

5223 SUNSET BOULEVARD



RETAIL BUILDING/PAD AVAILABLE

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5223 SUNSET BLVD.

TRINITY
PARTNERS

ADDRESS

 5223 Sunset Blvd.
Lexington, SC 29072

TMS# 004496-02-120 &
004496-02-130

AVAILABILITY

- ±2.82 AC
- ±2,464 SF Building

NEIGHBORING RETAILERS



FEATURES

- Prime site located on Sunset Boulevard in the heart of Lexington's retail corridor
- Site consists of ±2.82 acres including approximately 2,464 SF of improvements
- Traffic Count: 43,200 VPD along Sunset Blvd.
- Direct access onto Sunset Blvd. & access to stoplight at Hope Ferry Rd.
- All utilities present (including storm water)
- Zoning: GC - General Commercial (Town of Lexington)
- Distance to Downtown Columbia: 11 miles

FOR SALE, GROUND LEASE OR BUILD TO SUIT

SALE PRICE: \$2,750,000

CONTACT BROKERS FOR GROUND LEASE & BUILD TO SUIT PRICING

5223 SUNSET BLVD.

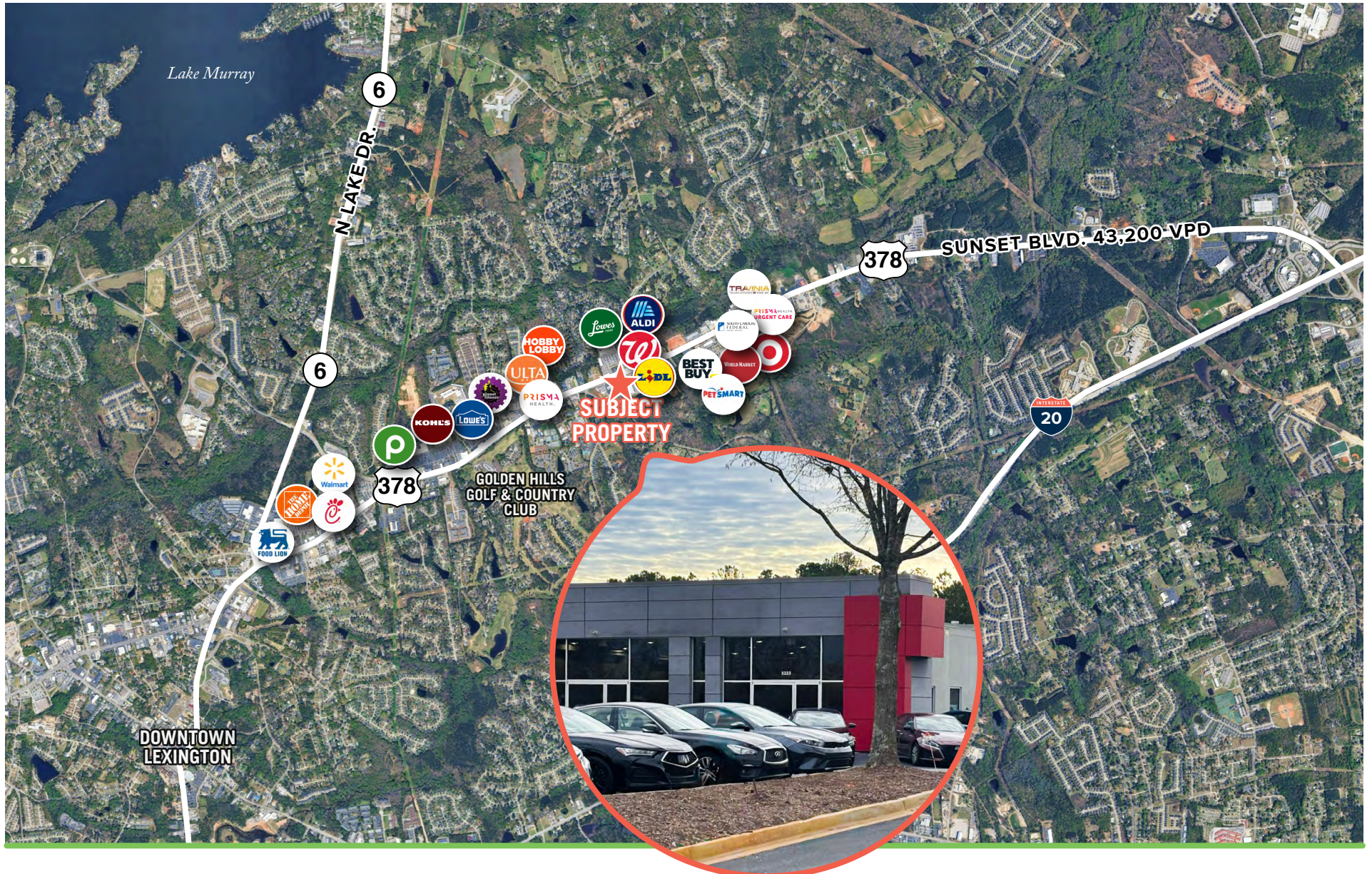
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BUILDING PHOTO



5223 SUNSET BLVD.

RETAIL MAP



5223 SUNSET BLVD.

DEMOGRAPHICS REPORT

2025

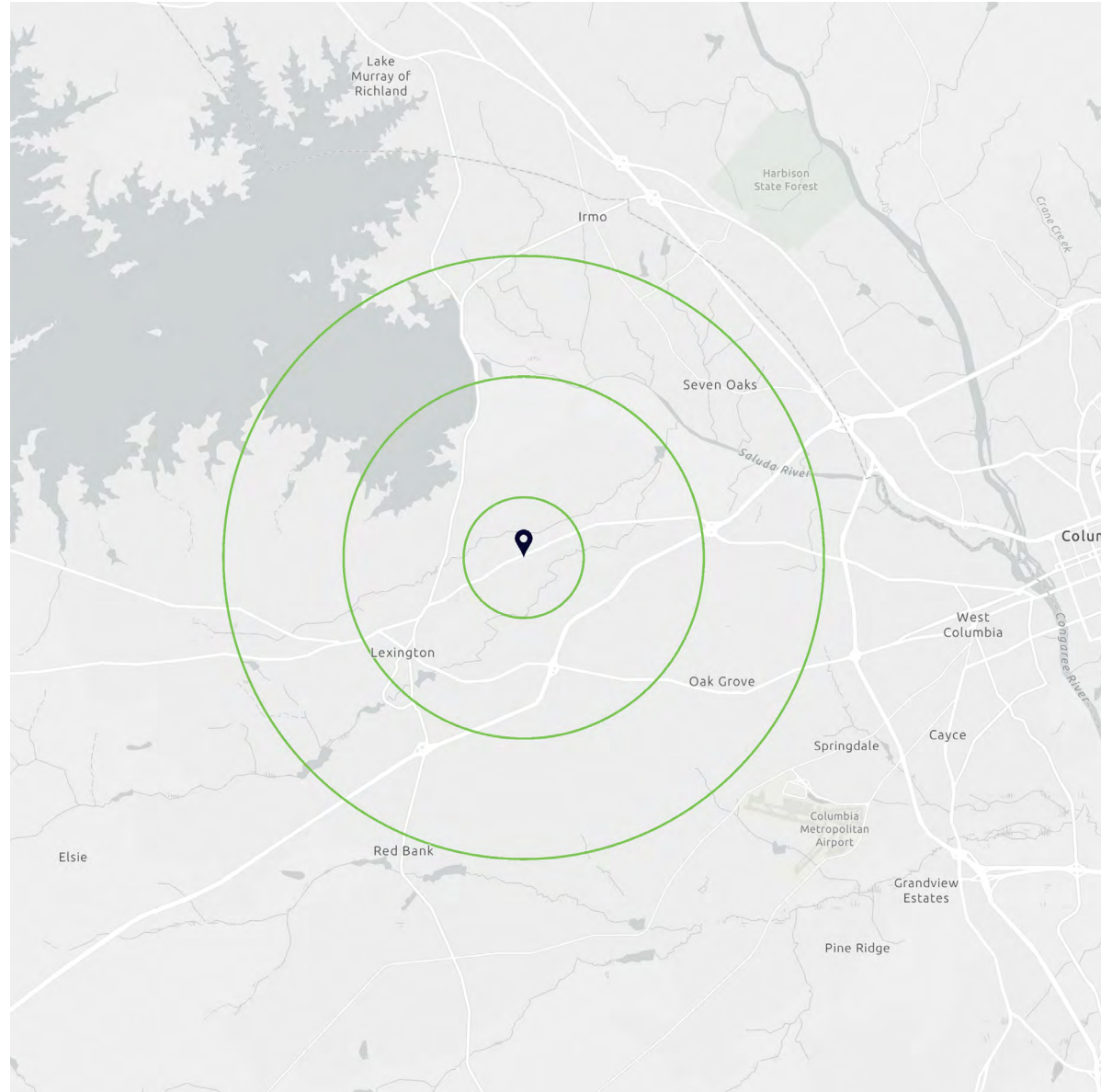
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,752	35,853	93,504
HOUSEHOLDS	1,962	14,136	38,088
FAMILIES	1,324	9,722	25,434
AVERAGE HOUSEHOLD SIZE	2.40	2.49	2.42
OWNER OCCUPIED HOUSING UNITS	1,467	11,195	30,704
RENTER OCCUPIED HOUSING UNITS	495	2,941	7,384
MEDIAN AGE	39.8	40.8	41.5
MEDIAN HOUSEHOLD INCOME	\$117,128	\$104,585	\$90,730
AVERAGE HOUSEHOLD INCOME	\$137,611	\$128,181	\$113,929

2030

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,929	37,604	98,906
HOUSEHOLDS	2,063	15,017	40,860
FAMILIES	1,381	10,261	27,049
AVERAGE HOUSEHOLD SIZE	2.37	2.46	2.39
OWNER OCCUPIED HOUSING UNITS	1,578	12,113	33,371
RENTER OCCUPIED HOUSING UNITS	485	2,904	7,488
MEDIAN AGE	40.3	41.6	42.6
MEDIAN HOUSEHOLD INCOME	\$128,064	\$116,522	\$102,979
AVERAGE HOUSEHOLD INCOME	\$150,666	\$142,654	\$126,461



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CONTACT FOR DETAILS



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