

**For Sale**  
**±2.5 AC**



# W Highway 378 & Wise Ferry Road

## Lexington, South Carolina

**NAI**Columbia

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Land Tract

# Property Features

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**LOCATION DESCRIPTION** The property is located at the signalized intersection of Highway 378 and Wise Ferry Road. The site is less than 2 miles west of the intersection of US Hwy 378 and US Hwy 1 and 1 mile east of Publix-anchored Hendrix Crossing Center on Charter Oak Road.

**SITE SIZE** ±2.5 Acres

**ZONING** ID (Intensive Development)

**FRONTAGE** ±475 FT (Wise Ferry Road)  
±258 FT (Highway 378)

<b>DEMOGRAPHICS</b>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	3,613	31,897	59,956
Households	1,334	11,780	22,660
Average Household Income	\$112,743	\$120,012	\$115,656

**TRAFFIC COUNTS** 18,000 VPD - W Hwy 378  
12,100 VPD - Charter Oak Road

**SALE PRICE** **\$795,000**

**\*Use Restrictions** Prohibits a convenience store, “dollar type” discount store (including but not limited to Family Dollar, Fred’s, Dollar General, or Dollar Tree) and petroleum.

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# Aerial Map

W Hwy 378 & Wise Ferry Road | Lexington, South Carolina



## Demographic Profile

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Median Household Income</b>			
2020 Census	3,251	30,061	57,202	2022 Estimate	\$87,956	\$89,290	\$86,503
2022 Estimate	3,613	31,897	59,956	2027 Projection	\$101,351	\$100,588	\$97,398
2027 Projection	3,922	33,588	62,730	<b>Average Household Income</b>			
% Chg. 2022-2027	8.6%	5.3%	4.6%	2022 Estimate	\$112,743	\$120,012	\$115,656
<b>Households</b>				2027 Projection			
2020 Census	1,197	11,112	21,598	\$126,636	\$133,581	\$128,677	
2022 Estimate	1,334	11,780	22,660	<b>Per Capita Household Income</b>			
2027 Projection	1,455	12,466	23,822	2022 Estimate	\$40,246	\$44,762	\$43,717
<b>Families</b>				2027 Projection			
2010 Census	621	6,330	12,503	\$45,460	\$50,054	\$48,871	
2022 Estimate	968	8,504	15,928	<b>2022 Household Income Dist.</b>			
2027 Projection	1,051	8,979	16,692	Less than \$15,000	2.8%	4.9%	5.3%
<b>2022 Age Dist.</b>				\$15,000 - \$24,999	3.5%	3.7%	4.5%
0 - 4	7.1%	5.7%	5.80%	\$25,000 - \$34,999	3.7%	5.0%	5.0%
5 - 9	7.6%	6.5%	6.40%	\$35,000 - \$49,999	9.8%	9.0%	8.5%
10 - 14	7.7%	7.0%	6.80%	\$50,000 - \$74,999	23.0%	19.4%	20.1%
15 - 19	7.3%	6.8%	6.60%	\$75,000 - \$99,999	12.1%	12.5%	12.4%
20 - 24	5.7%	5.4%	5.70%	\$100,000 - \$149,999	26.2%	24.0%	23.6%
25 - 34	12.6%	11.5%	12.50%	\$150,000 - \$199,999	9.2%	9.3%	9.7%
35 - 44	15.4%	13.1%	13.50%	\$200,000 and Up	9.4%	12.1%	10.8%
45 - 54	13.9%	14.2%	13.80%	<b>2022 Housing Data</b>			
55 - 64	10.4%	13.0%	12.90%	Owner Occ. Housing Units	1,171	9,944	18,488
65 - 74	7.7%	10.0%	9.70%	Renter Occ. Housing Units	163	1,836	4,172
75 - 84	3.4%	4.8%	4.50%	<b>2022 Business Data</b>			
85+	1.2%	2.0%	1.80%	Total Businesses:	57	770	1,897
<b>Median Age</b>				Total Employees:	442	8,632	23,355
2010 Census	35.0	38.9	37.8	<b>Average Household Size</b>			
2022 Estimate	36.4	40.6	39.6	2020 Census	2.70	2.64	2.60
2027 Projection	33.8	39.3	39.0	2022 Estimate	2.69	2.65	2.60
				2027 Projection	2.68	2.64	2.59