



Lease Rate

\$26.08/SF

NNN

Sublease Rate:

\$18.50/SF

Modified Gross

CONTACT

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Colliers | South Carolina

1301 Gervais Street, Ste 600
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FOR LEASE OR SUBLEASE

±7,339-SF Flexible Retail/Medical/Office Building

5552 Platt Springs Road | Lexington, SC 29073

Highlights

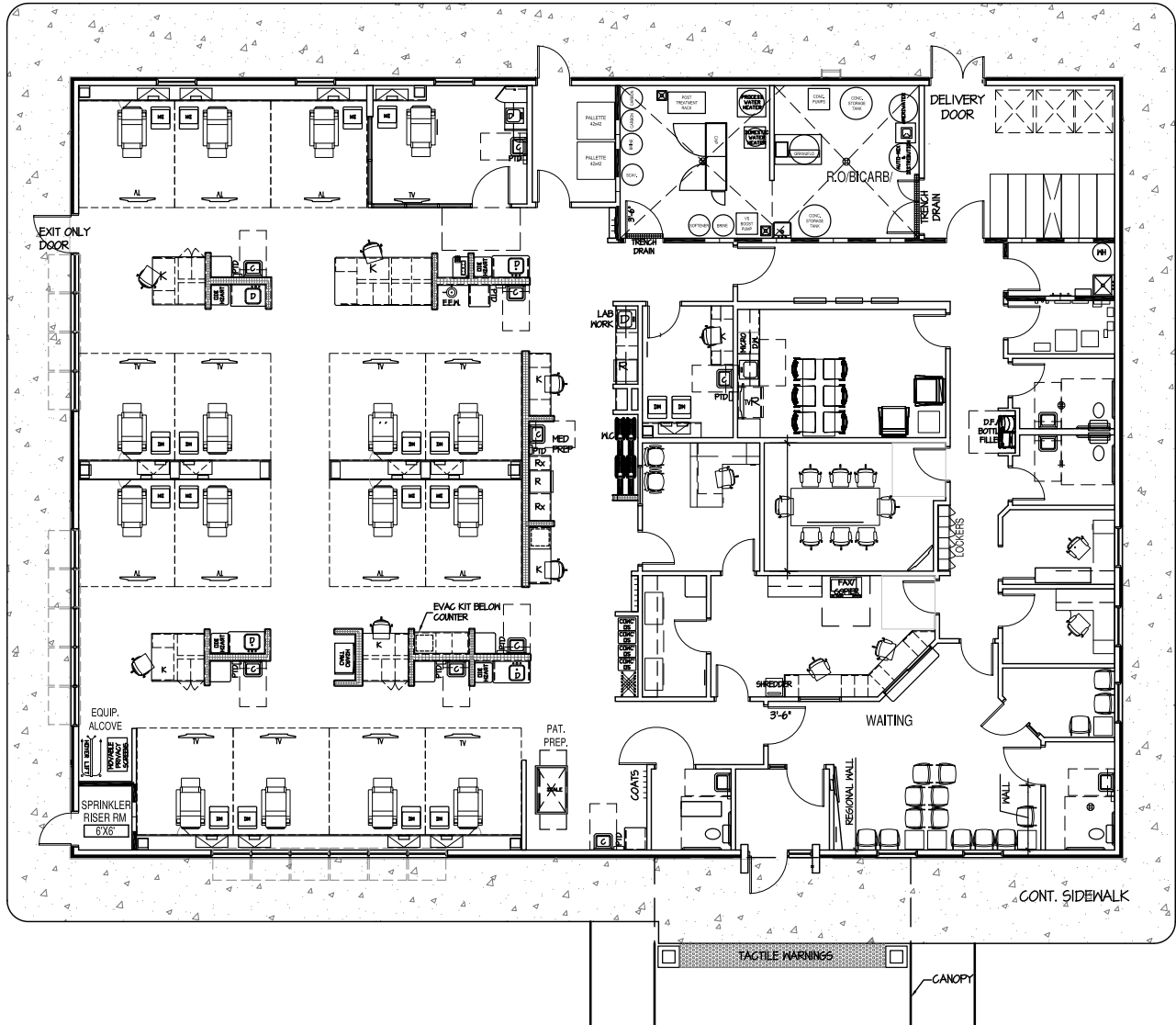
- ±7,339 SF building - former DaVita Dialysis Center
- Available immediately
- Convenient entry/exit with monument signage
- Drive-thru window
- 38 on-site parking spaces
- Highly visible with ±26,000 vehicles passing the site daily
- Sublease available through 02/28/2034 - the property is available for Sublease or direct Lease with a buyout from DaVita

5552 Platt Springs Road is in the growing Red Bank area of Lexington, SC. This location has experienced steady population growth and residential expansion, including the new Platt Springs Crossing mixed-use development anchored by Lowe's Foods. The property is adjacent to major retailers like Walmart, Lowe's, Publix, Chick-fil-A and White Knoll High School.

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FOR LEASE OR SUBLEASE

5552 Platt Springs Road
Lexington, SC



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Coming Soon | Mixed-Use Development Adjacent to 5552 Platt Springs Road

Platt Springs Crossing

- Lowe's Foods grocery store
- Chipotle
- Planet Fitness
- Firestone
- What A Burger
- Harbor Freight
- Panda Express
- Heartland Dental
- WellStreet Urgent Care
- Big Blue Marble Academy
- Tidal Wave Car Wash



AREA OVERVIEW

5552 Platt Springs Road
Lexington, SC



Key Distances	
Columbia Airport	±7.5 miles
Interstate 20	±3.7 miles
Interstate 26	±10 miles
Lake Murray	±9 miles
Lexington, SC	±5.5 miles
Columbia, SC	±14 miles

Demographics 2024 <i>est.</i>	1 mile	3 miles	5 miles
Total Population	2,572	19,984	49,734
Daytime Population	3,533	18,175	51,092
Population Growth 2029	3,881	26,866	66,546
Number of Households	1,318	9,502	24,269
Household Growth 2029	1,392	9,971	25,463
Average HH Income	\$106,419	\$99,846	\$111,660

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