



869 S. LAKE DRIVE

±1.23 AC DEVELOPMENT LOT

TRINITY
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ADDRESS

 869 S. Lake Drive
Lexington, SC 29072

TMS# 005424-03-003

AVAILABILITY

- ±1.23 AC

NEIGHBORING USERS

FEATURES

- Lot was previously improved with 12,000 SF flex building but was demolished due to functional obsolescence
- Water and sewer available at site
- Located immediately off I-20 and has two points of ingress/egress from S. Lake Drive (Hwy. 6) and Innovation Place
- Zoned General Commercial (GC), Town of Lexington
- Traffic Count: 23,800 VPD
- Distance to I-20: 0.3 mile
- Located on highly trafficked corridor connecting I-20 to Downtown Lexington
- Adjacent to American Leadership Academy (charter school) with over 1,750 students
- Surrounding Retailers: Whataburger, QT, Circle K, Wendy's, Bojangles, Taco Bell, & McDonald's

FOR SALE OR GROUND LEASE

SALE PRICE: \$1,000,000

GROUND LEASE RATE: \$100,000



SURVEY & SITE OVERVIEW

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CERTIFICATION NOTE
I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

GARREN B. MULLINAX
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GRAPHIC SCALE
0 20' 40' 60' 80'
1" = 20'
CONTOUR INTERVAL = 1-FOOT (NAVD 88)

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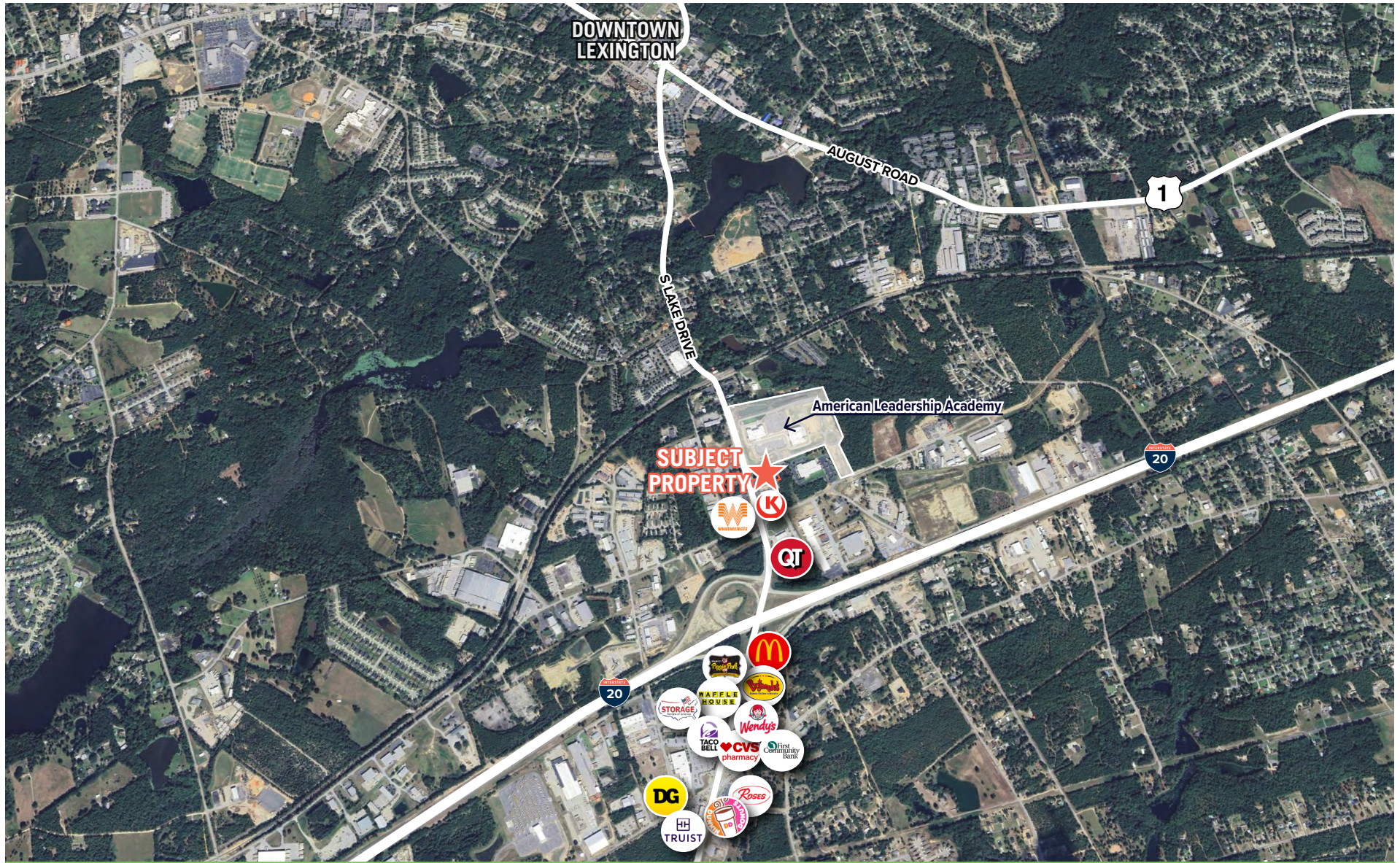
SURROUNDING RETAILERS



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LOCATION OVERVIEW



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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.

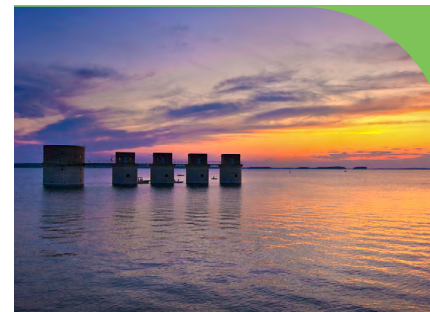
Lexington's commercial real estate market reflects the area's strength, with retail vacancy at just 1.3% and office vacancy at 3.1% as of Q3 2025. With limited new construction underway, steady rent growth, and over 7.7 million SF of combined retail and office inventory, the market remains tight and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



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