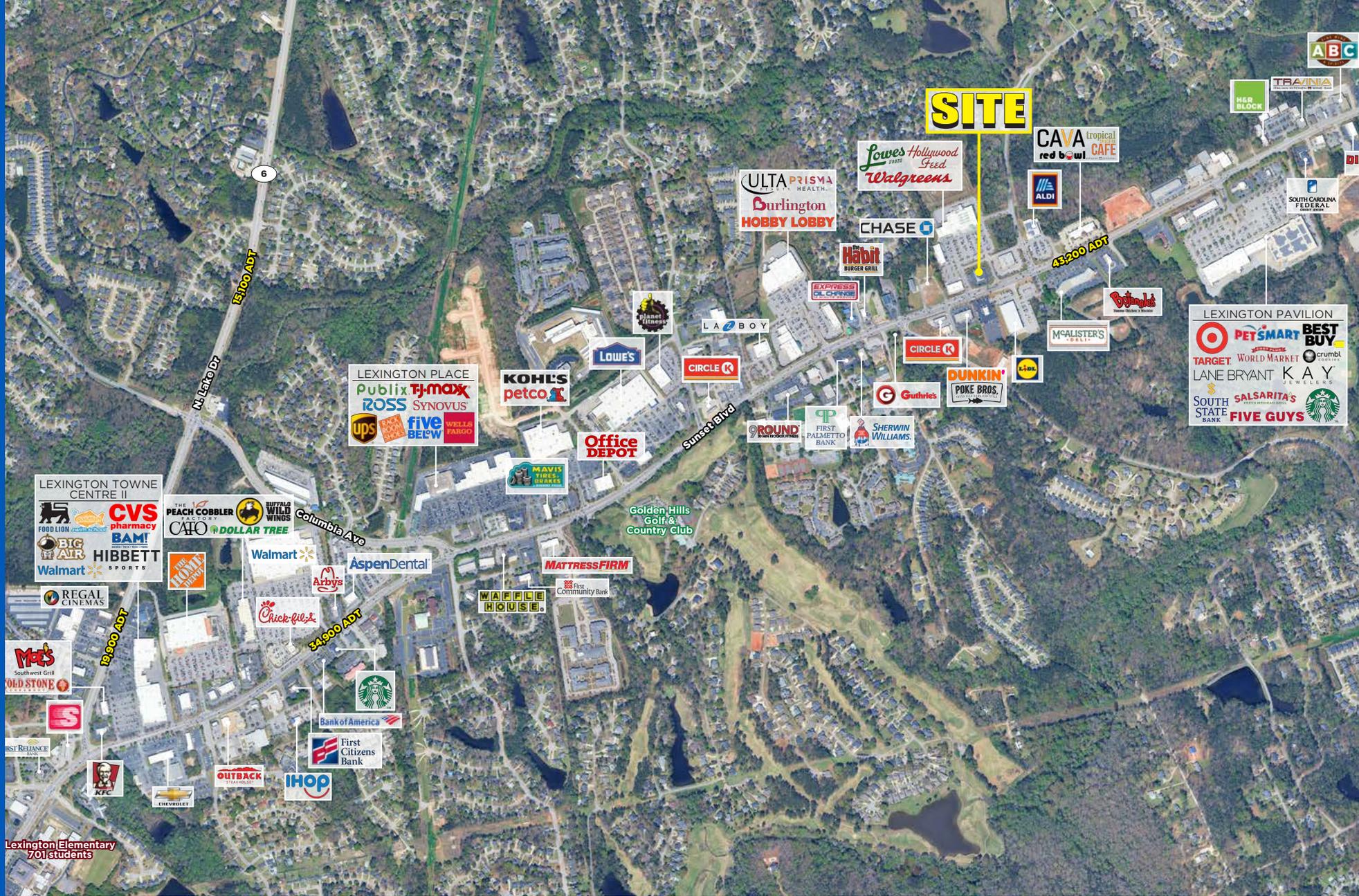


SITE



LEXINGTON PAVILION

- PETSMART
- BEST BUY
- TARGET
- WORLD MARKET
- LANE BRYANT
- KAY JEWELERS
- SOUTH STATE BANK
- SALSARITA'S
- FIVE GUYS
- STARBUCKS

LEXINGTON PLACE

- Publix
- TJ-maxx
- ROSS
- SYNOVUS
- ups
- five BEL'W
- WELLS FARGO

LEXINGTON TOWNE CENTRE II

- CVS pharmacy
- PEACH COBBLER
- WILD WINGS
- DOLLAR TREE
- BIG AIR
- HIBBETT SPORTS
- Walmart
- REGAL CINEMAS

Walmart

- AspenDental
- Arby's
- Chick-fil-A
- Starbucks
- Bank of America
- First Citizens Bank
- IHOP
- OUTBACK STEAKHOUSE
- KFC
- CHEVROLET

ULTRA PRIMA HEALTH

- Burlington HOBBY LOBBY
- CHASE
- Lowes Hollywood Feed
- Walgreens
- ALDI
- McALISTER'S
- Botolph's

KOHL'S

- petco
- Office DEPOT
- LA BOY
- CIRCLE K
- CIRCLE K
- Guthrie's
- DUNKIN'
- POKE BROS.
- ROUND
- FIRST PALMETTO BANK
- SHERWIN WILLIAMS

Lexington Elementary
701 students

LEXINGTON, SC

5224 SUNSET BLVD

4,354 SF / 1.07 AC AVAILABLE FOR LEASE



PROJECT
DETAILS

AVAILABLE SPACE

4,354 SF | 1.07 AC

TRAFFIC COUNTS

43,200 ADT on Sunset Blvd

PROPERTY HIGHLIGHTS

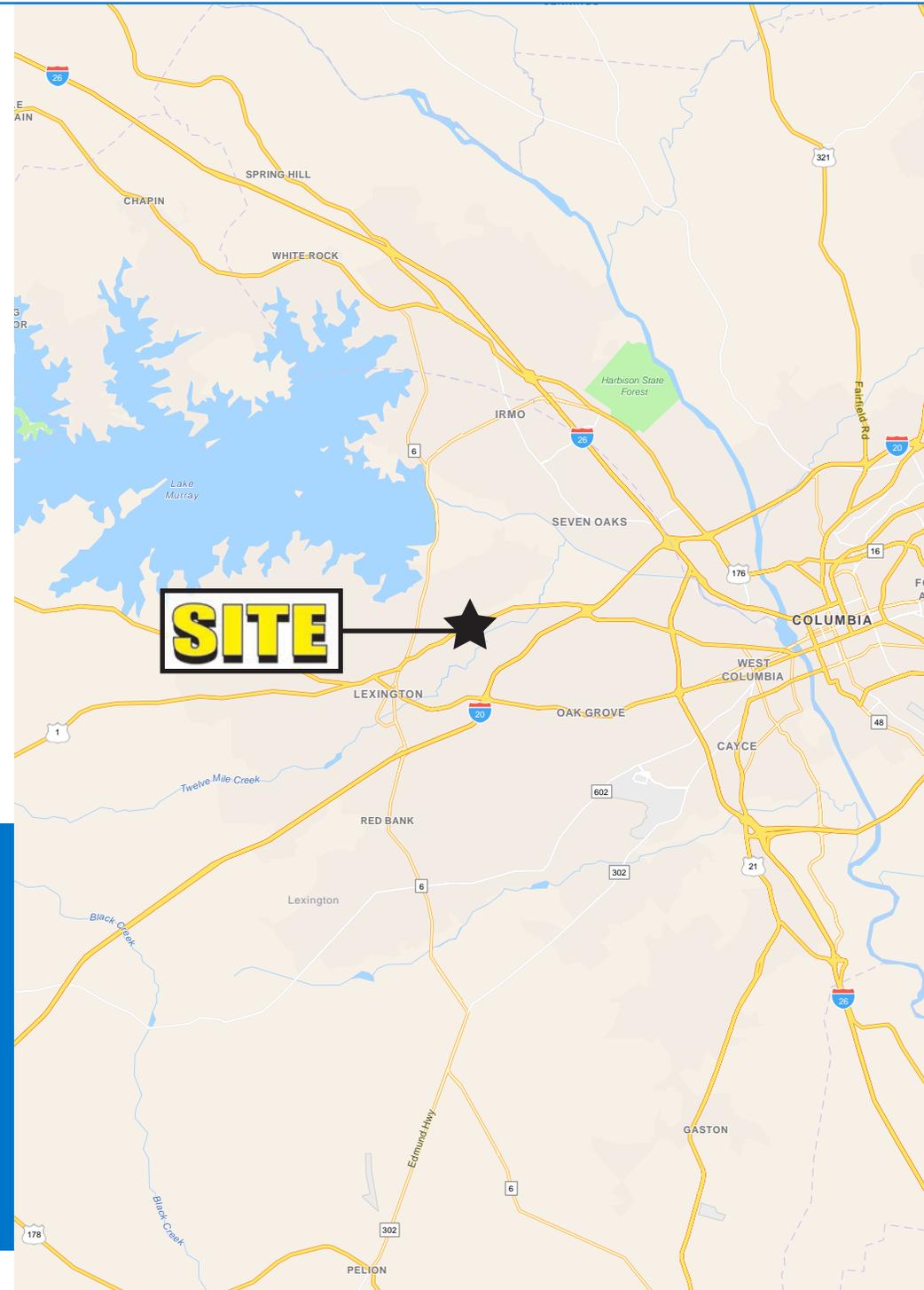
- Former medical office building available in the heart of Lexington, SC
- Primary outparcel to the Lowes-anchored Lexington Square Shopping Center
- Multiple access points to Hwy 373 (Sunset Blvd) straddling the site; connectivity to the signal at Hope Ferry Rd through the center
- Site is suitable for a backfill or a ground lease for a variety of uses
- Rare opportunity in one of Columbia's most desirable trade areas

LEASE RATE

Call to discuss

COUNTY

Lexington

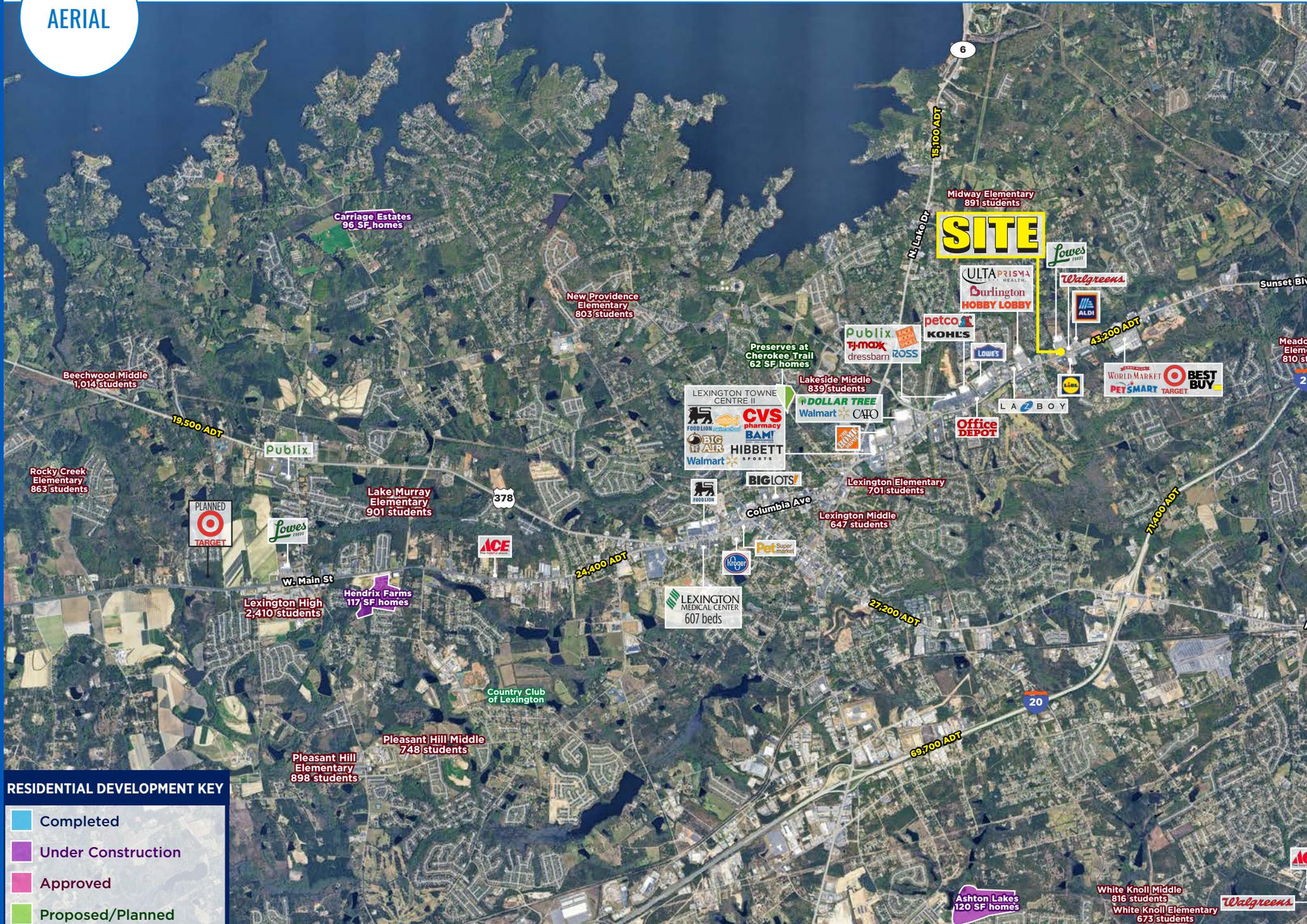


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	1,908	14,019	38,214
 TOTAL POPULATION	4,608	35,633	93,670
 MEDIAN HH INCOME	\$117,095	\$105,128	\$90,948

AERIAL



AERIAL



SITE PLAN

N/F
 LEXINGTON AT HOPE FERRY LLC
 TM# 004496-01-003
 DB 20449 PG 0243
 PB 18603 PG 71

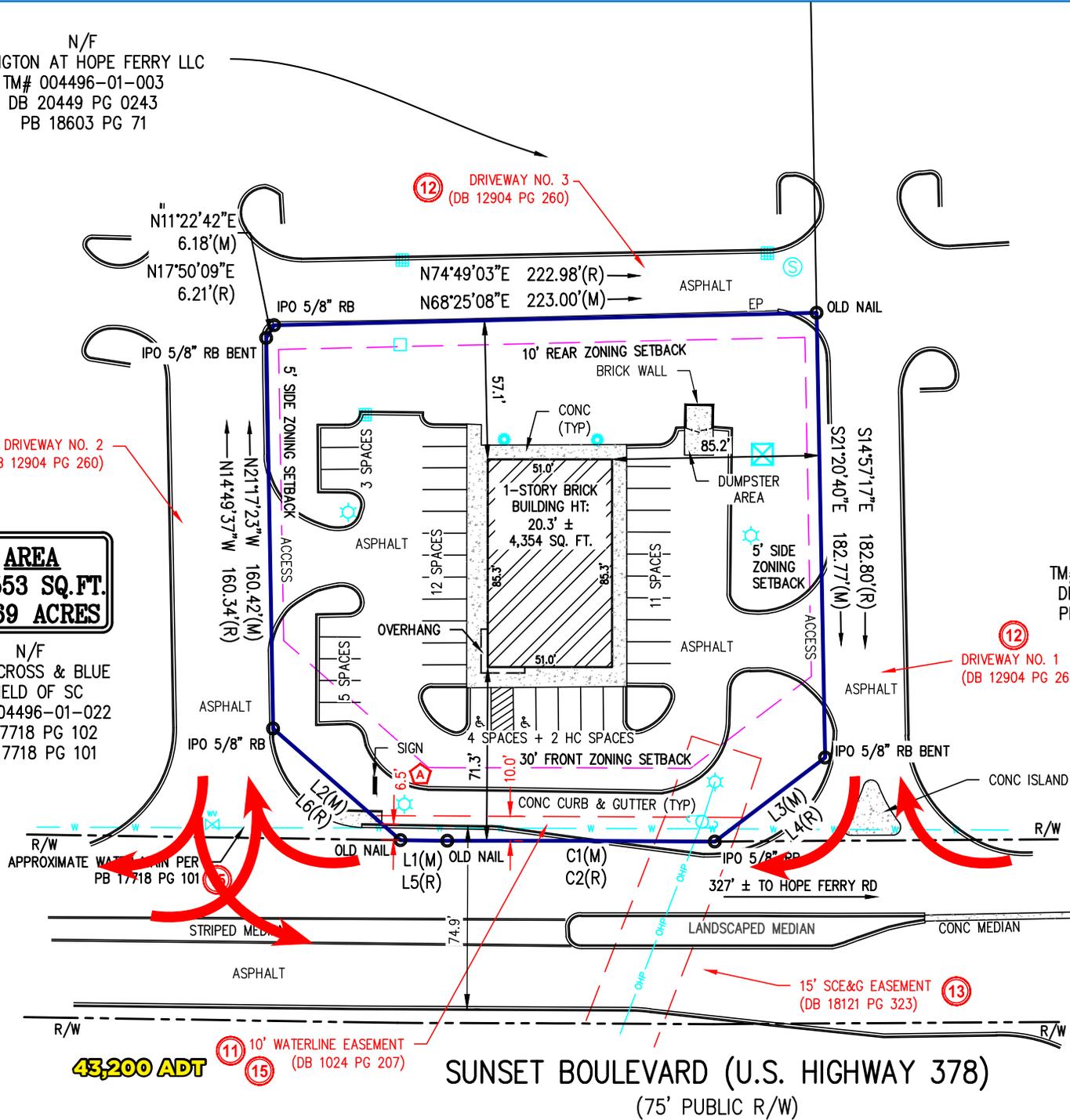
12 DRIVEWAY NO. 2
 (DB 12904 PG 260)

AREA
46,553 SQ. FT.
1.069 ACRES

N/F
 BLUE CROSS & BLUE
 SHIELD OF SC
 TM# 004496-01-022
 DB 17718 PG 102
 PB 17718 PG 101

N/F
 LWAGLXSC LLC
 TM# 004496-01-018
 DB 14319 PG 0041
 PB 12510 PG 0151

12 DRIVEWAY NO. 1
 (DB 12904 PG 260)





SOUTH CAROLINA

LEXINGTON

Lexington, North Carolina, known as the “Barbecue Capital of the World,” is a lively small city located in the heart of the Piedmont region. Famous for its distinctive style of pit-cooked pork barbecue and the annual Lexington Barbecue Festival, the city draws visitors from across the Southeast. Beyond its culinary fame, Lexington boasts a revitalized downtown lined with local boutiques, art galleries, and eateries that reflect its Southern charm. The city’s strong sense of community is evident through its public events, farmers markets, and support for the arts, including the Edward C. Smith Civic Center and local theater productions.

Economically, Lexington benefits from a diverse mix of industries, including manufacturing, logistics, and furniture production, as well as a growing number of small businesses. Affordable housing, good schools, and proximity to larger cities like Winston-Salem and Greensboro make it an attractive place for both families and professionals. The nearby High Rock Lake also provides opportunities for outdoor recreation, boating, and fishing, contributing to the city’s relaxed and welcoming lifestyle. With its mix of tradition and steady progress, Lexington continues to thrive as a vibrant community rooted in Southern hospitality.



LEXINGTON, SC

5224 SUNSET BLVD

4,354 SF / 1.07 AC AVAILABLE FOR LEASE

ROBEY SPRATT

704.697.1901
RSPRATT@ATLANTICRETAIL.COM



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