

**Wilson Kibler**  
COMMERCIAL REAL ESTATE



**108 Palmetto Park Blvd  
Lexington, SC 29072**

**Medical Building**



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# Property Overview



## \$22.00/SF NNN

**Lease Rate**

**108 Palmetto Park Blvd | Lexington, SC 29072**

### Property Highlights

- Position your practice in one of Lexington's most desirable professional corridors. 108 Palmetto Park Blvd offers a turnkey dental/medical suite featuring:
  - ±2,606 SF of clinical space
  - 4 Wet exam rooms with brackets, cabinets, and sinks
  - 2 private offices, reception/waiting area, lab, and kitchenette
  - Ample storage and file space
  - Well-maintained medical building
  - Close proximity to major medical centers



### Location Highlights

Lexington is one of the Midlands' fastest-growing suburban markets, offering an affluent, health-conscious population and strong purchasing power: •

- Median household income (1-Mile): \$119,720; projected to grow to \$129,289 by 2030
- Population (3-Mile): 36,316, growing nearly 1% annually
- 29% of households are upper-income; over 63% middle-tier, ideal for private-pay and insured medical users

Located just off Augusta Hwy (US-1) and Sunset Blvd (Hwy 378), the site provides quick access to:

- Lexington Medical Center (10 min)
- Major residential growth areas
- Downtown Lexington retail and dining corridors

### Ideal Tenants

- Dental / Orthodontic / Pediatric Dental
- Primary Care / Family Medicine
- Dermatology / Plastic Surgery / Med Spa
- Physical Therapy / Chiropractic / Wellness
- Optometry / Audiology / Specialty Health

### Why 108 Palmetto Park

- Plug-and-play medical suite
- Surrounded by complementary medical users
- High-income, health-conscious trade area
- Convenient Lexington location near major highways
- Ample parking and easy patient access







# Floor Plan



FLOOR 1  
[AREA: 2279]





# Lexington Market

## Health and Medical Spending

Consumers within a 3-mile radius spend 10% above the national average on medical services and health insurance:

- \$43.5M spent annually on medical care
- \$8.0M on dental services
- \$5.1M on physician services
- \$78M total annual spending on health insurance

This is reinforced by an above-average Spending Potential Index (SPI) of 110–117 across key medical categories.

## Health and Wellness Engagement

The local population exhibits strong engagement in health and wellness:

- 48.9% exercise at home 2+ times/week
- 14% hold gym memberships (YMCA, Planet Fitness, LA Fitness)
- 82% visit a doctor annually • 47% visit a dentist annually
- High rates of visits to dermatologists, chiropractors, and family physicians — ideal for general practitioners, specialists, and ancillary health providers.

## Demographic Appeal

The 3-mile trade area represents Lexington's family-oriented, upper-middle-class households:

- Median age: 41.1 years
- Average household income: \$126,000+
- Strong household ownership base
- Dominant lifestyle segments: Suburban Shine (K4) and Family Prosperity (H1) — households characterized by dual incomes, high education levels, and a focus on wellness, homeownership, and family care.

