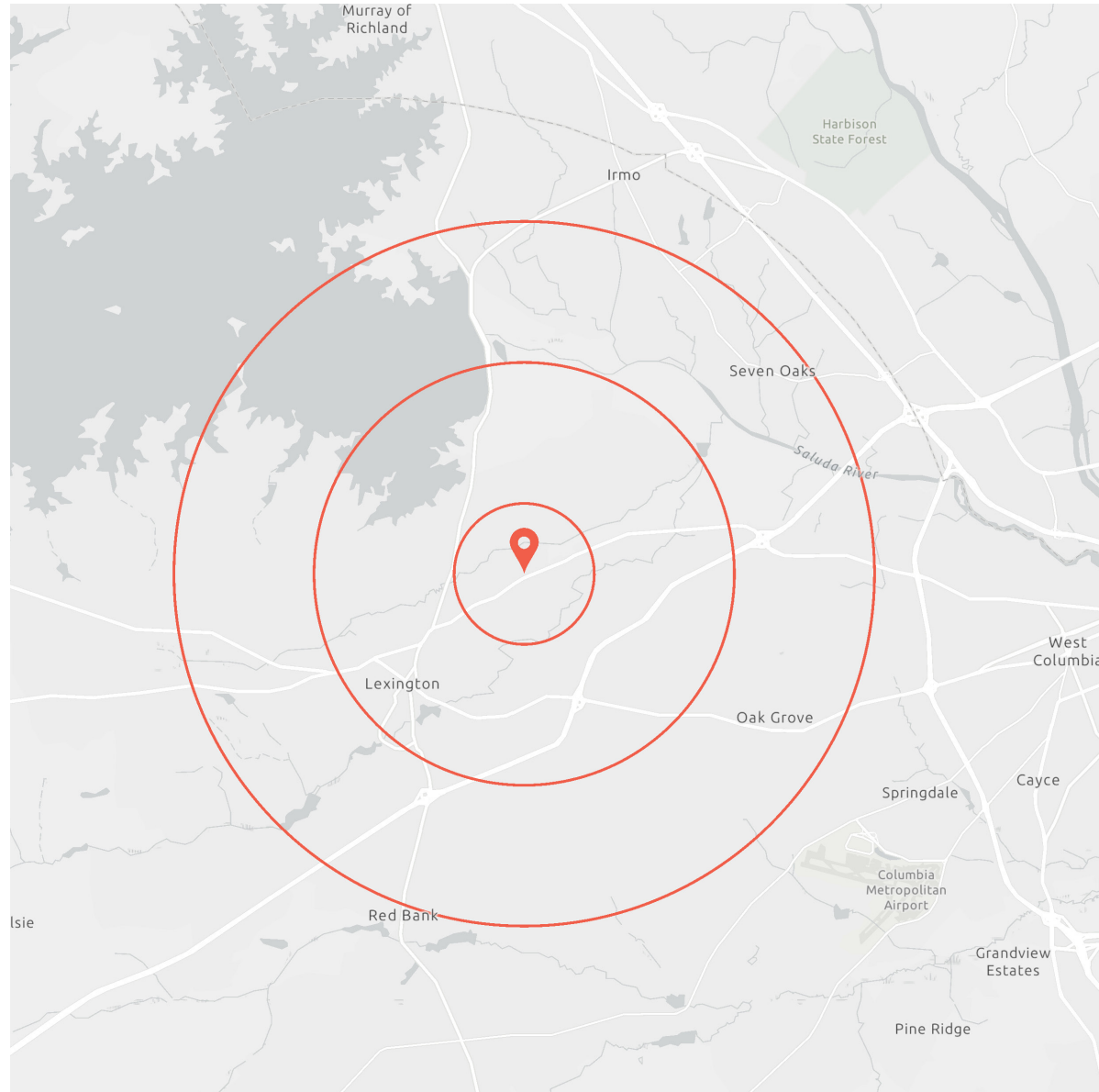
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,592	35,878	92,061
HOUSEHOLDS	2,255	14,068	37,307
FAMILIES	1,524	9,554	25,254
AVERAGE HOUSEHOLD SIZE	2.44	2.49	2.43
OWNER OCCUPIED HOUSING UNITS	1,750	10,976	30,470
RENTER OCCUPIED HOUSING UNITS	505	3,092	6,837
MEDIAN AGE	40.3	41.1	41.6
MEDIAN HOUSEHOLD INCOME	\$121,788	\$103,249	\$93,779
AVERAGE HOUSEHOLD INCOME	\$136,504	\$127,036	\$117,586

2030

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,785	37,578	97,422
HOUSEHOLDS	2,367	14,920	40,036
FAMILIES	1,587	10,062	26,883
AVERAGE HOUSEHOLD SIZE	2.41	2.46	2.40
OWNER OCCUPIED HOUSING UNITS	1,876	11,866	33,127
RENTER OCCUPIED HOUSING UNITS	490	3,054	6,909
MEDIAN AGE	41.2	41.9	42.6
MEDIAN HOUSEHOLD INCOME	\$130,511	\$114,860	\$105,629
AVERAGE HOUSEHOLD INCOME	\$148,889	\$141,228	\$130,781



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 in 2020 geographies.

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## CONTACT FOR DETAILS



### ROB LAPIN

Partner  
rlapin@trinity-partners.com  
803.567.1536



### WILLIAM MILLS

Senior Brokerage Associate  
wmills@trinity-partners.com  
803.567.1794



1501 MAIN STREET SUITE 410  
COLUMBIA, SC 29201

WWW.TRINITY-PARTNERS.COM  
803.567.5454

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