



OFFERING SUMMARY

Lexington Marketplace

5318, 5322, 5336 SUNSET BLVD., LEXINGTON, SC 29072

129,616 SF COMMUNITY SHOPPING + MEDICAL CENTER



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TRANSACTION TEAM



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THE PROPERTY

Located along the rapidly expanding SC Hwy 378 (Sunset Blvd.) corridor in Lexington, SC, Lexington Marketplace is a community center with a diverse mix of national and local retailers, and a regional medical user. In addition to existing improvements totaling more than 129,000 SF, the property includes one remaining buildable pad.

Acreage ± 24 Acres

County Lexington

Town Lexington

Zoning GC - General Commercial

Parking 570 Spaces

Improvements

Big Box ±55,000 SF

Medical ±21,400 SF

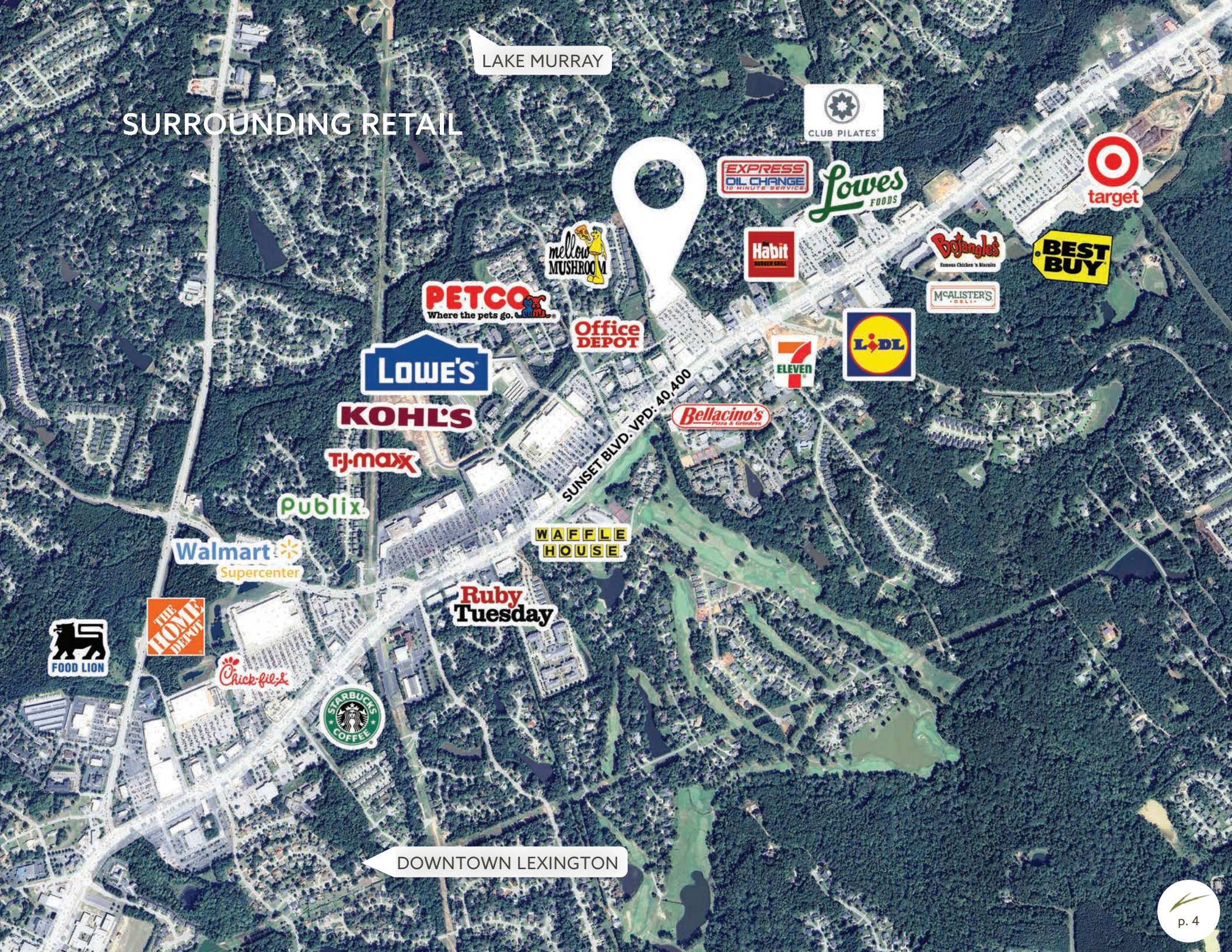
Retail, Small Shops ±53,216 SF

TOTAL ±129,616 SF



LAKE MURRAY

SURROUNDING RETAIL



DOWNTOWN LEXINGTON

TENANTS + SITE PLAN

BLDG.	UNIT	TENANT	SIZE (SF)
5322	A	Burlington Coat Factory	22,495
5322	B	Hobby Lobby	55,000
5336	A	Prisma Health	21,400
5336	B	Ulta	10,010
5336	C	Smoothie King	1,400
5336	D	Aiden Lane	1,850
5336	E	Nothing Bundt Cakes	2,000
5318	A	Sweet Frog	1,528
5318	A-1	Nuology	1,983
5318	B	Brain Balance	2,800
5318	D	Luxe Nail Spa	1,400
5318	E	Mod Pizza	2,500
5318	F+G	Fit Body	2,800
5318	H	Showmars	2,450
GRAND TOTAL			129,616



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KEY TENANT PROFILES

HOBBY LOBBY

Hobby Lobby, 69th on the Forbes list of America's largest private companies, operates a chain of arts and crafts stores.

1,019 stores nationwide with locations in 48 states

2024 annual revenue of \$8 billion

This location is the 7th most visited Hobby Lobby in the state of SC and the #1 most visited store in a 50-mile radius.

Burlington

Burlington Stores, Inc, a Fortune 500 Company, is a nationally recognized off-price retailer.

1,108 stores nationwide with locations in 46 states

2024 annual revenue of \$10.6 billion

PRISMA HEALTH.

Prisma Health (Moody's A3) is the largest healthcare organization in the state of SC.

18 acute and specialty hospitals, 320 practice sites, and 2,827 licensed beds across its 21-county network

2024 operating revenue of \$6.4 billion

Practices at this location include: Cardiology, Internal Medicine and Obstetrics-Gynecology (OB/GYN)

ULTA

Ulta, a Fortune 500 Company, is an American chain of cosmetics stores.

1,385 stores nationwide across all 50 states

2024 annual revenue of \$11.36 billion



VALUATION SUMMARY

STABILIZATION

Lexington Marketplace is a fully leased shopping center boasting steady cash flow, long-term tenants, with less susceptibility to market fluctuations. Investors can enjoy lower management and operational involvement, taking a lower risk, passive ownership approach. **The anchor tenants—Hobby Lobby, Burlington, and Prisma—make up 76% of the GLA and have an 8.81-year WALT.**

LOCATION, LOCATION, LOCATION

Lexington Marketplace is extremely well-located in the Lexington market. The Sunset Boulevard location drives customer traffic, enhances tenant demand, and offers long-term value growth. This location was carefully considered to include accessibility, visibility, economic potential, competition, and long-term trends to ensure strong investment returns.

QUALITY, DIVERSE TENANT MIX

A quality tenant mix continues to play a vital role in maximizing the success of Lexington Marketplace. The big box retail, traditional retail, medical, food and beverage, and exercise tenants all contribute to driving traffic, enhancing the shopping center experience, and supporting tenant stability—all while helping to mitigate risk and create a more attractive, long-term investment.

ADDITIONAL DEVELOPMENT OPPORTUNITY

The property includes a pad-ready site within the shopping center that can accommodate an additional +/-10,000 SF retail/medical building. Taking advantage of this value-add helps to boost overall NOI, increase property value, drive more foot traffic, and capture further demand in the expanding Lexington submarket.

Contact broker for pricing guidance.

%

100% Leased



WALT

7.58 YEARS

\$

2026 NOI

\$2,126,392

MARKET OVERVIEW: *Lexington, SC*

With a rich historical background and promise of a strong future, Lexington County provides a diverse community, endless economic opportunities and prosperous growth. The city of Lexington's small town charm and access to endless recreational activities around Lake Murray have made it a popular suburb to Columbia. It is the county seat of Lexington County and the county's most populated town. From 2010 to 2022, Lexington County's population grew 15.7%—more than double the national average of 7.7% and higher than the 14% statewide average. As a leader in business and industry, Lexington County provides an outstanding quality of life with a reasonable cost of living.

Lexington is considered to be the fastest-growing area in the Midlands of South Carolina, which has recently been named the #1 fastest-growing state in the US.



AREA DEMOGRAPHICS: 5318, 5322, 5336 SUNSET BLVD., LEXINGTON, SC*

2024 ACTUAL	POPULATION	MEDIAN HH INCOME	AVERAGE HH INCOME
1 Mile	6,029	\$110,442	\$136,640
3 Mile	29,553	\$88,985	\$120,921
5 Mile	56,978	\$81,859	\$107,728

2029 ESTIMATE	POPULATION	MEDIAN HH INCOME	AVERAGE HH INCOME
1 Mile	6,218	\$120,688	\$154,873
3 Mile	30,596	\$102,385	\$139,340
5 Mile	59,831	\$92,798	\$124,765

1 IN THE COUNTRY

South Carolina was recently named the #1 fastest-growing state in the US.

LEADING THE REGION

Lexington is considered to be the fastest-growing area in the Midlands.

CENTRALLY LOCATED

94 miles to Charlotte, NC
90 miles to Greenville, SC
119 miles to the SC Coast
214 miles to Atlanta, GA

*Source: ESRI



Please contact us with any questions.

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