

LAKE MURRAY BUSINESS PARK

573 CHAPIN ROAD, CHAPIN, SC 29036

FOR SALE/LEASE

CONTACT BROKERS FOR PRICING

**TRINITY
PARTNERS**

TRINITY-PARTNERS.COM
1501 MAIN ST. SUITE 410
COLUMBIA, SC 29201



Planned Mixed Use Development

Phase I: Q2/Q3 2025 Delivery

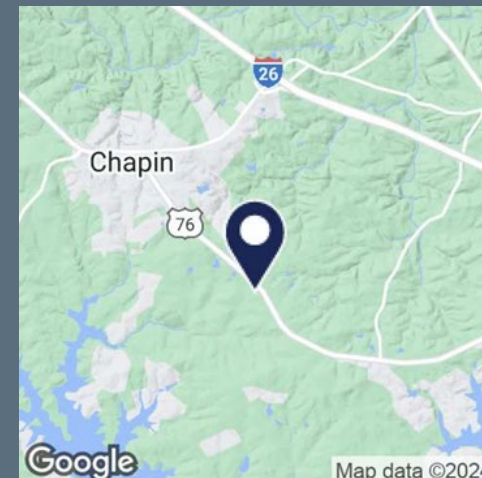
- Office or retail available for sale or lease
- Building 1: 3,000 SF
- Building 2: 3,340 SF
- Building 3: 4,840 SF

Phase II

- Flex, office, & retail
- Developer will consider build to suit, fee development or sale of individual building pads

Property Features

- Single story office, retail, & flex warehousing
- Ample surface parking
- Zoning: ID (Lexington County)
- 8.14 AC total
- Use Type: medical, office, retail, & flex
- Traffic Count: 13,500 VPD
- Significant residential growth in the Chapin market



CONTACT

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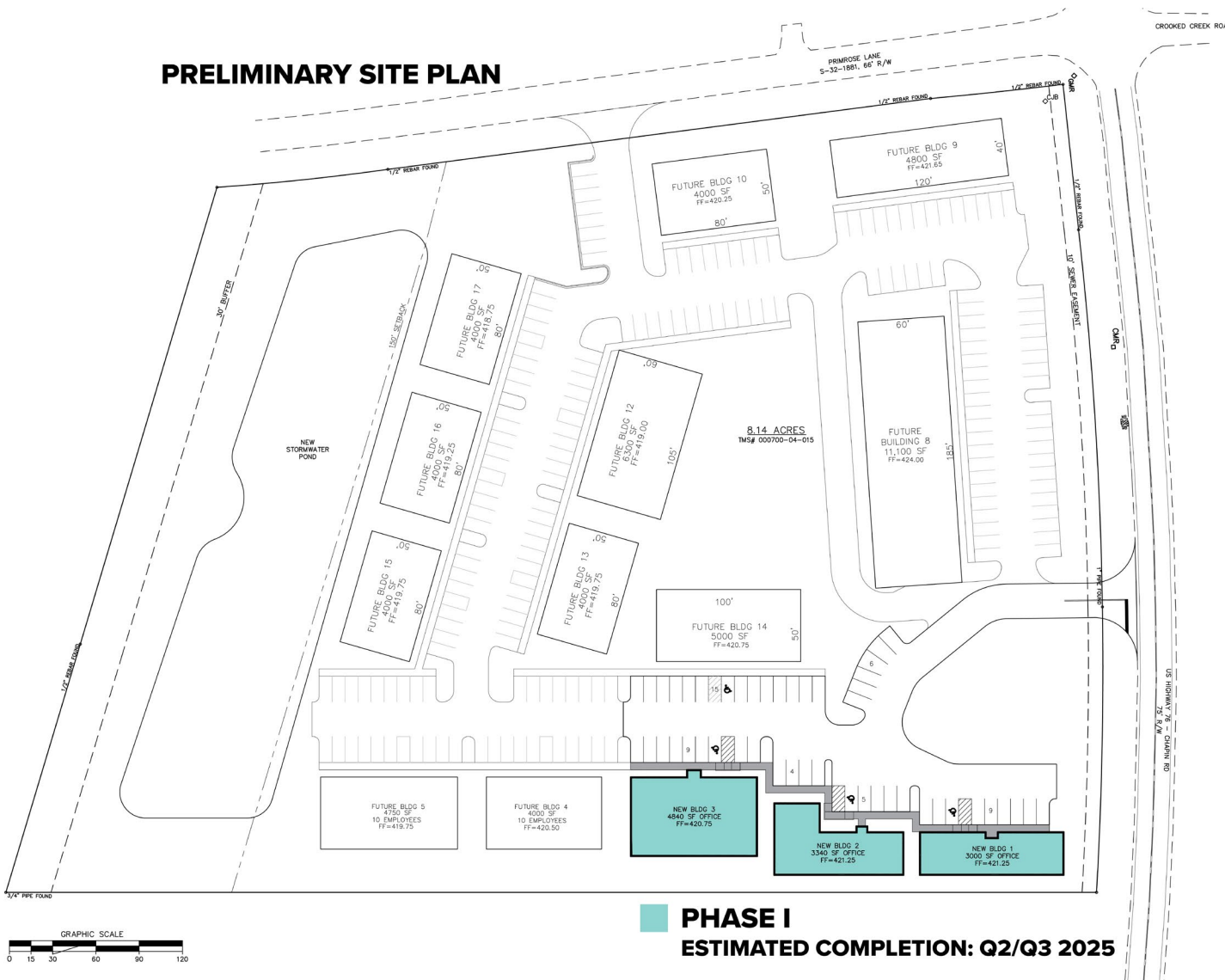
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PRELIMINARY SITE PLAN



PHASE I
ESTIMATED COMPLETION: Q2/Q3 2025

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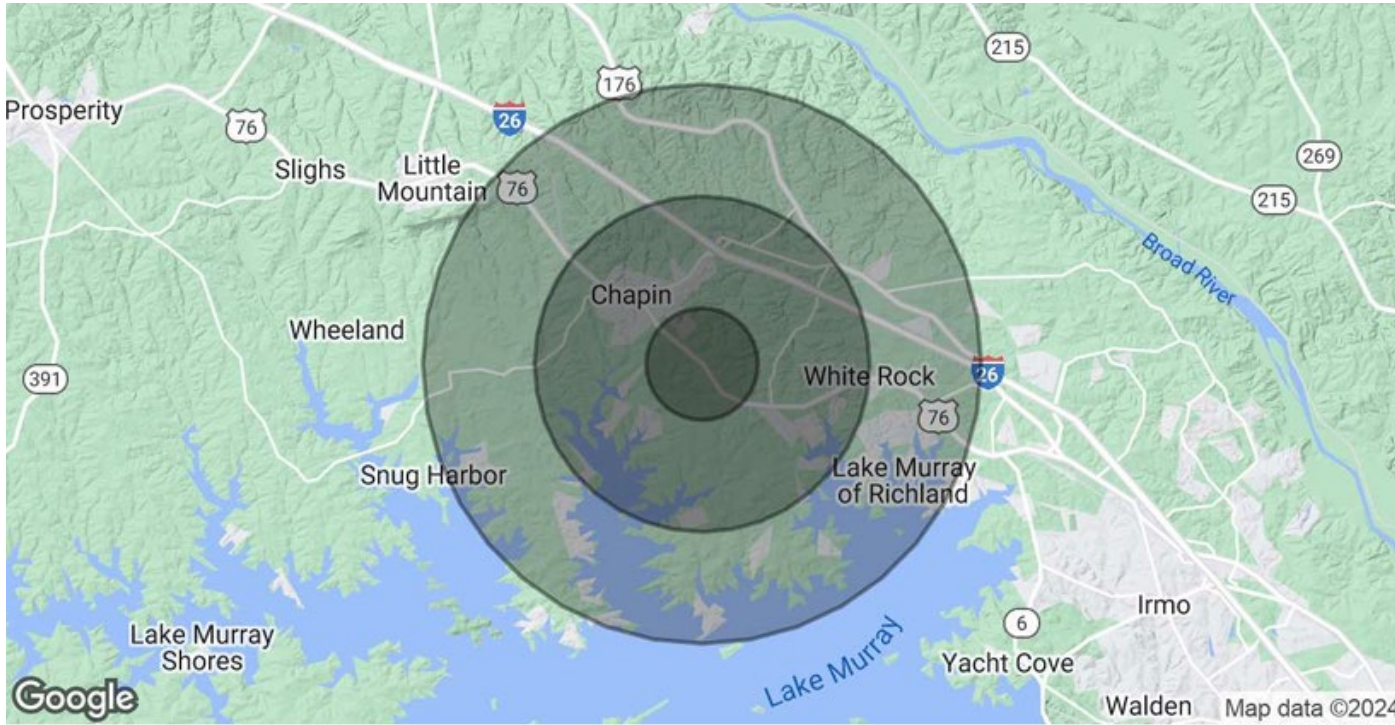
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DEMOGRAPHICS 573 CHAPIN ROAD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,165	12,779	29,618
Average Age	40	41	42
Average Age (Male)	38	40	41
Average Age (Female)	42	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	420	4,766	11,151
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$99,570	\$107,305	\$127,840
Average House Value	\$340,802	\$427,557	\$468,441

Demographics data derived from AlphaMap

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