

FOR SALE ±1.9 ACRES | \$495,000 & ±1.87 ACRES | \$490,000



2450 & 2458 Mineral Springs Road

Lexington, SC

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PROPERTY Features

2450 & 2458 Mineral Springs Road

- 1.90± acre & 1.87± acre or combine parcels 3.77± acres
- Mineral Springs Road Frontage
170.9'± of frontage (2450)
183.9'± of frontage (2458)
Combined 354.8'±
- Close proximity to Sunset Boulevard and the Town of Lexington
- Zoning: (ID) Intensive Development - 2450
(RD) Restrictive Development 2458
- Traffic Counts (2023) -
10,700 VPD (Mineral Springs Road)
40,400 VPD (Sunset Blvd)

Sale Price:

2450 Mineral Springs \$495,000

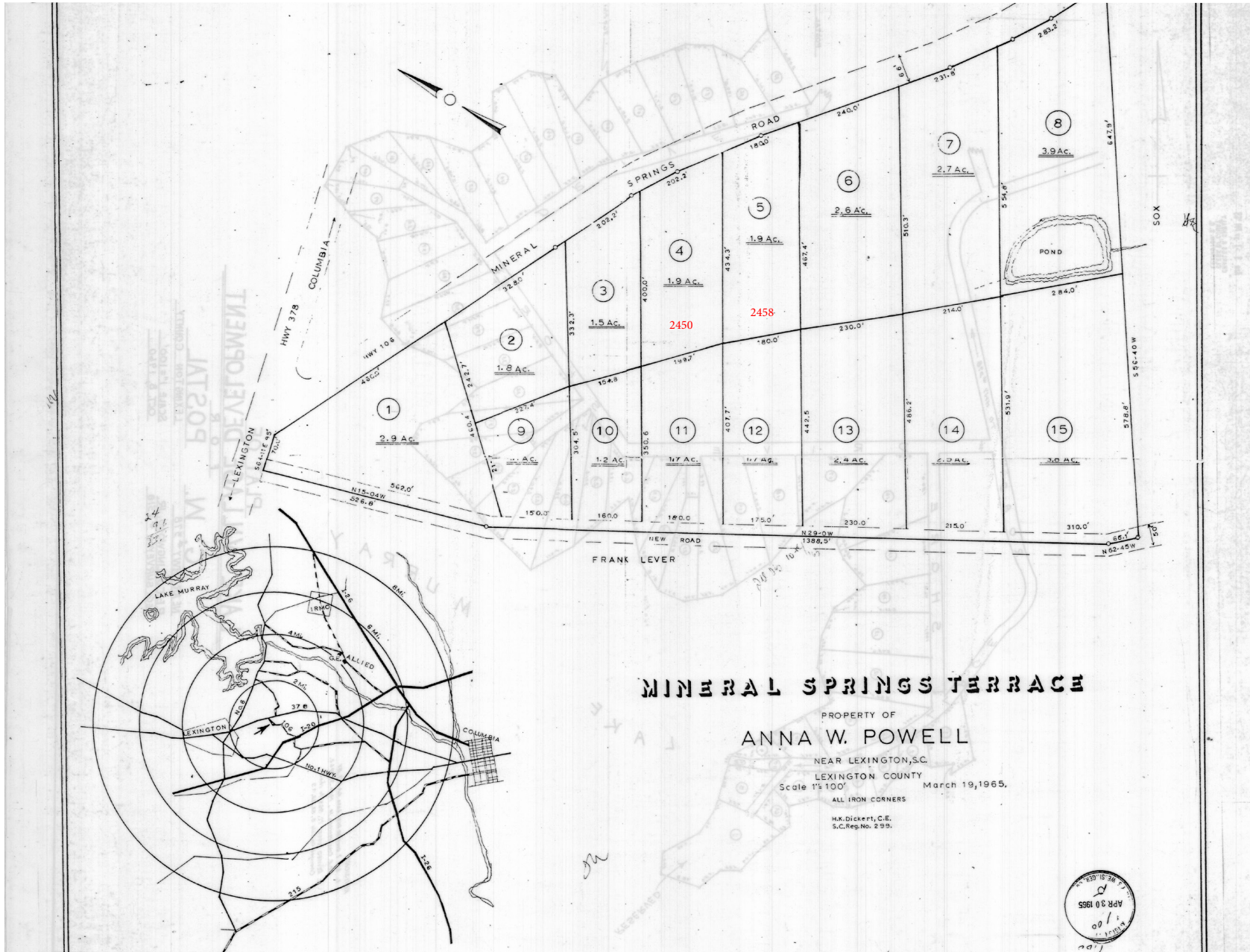
2458 Mineral Springs \$490,000

Combined parcels may be purchased - \$985,000



SITE PLAN

2450 & 2458 Mineral Springs Road



POINTS OF INTEREST

2450 & 2458 Mineral Springs Road



DEMOGRAPHICS

2450 & 2458 Mineral Springs Road

1 MILE RADIUS

Summary	2024	2029
Population	4,449	4,801
Households	1,809	2,005
Families	1,295	1,352
Average Household Size	2.44	2.38
Owner Occupied Housing Units	1,413	1,538
Renter Occupied Housing Units	495	467
Median Age	38.9	39.8
Average Household Income	\$133,140	\$150,778

3 MILE RADIUS

Summary	2024	2029
Population	37,205	38,458
Households	13,936	15,221
Families	10,053	10,457
Average Household Size	2.51	2.48
Owner Occupied Housing Units	11,529	12,371
Renter Occupied Housing Units	3,051	2,849
Median Age	40.4	41.4
Average Household Income	\$120,990	139,217

5 MILE RADIUS

Summary	2024	2029
Population	92,704	96,707
Households	37,105	39,103
Families	25,088	26,329
Average Household Size	2.46	2.44
Owner Occupied Housing Units	29,904	32,195
Renter Occupied Housing Units	7,201	6,908
Median Age	41	42.2
Average Household Income	\$109,783	\$126,716