



±3.78 AC
AVAILABLE

2 MILES TO
DOWNTOWN
LEXINGTON

AMERICAN
LEADERSHIP
ACADEMY
(1,750 STUDENTS)

AVTEC INC

THOMPSON RENTALS
& SALES

0.3 MILES
TO I-20

MEAD & HUNT



GLASSMASTER ROAD

SORINEX

INDUSTRIAL DRIVE



HAHL INC

834 S. LAKE DRIVE

PROPOSED MIXED-USE DEVELOPMENT




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834 S. LAKE DRIVE

ADDRESS

 834 S. Lake Drive
Lexington, SC 29072

TMS# 005424-01-008

AVAILABILITY

- ±3.78 AC (subdivisible)

NEIGHBORING USERS



FEATURES

- Proposed 3.78 AC mixed-use development
- Ideal for QSR, retail, medical, and flex users
- Zoning: Intensive Development (ID) - Lexington County
- Traffic Count: 23,800 VPD
- Distance to I-20: 0.3 mile
- Located on S. Lake Drive - highly trafficked corridor connecting I-20 to Downtown Lexington
- Directly across from newly constructed American Leadership Academy (charter school) with over 1,750 students
- Surrounding Retailers:
 - Whataburger
 - Bojangles
 - QT
 - Taco Bell
 - Circle K
 - McDonald's
 - Wendy's



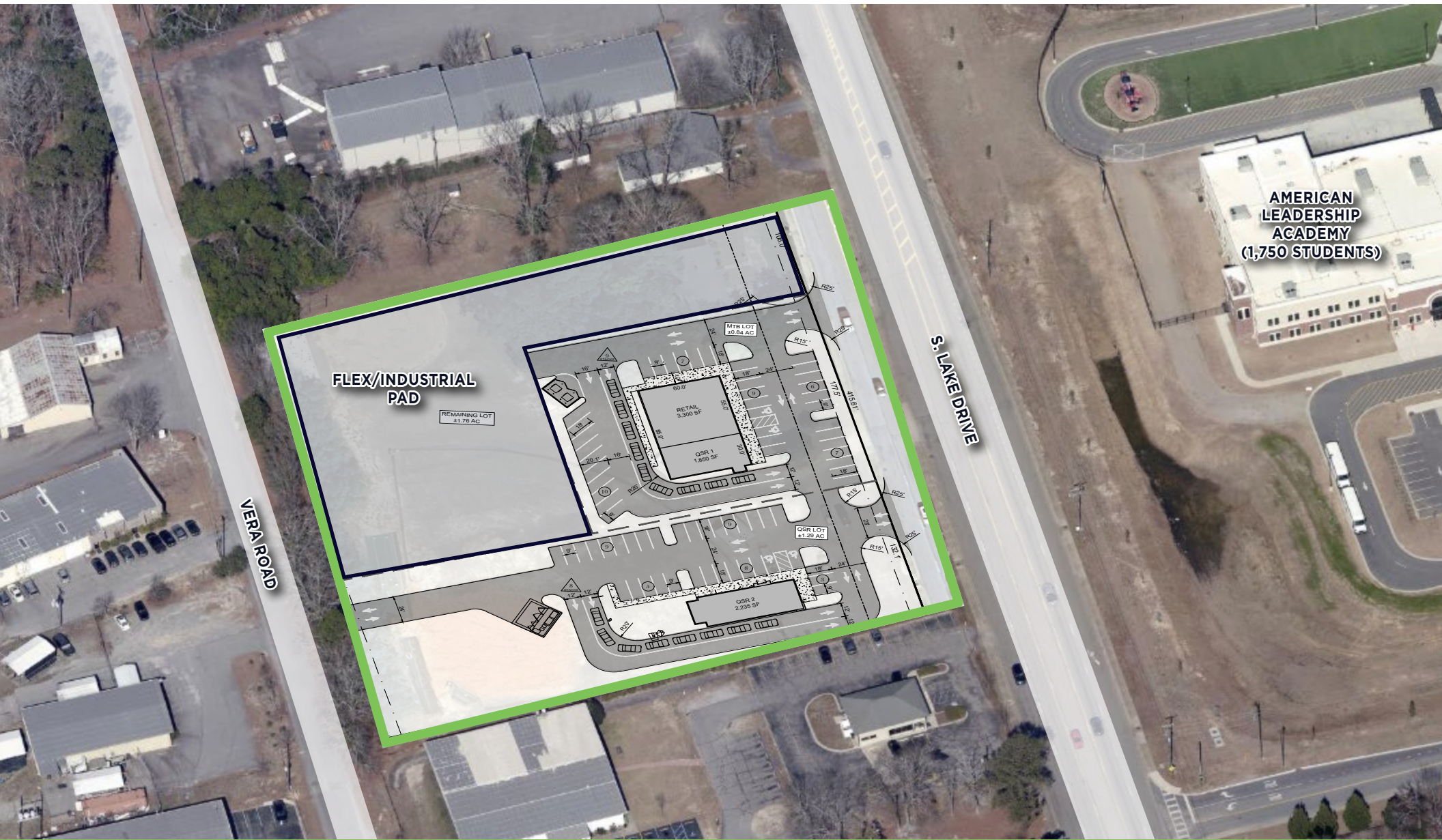
BUILD-TO-SUIT OR GROUND LEASE

CONTACT BROKERS FOR PRICING

834 S. LAKE DRIVE

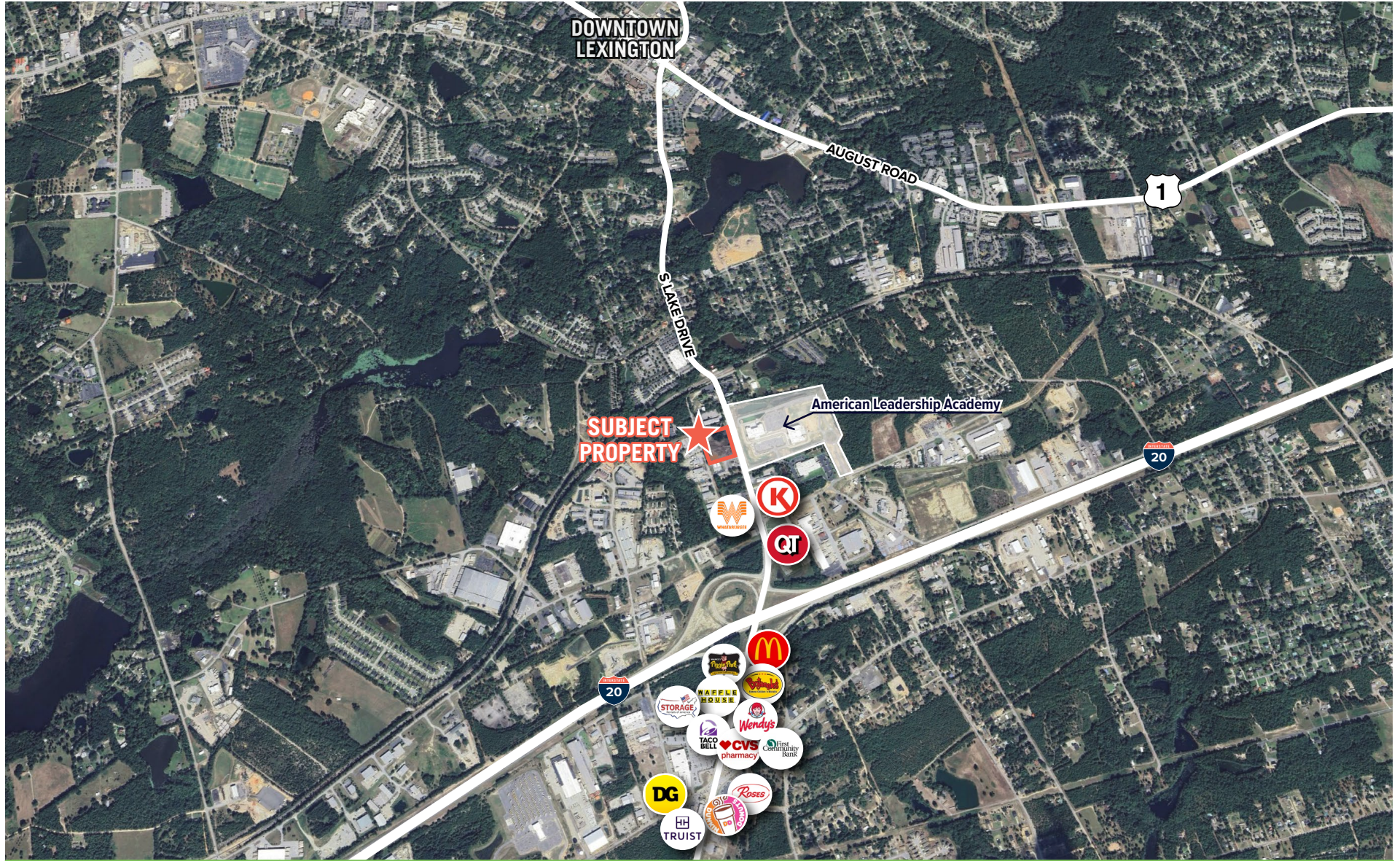
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PRELIMINARY SITE PLAN



834 S. LAKE DRIVE

RETAIL MAP



834 S. LAKE DRIVE

LEXINGTON MARKET OVERVIEW

Lexington is one of South Carolina's fastest-growing submarkets, with strong population growth, exceptional schools, and a thriving business climate. Located just outside Columbia, the state capital, Lexington offers the ideal blend of suburban comfort and urban accessibility, benefiting from its position within the dynamic Columbia metropolitan area.

The town's proximity to Lake Murray—one of the largest man-made lakes in the nation with 50,000 acres of water and over 650 miles of shoreline—provides residents and visitors with year-round opportunities for boating, fishing, and outdoor recreation, adding both natural beauty and lifestyle appeal.

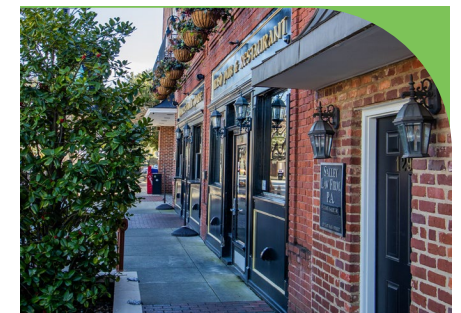
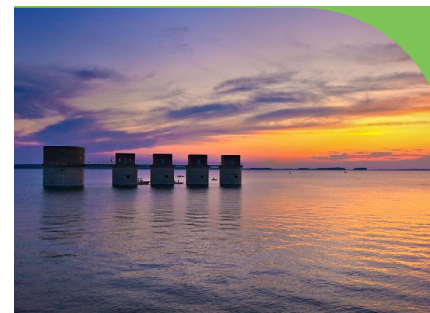
Lexington's commercial real estate market reflects the area's strength, with retail vacancy at just 1.3% and office vacancy at 3.1% as of Q3 2025. With limited new construction underway, steady rent growth, and over 7.7 million SF of combined retail and office inventory, the market remains tight and well-positioned for new development.

Recent growth has brought expansion of shopping, dining, and community events, further enhancing the area's vibrancy while preserving its small-town charm. For businesses seeking a high-demand, low-vacancy market with significant residential growth, Lexington offers a prime location for build-to-suit or ground lease opportunities.

CENTRAL LOCATION

90 miles to Greenville
94 miles to Charlotte
214 miles to Atlanta

SOUTH CAROLINA NAMED THE #1 FASTEST GROWING STATE IN THE US



834 S. LAKE DRIVE

CONTACT FOR DETAILS



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