

# LAKE MURRAY BUSINESS PARK

573 CHAPIN ROAD, CHAPIN, SC 29036

**FOR LEASE**

**CONTACT BROKERS FOR  
LEASE RATE**

**TRINITY  
PARTNERS**

TRINITY-PARTNERS.COM  
1501 MAIN ST. SUITE 410  
COLUMBIA, SC 29201



## Planned Mixed Use Development

### Phase I: Q2 2026 Delivery

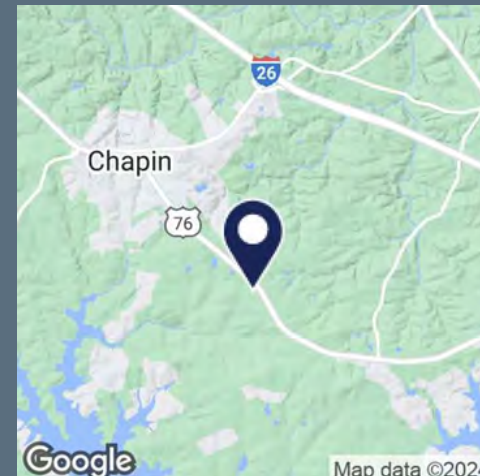
- Office or retail available for lease
- Building 1: 3,000 SF (subdividable)
- Building 2: 3,340 SF (subdividable)
- Building 3: 4,840 SF (subdividable)

### Phase II

- Flex, office, & retail
- Developer will consider build to suit on the remainder of the parcel

### Property Features

- Single story office, retail, & flex warehousing
- Ample surface parking
- Zoning: ID (Lexington County)
- 8.14 AC total
- Use Type: medical, office, retail, & flex
- Traffic Count: 13,500 VPD
- Significant residential growth in the Chapin market



### CONTACT

**BRADEN SHOCKLEY, SIOR** 803.567.1373  
BSHOCKLEY@TRINITY-PARTNERS.COM

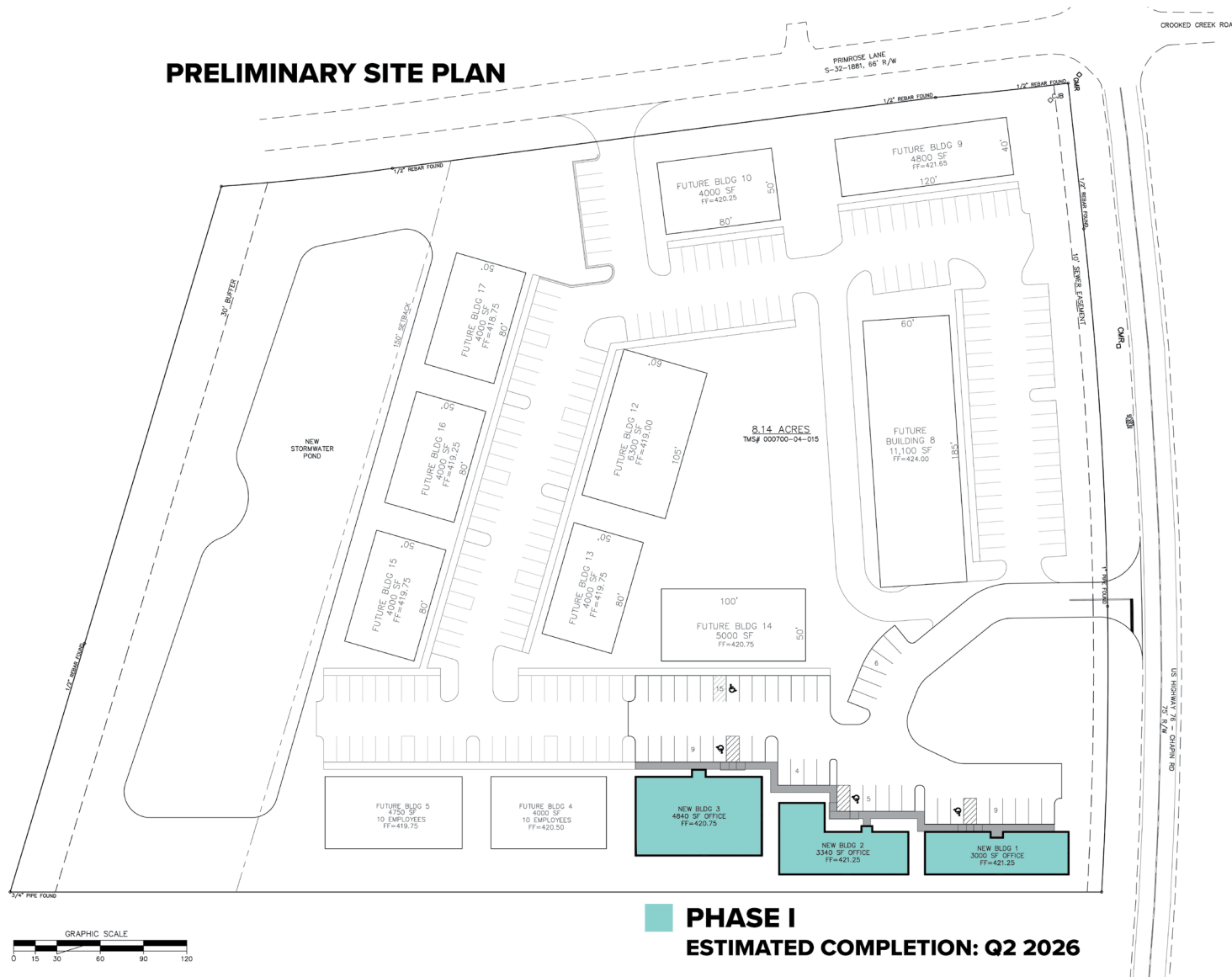
**ROGER WINN, SIOR** 803.567.1455  
RWINN@TRINITY-PARTNERS.COM

**WILL MCGREGOR** 803.567.1912  
WCMCGREGOR@TRINITY-PARTNERS.COM

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# 573 CHAPIN ROAD

CHAPIN, SC  
29036

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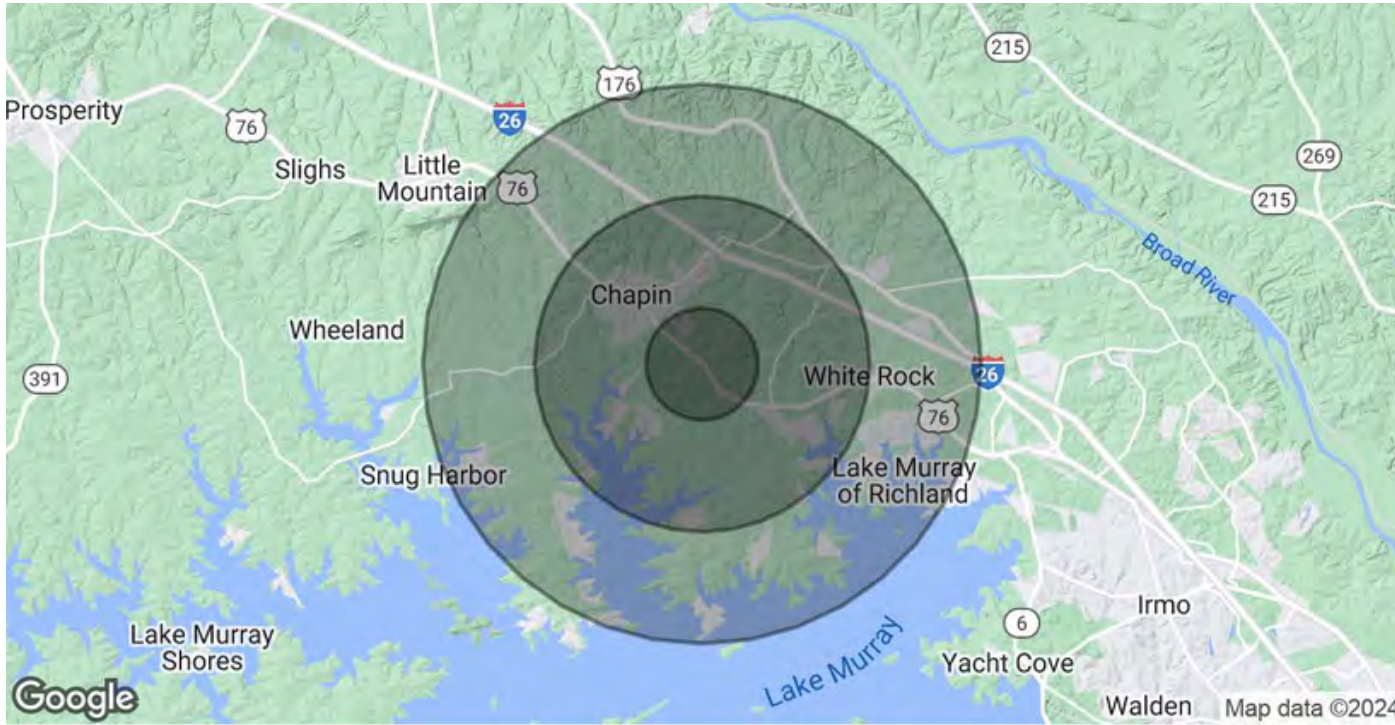
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# DEMOGRAPHICS 573 CHAPIN ROAD

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29036

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,165	12,779	29,618
Average Age	40	41	42
Average Age (Male)	38	40	41
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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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