

TRINITY
PARTNERS

ANCHOR COMMITTED DEVELOPMENT SITE

OUTPARCELS AVAILABLE

WEST LEXINGTON

OUTPARCEL #3: 0.80 AC

OUTPARCEL #2: 0.79 AC

OUTPARCEL #1: 1.11 AC

ANCHOR COMMITTED

CELL TOWER

PLANNED
TACO BELL

Pop Days

SINCE 1958
Jersey Mike's
SUBS

Lowes

DENTAL CARE
of Pleasant Hill

Arbys

Starbucks

McDonald's

AUGUSTA HWY.



SITE PLAN & AVAILABILITIES

PROPERTY ADDRESS
2474 Augusta Hwy.

COUNTY
Lexington

TOTAL SITE SIZE
30 Ac

TRAFFIC COUNT
25,000 VPD (Hwy. 1)

National anchor committed

Access via the signalized intersection at Augusta Hwy & Old Farm Road

Located in Columbia's fastest growing sub-market

Surrounded by high performing retailers

OUTPARCEL #1
1.11 AC

OUTPARCEL #2
0.79 AC

OUTPARCEL #3
0.80 AC

PRICING
CONTACT BROKER



Residential Development



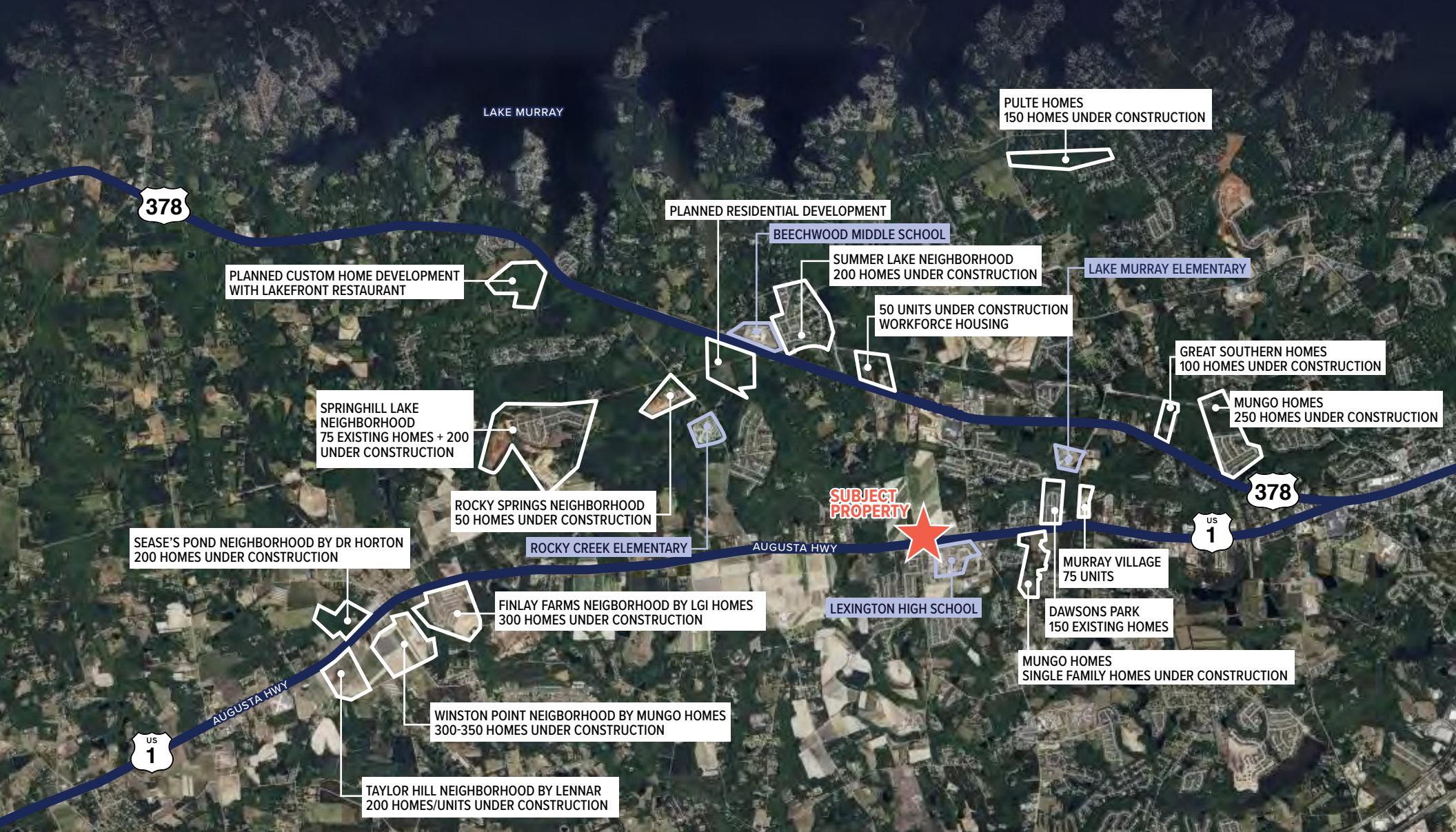
Lexington High School
Continued single-family development driving sustained demand for neighborhood retail.



#1 Fastest Growing Residential Submarket in Columbia



High-Traffic Corridors
Strong visibility and access along Hwy. 1 and key commuter routes into Columbia.



Demographics Overview



	1 Mile	3 Miles	5 Miles
Total Population	3,261	31,690	61,113
Total Households	1,174	11,886	23,433
Family Households	874	8,818	16,882
Average Household Size	2.58	2.61	2.56
Owner Occupied Housing Units	1,019	10,560	19,862
Renter Occupied Housing Units	155	1,326	3,571
Median Age	36.1	41.2	40.6

Key Indicators (1 Mile)



\$375,772
Median Net Worth



96
Esri Wealth Index

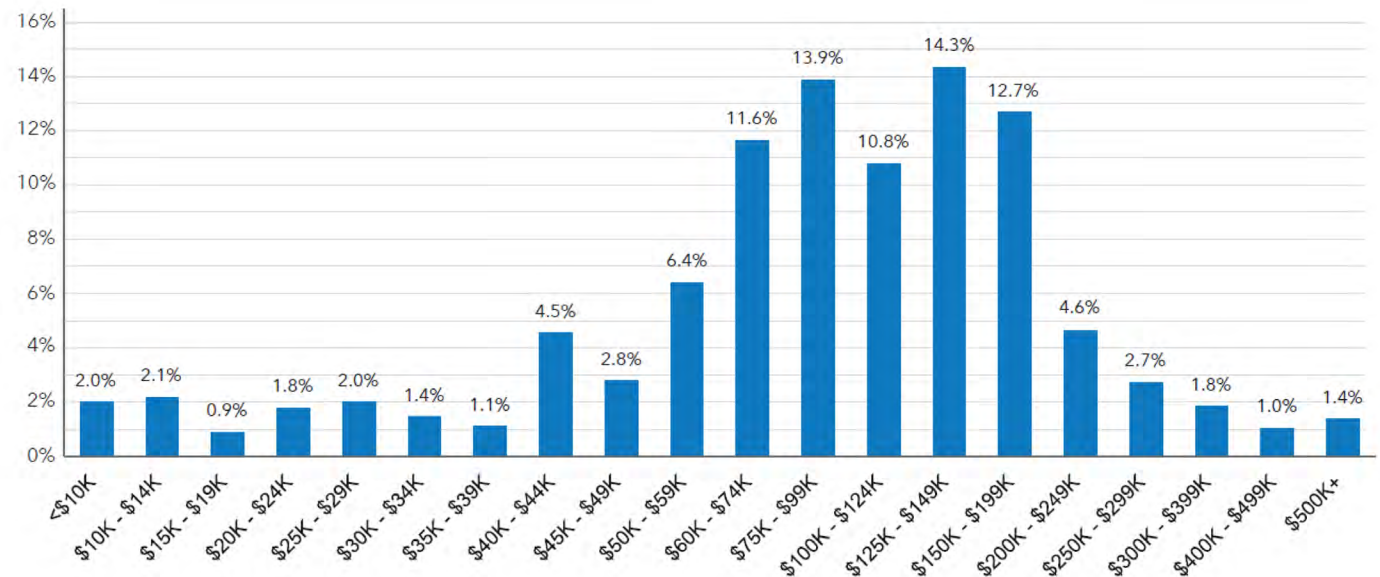


129
Esri Housing Affordability Index



44
Esri Diversity Index

Households by Income (1 Mile)



Lexington Market Overview



Expanding Consumer Base
Rapid population growth with strong household formation and family demographics.



Strategic Location
Immediate access to Columbia MSA employment centers while maintaining a high-quality suburban setting.



Above-Average Incomes
Median household incomes exceeding state averages, supporting discretionary retail spending.



Lexington High School
Top 5 Public School in SC (2,536 Students)

Lexington, South Carolina continues to experience strong and sustained growth, driven by in-migration, expanding rooftops, and its proximity to the greater Columbia MSA. The town's population has increased significantly over the past decade, supported by above-average household incomes and a family-oriented demographic profile. Lexington Public School Districts are consistently ranked in the top 3 in South Carolina.

Residential development remains active with continued single-family expansion and emerging mixed-use nodes, while commercial corridors such as US-378 and Main Street are seeing steady retail, medical, and service-oriented growth. Ongoing infrastructure investment and comprehensive land planning position Lexington as one of the Midlands' most attractive submarkets for long-term residential and commercial development.



Contact Brokers for Pricing & Additional Details



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