



Mills Corner Shopping Center

4360 Augusta Road, Lexington, SC 29073

FOR LEASE 8,509 SF Available
Junior Anchor Opportunity

For more Information:

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Mills Corner Shopping Center

Property Features

- New Family Dollar & Dollar Tree stores are now open and anchoring the shopping center.
- Existing tenants include Family Dollar, Dollar Tree, Subway, Cost Cutters, 7 Mares Mexican Restaurant, Ni Hao Chinese and others.
- McDonald's, Advance Auto, and Exxon are located on the out parcels and additional surrounding retailers include Lowe's, Aldi, Big Lots, Burger King, Wendy's, Dollar General, and Popeye's.
- Excellent Visibility on US Highway #1 (Augusta Rd.) between I-20 and I-26 interchanges.
- 2024 Traffic Count: 30,100 VPD (Station 125)
- Opportunity for storefront signage and pylon signage.
- Current Availability:
 - Suite L - ±8,509 SF (Now available). Junior Anchor space. Planned Storefront improvements.
 - Lease Rate: \$12.00 PSF, NNN.
 - Outparcel opportunity - Contact Broker for pricing and availability.

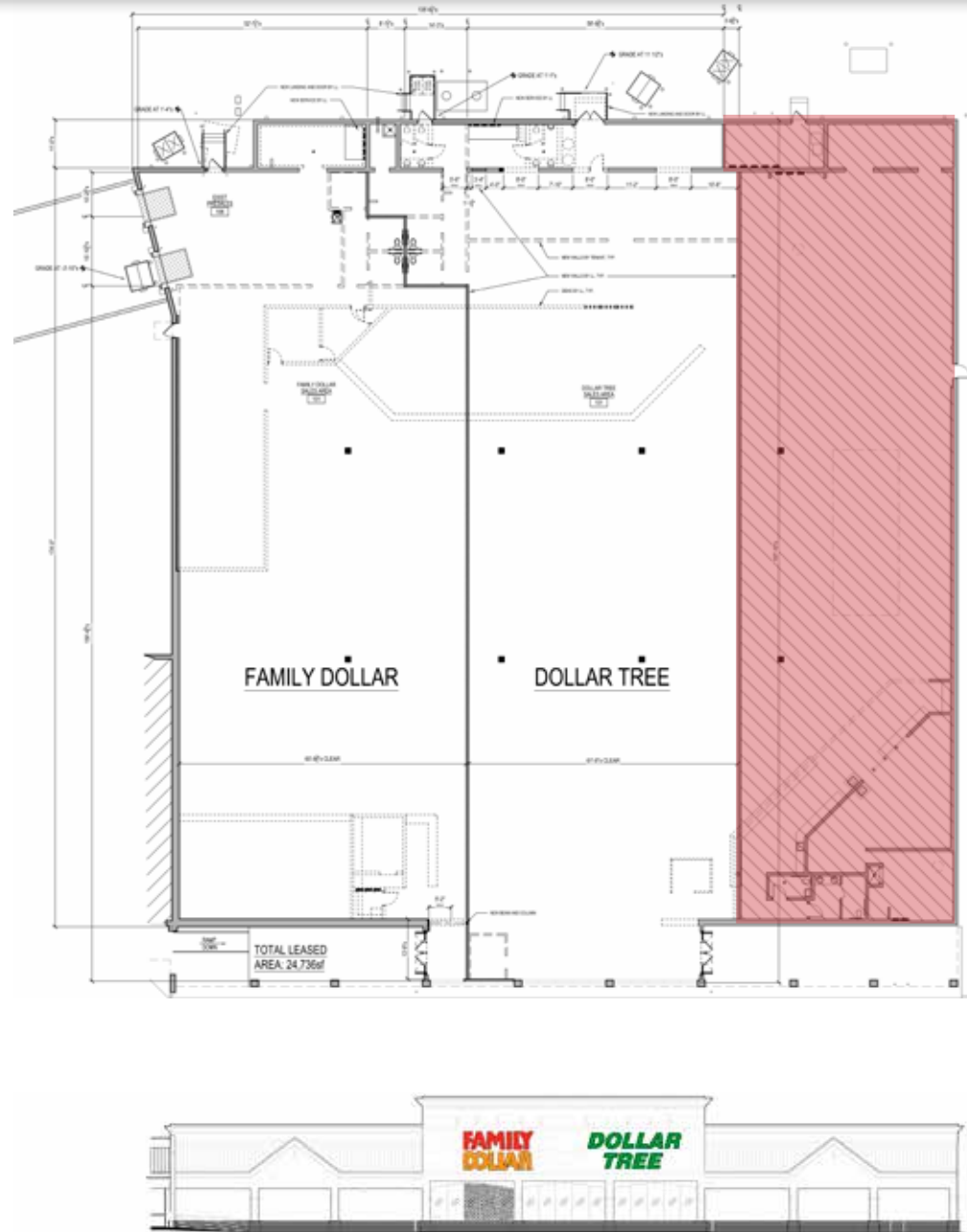


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807 Gervais Street, Suite 200
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Suite L Floor Plan & Family Dollar Sub Division Plan

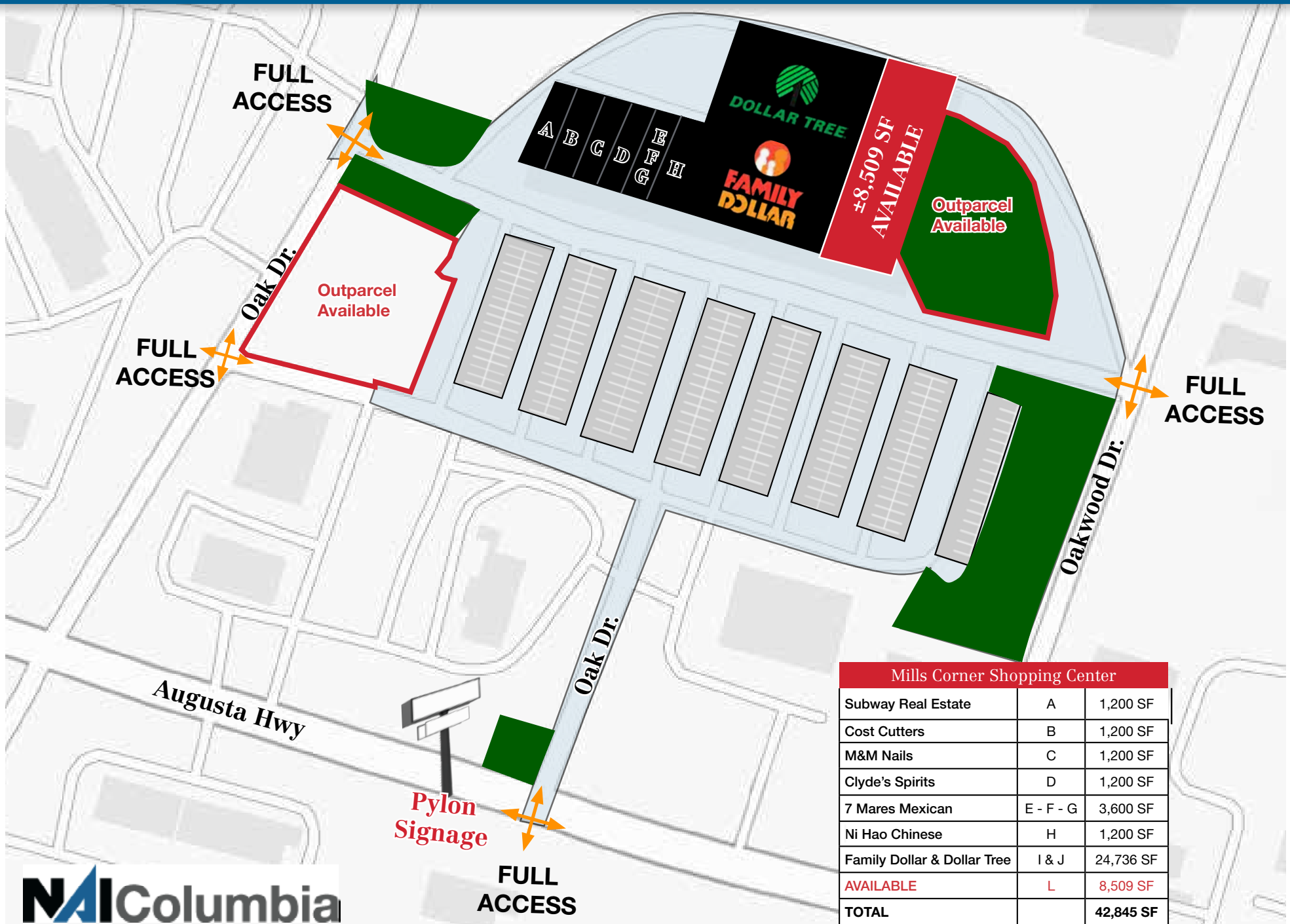


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Mills Corner Site Plan and Roster



Points of Interest Map



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MINUTE
RADIUS

Summary

	2025	2030
Population	7,224	7,676
Households	2,859	3,082
Families	1,891	2,020
Average Household Size	2.52	2.48
Owner Occupied Housing Units	2,505	2,737
Renter Occupied Housing Units	354	345
Median Age	39.9	41.3
Average Household Income	\$95,652	\$106,090

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MINUTE
RADIUS

Summary

	2025	2030
Population	44,911	47,122
Households	18,995	20,214
Families	11,933	12,565
Average Household Size	2.34	2.31
Owner Occupied Housing Units	14,695	15,946
Renter Occupied Housing Units	4,300	4,268
Median Age	40.2	41.5
Average Household Income	\$93,855	104,151

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MINUTE
RADIUS

Summary

	2025	2030
Population	137,668	144,777
Households	60,881	64,883
Families	34,500	36,425
Average Household Size	2.23	2.20
Owner Occupied Housing Units	38,759	42,465
Renter Occupied Housing Units	22,122	22,418
Median Age	38.7	40.1
Average Household Income	\$89,180	\$99,361