

FOR LEASE



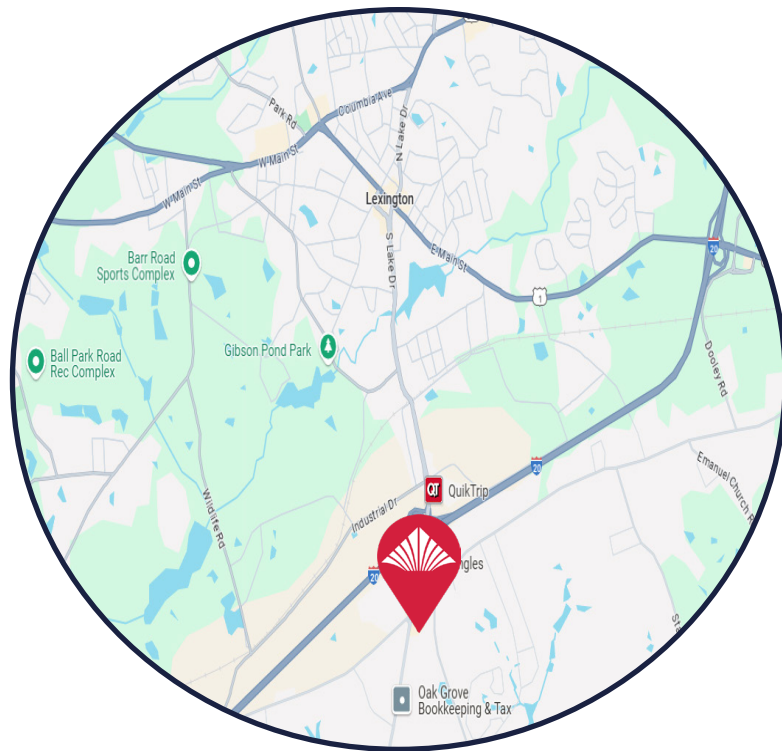
1123 S Lake Drive
Lexington, SC 29071

±44,318 SF Retail Center for Lease

- Available:
 - Suite A - ±1,500 SF - Potential to add a drive thru/pick up window (Available Oct. 1, 2025)
- Roses anchored shopping center
- Less than 1 Mile from I-20
- S Lake Dr: ±23,906 VPD
- Two Notch Rd: ±10,009 VPD

Demos	1-Mile	3-Miles	5-Miles
Population	2,008	30,741	94,287
Households	803	12,186	35,620
Avg. HH Income	\$83,462	\$84,628	\$92,801

Lease Rate: \$20.00/SF NNN



CONTACT:

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Wilson Kibler
COMMERCIAL REAL ESTATE



The information contained herein has been obtained from sources we believe to be reliable; however, Wilson Kibler has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

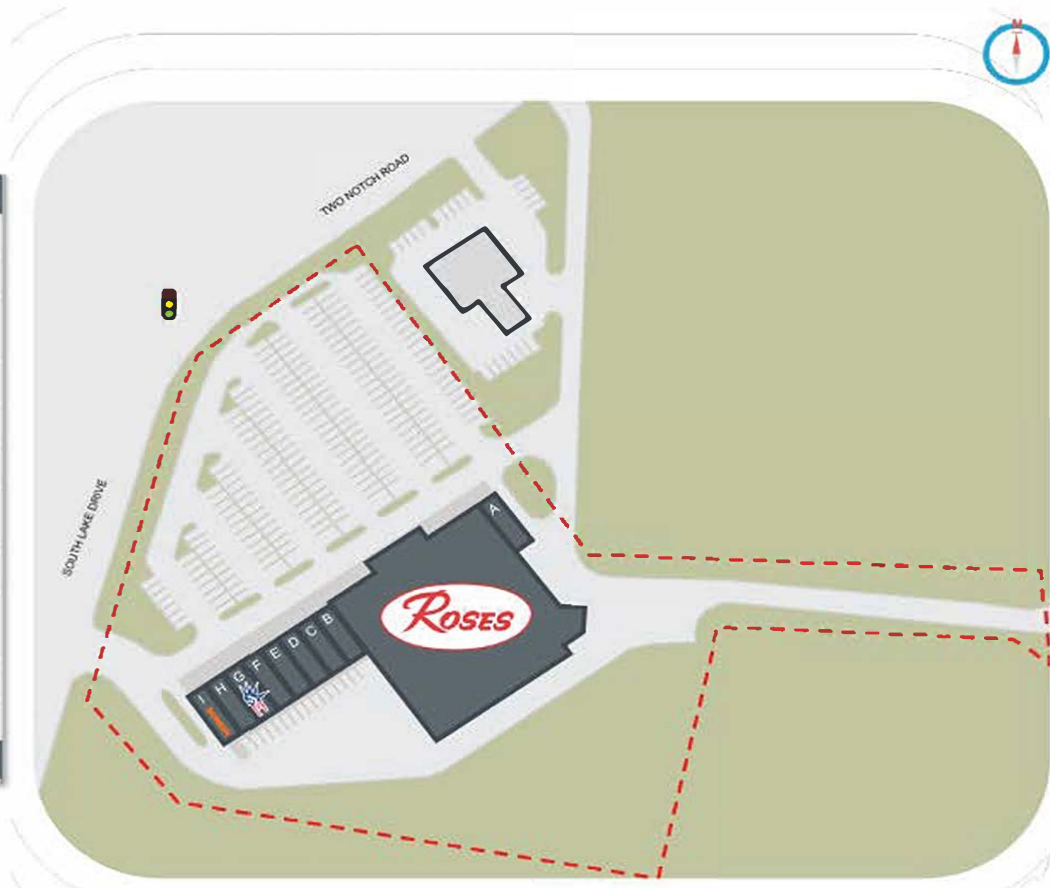


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SUITE	TENANT	SQ. FT.
1123	Roses	33,218 SF
A	AVAILABLE	1,500 SF
B	Great Wall Chinese Restaurant	1,200 SF
C	20 Tobacco & Vape	1,200 SF
D	Mau Workforce Solutions	1,200 SF
E	Glossy Nails and Spa	1,200 SF
F	Southlake Family Chiropractic	1,200 SF
G	Liberty Tax	1,200 SF
H	Southern Cuts Barber Shop	1,200 SF
I	Dunkin Donuts	1,200 SF
GRD	Tesla	0 SF
TOTAL		44,318 SF



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