

Flex Space For Lease

342 Riverchase Way, Suite B, Lexington, SC



LEASE RATE:

\$12 PSF NNN (\$2,250/MO)

EXCLUSIVE BROKER:

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Property Highlights

- 2,250 +/- SF Warehouse/Office Flex Space
- 2 offices, Open Area, Breakroom and 2 Bathrooms
- Additional Offices May Be Easily Added
- Warehouse Space has a Drive-In Door
- I-20 Frontage Rd. @ Hwy 378 Interchange
- 15 Min. to Downtown Columbia and Lexington



Location Overview



15,800 VPD on
Riverchase Way



Less than 1
mile to
Interstate 20



2,250 +/- Total SF

DEMOGRAPHICS

2024 Population

1 MILE

2,082

3 MILES

47,205

5 MILES

128,653

Med HH Income

\$78,109

\$60,321

\$61,415

Avg HH Income

\$124,970

\$82,200

\$84,209





