



FOR SALE

FLEX PROPERTY FOR SALE

531 Oak Dr,
Lexington, SC 29073

Wilder Commercial | wildercommercial.com | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



Executive Summary



Sale Price

\$369,000

OFFERING SUMMARY

Building Size:	2,142 SF
Available SF:	2,730 SF
Lot Size:	0.34 Acres
Price / SF:	\$172.27
Year Built:	1982
Zoning:	ID
Market:	Columbia
Submarket:	Lexington

PROPERTY OVERVIEW

Versatile 2,730± SF commercial property consisting of a 2,142 SF office building plus 588± SF of attached garage/storage space, located in a high-traffic area of Lexington, SC. Currently utilized as an auto dealership, the property offers a flexible combination of professional office, showroom, garage, and storage space suitable for a variety of owner-users.

The property features five private offices, two restrooms, a kitchenette, and 588± SF of garage/storage space with a 10' roll-up drive-in door. A portion of the kitchenette area is currently configured for hairdressing purposes, providing additional flexibility for service-oriented uses. The building contains no load-bearing interior walls, allowing for flexibility to reconfigure the existing layout to accommodate a variety of business and space requirements. The property also features security fencing for vehicle, equipment, or outdoor storage.

PROPERTY HIGHLIGHTS

- 2,142 SF commercial building/588± SF garage/storage area
- Kitchenette
- 10' roll-up drive-in door
- Five private offices/Two restrooms
- Security-fenced property
- Currently utilized as an auto dealership
- High-traffic Lexington/Red Bank location

David Brock

Associate

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Interior Photos



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Additional Photos



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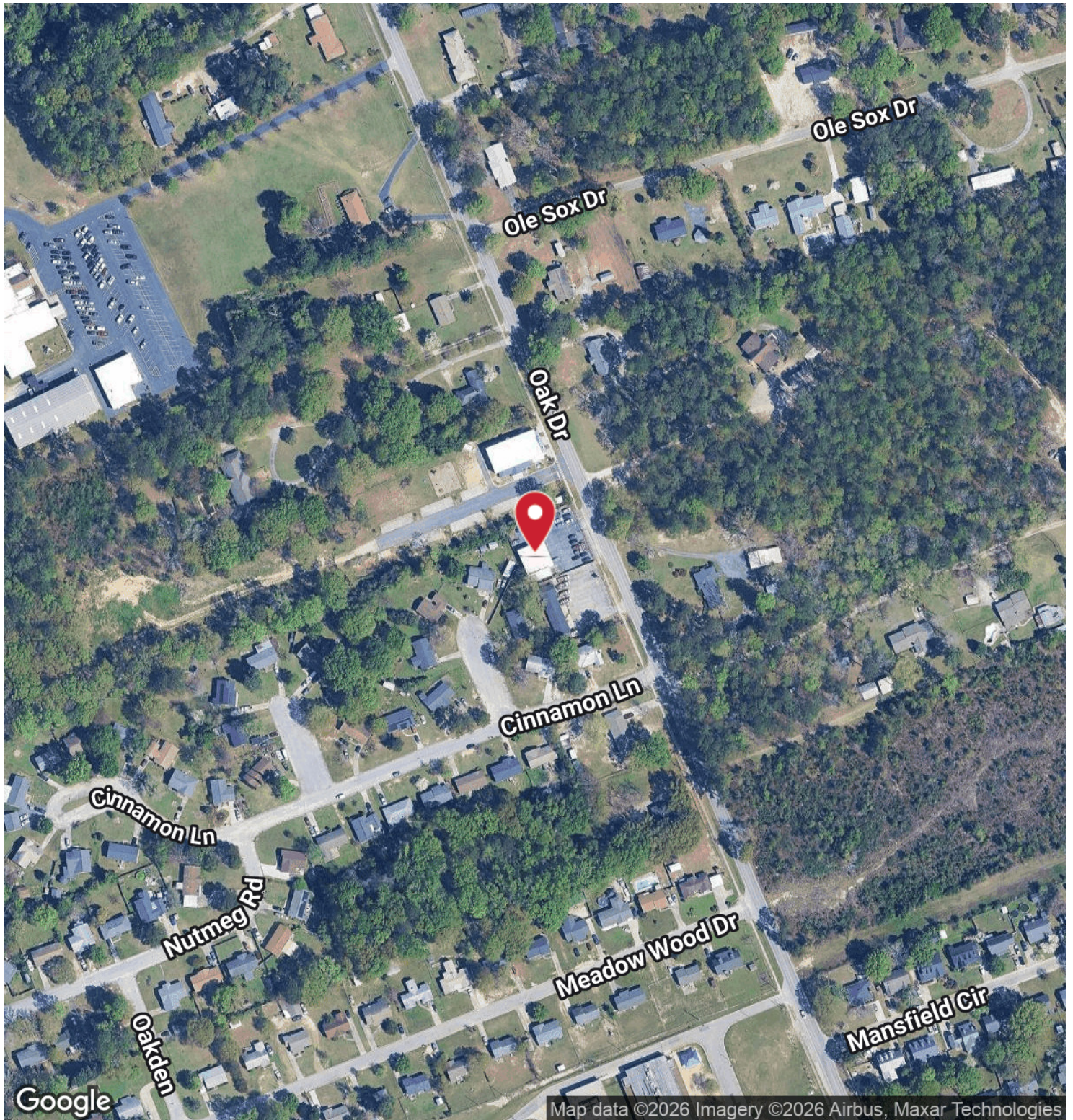
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Location Map



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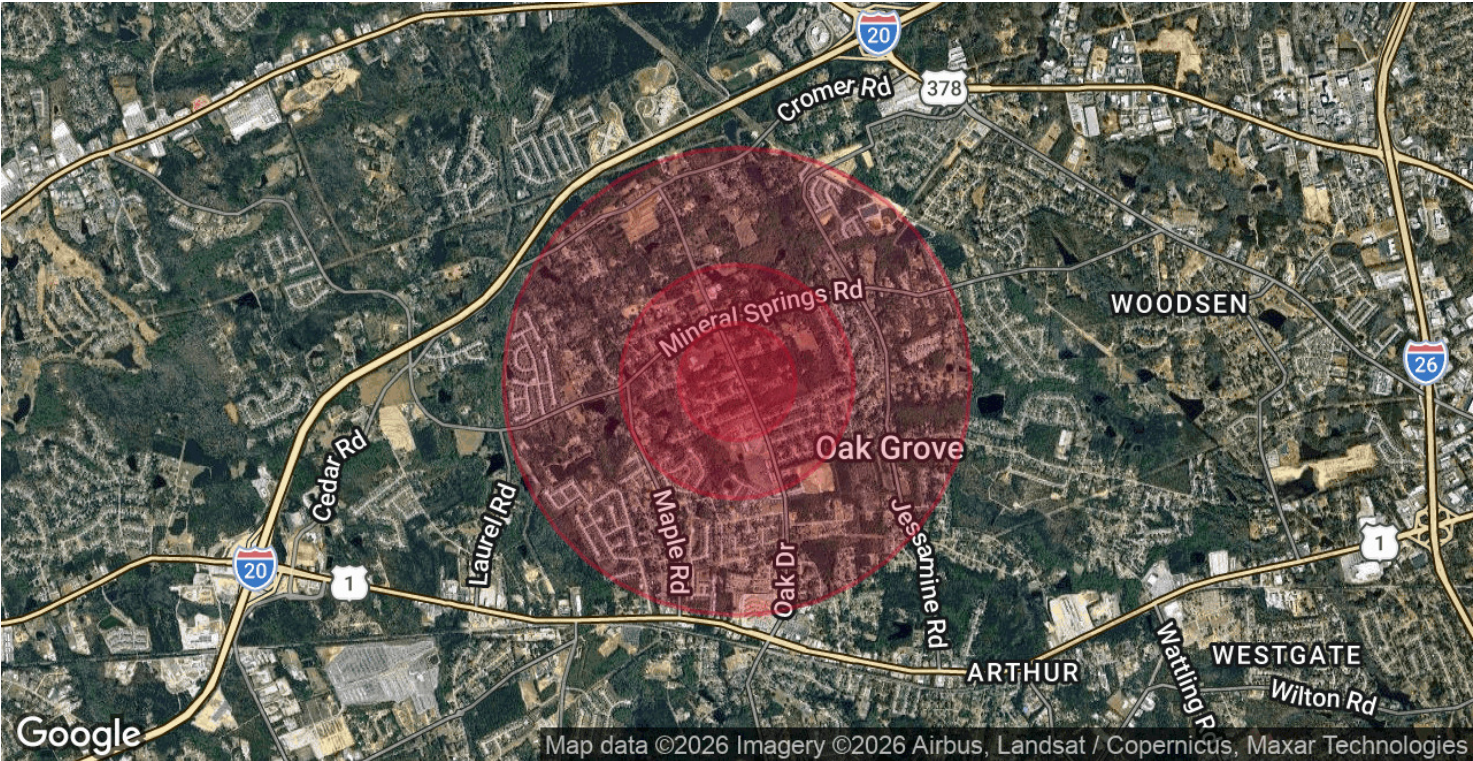
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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	355	1,306	5,042
Average Age	36.7	36.8	37.7
Average Age (Male)	31.9	32.4	34.6
Average Age (Female)	41.9	41.3	40.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	144	519	1,969
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$81,555	\$85,794	\$89,956
Average House Value	\$191,542	\$209,273	\$221,195

2023 American Community Survey (ACS)

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