

# LAKE MURRAY BUSINESS PARK

CHAPIN ROAD, CHAPIN, SC 29036

**FOR LEASE**

**\$26.00 PSF NNN**

**TRINITY  
PARTNERS**

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



## Planned Mixed Use Development

### Phase I: Q2 2026 Delivery

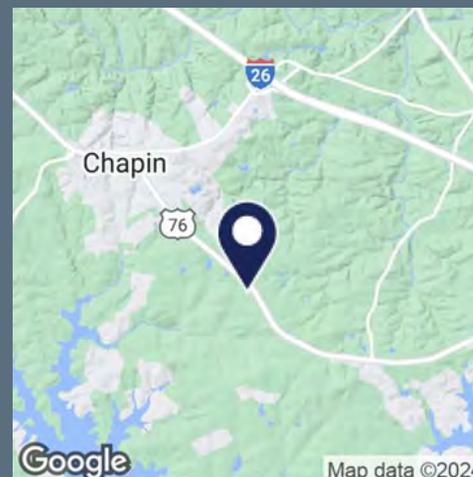
- Office or retail available for lease
- Building 1 (565 Chapin Rd.): 2,740 SF (subdividable)
- Building 2 (573 Chapin Rd.): 3,198 SF (subdividable)

### Phase II

- Flex, office, & retail
- Developer will consider build to suit on the remainder of the parcel

### 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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BSHOCKLEY@TRINITY-PARTNERS.COM

**ROGER WINN, SIOR** 803.567.1455  
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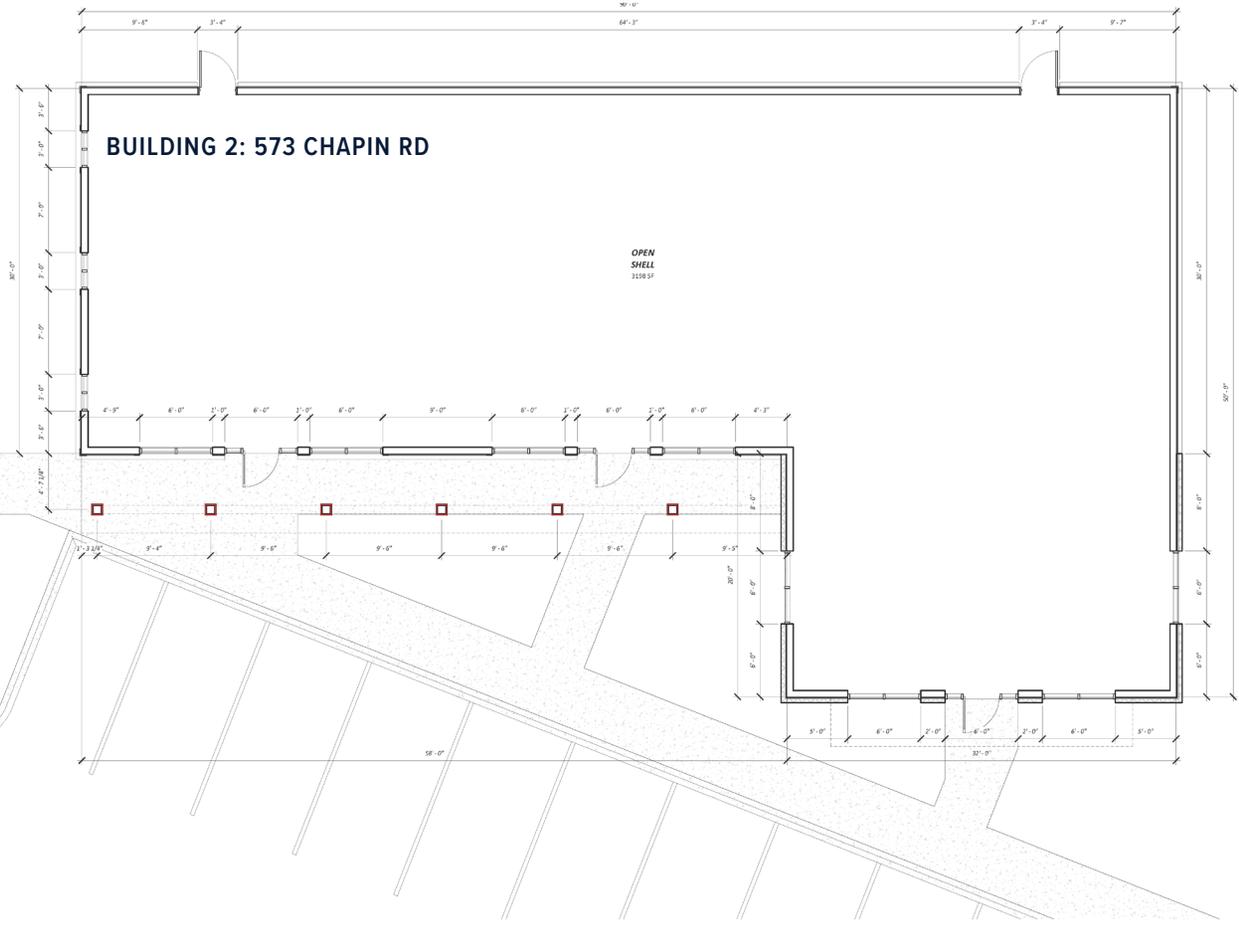
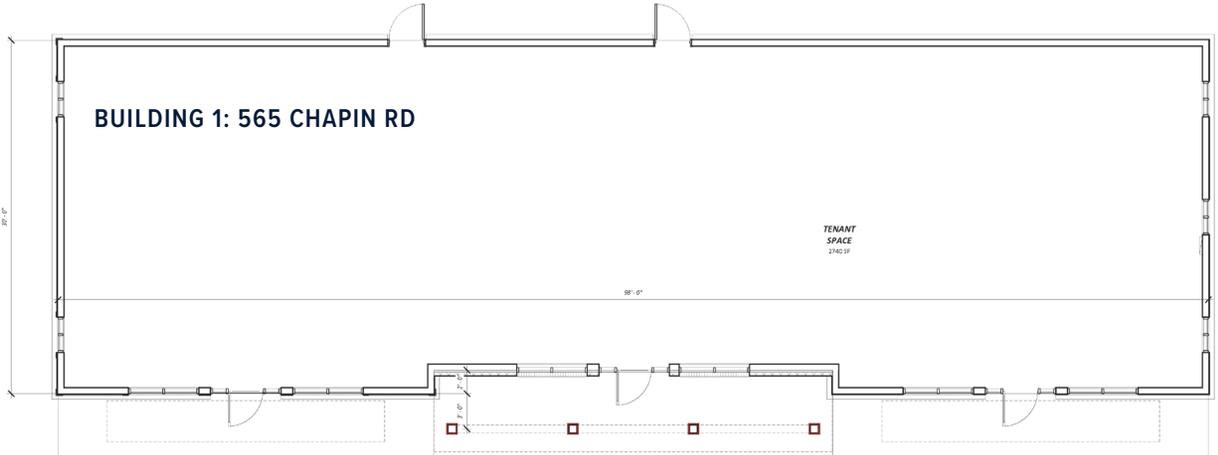
**WILL MCGREGOR** 803.567.1912  
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## FLOORPLANS

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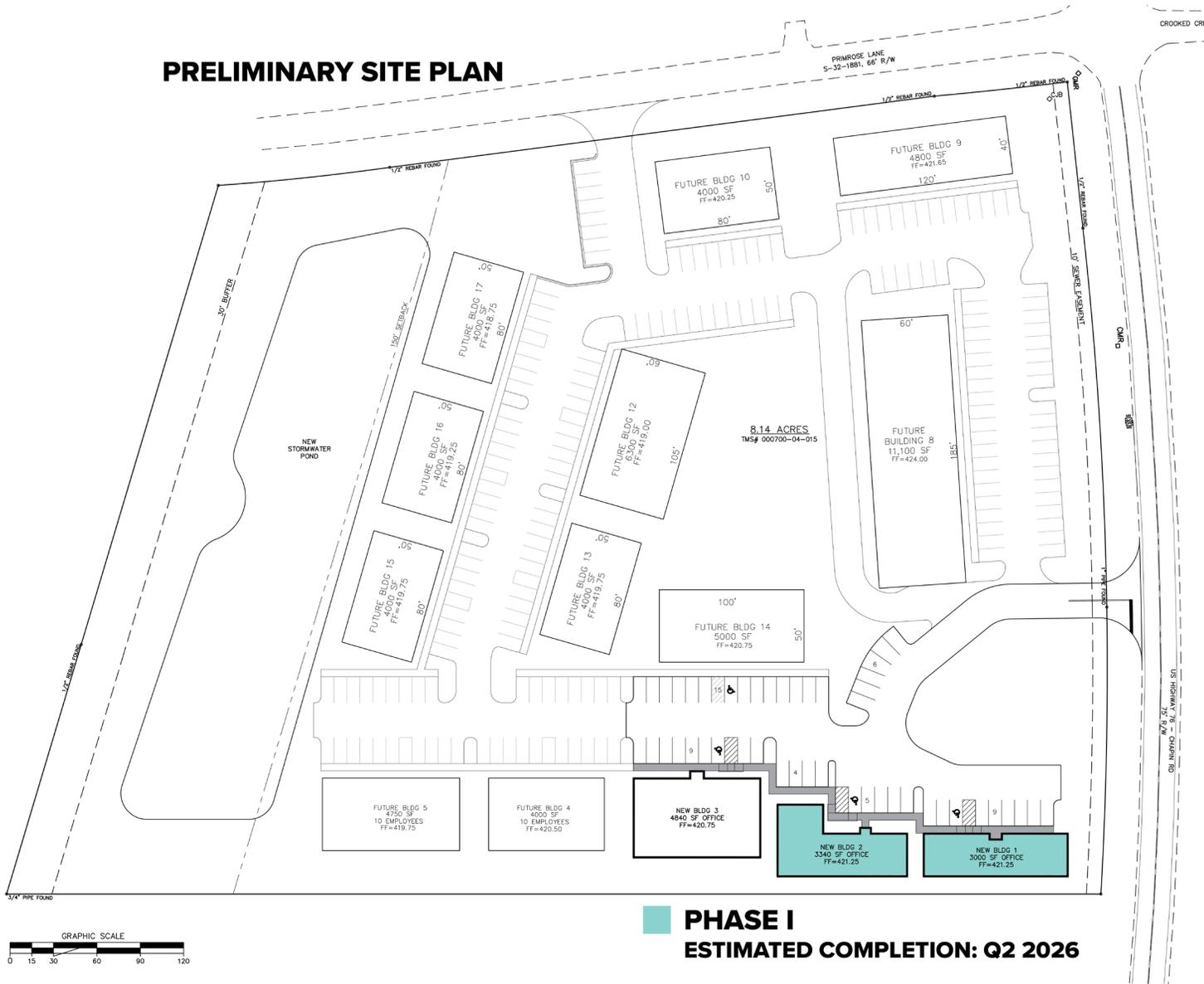


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## SITE PLAN

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### PRELIMINARY SITE PLAN



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# LAKE MURRAY BUSINESS PARK

BUILDING RENDERINGS

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## LOCATION OVERVIEW

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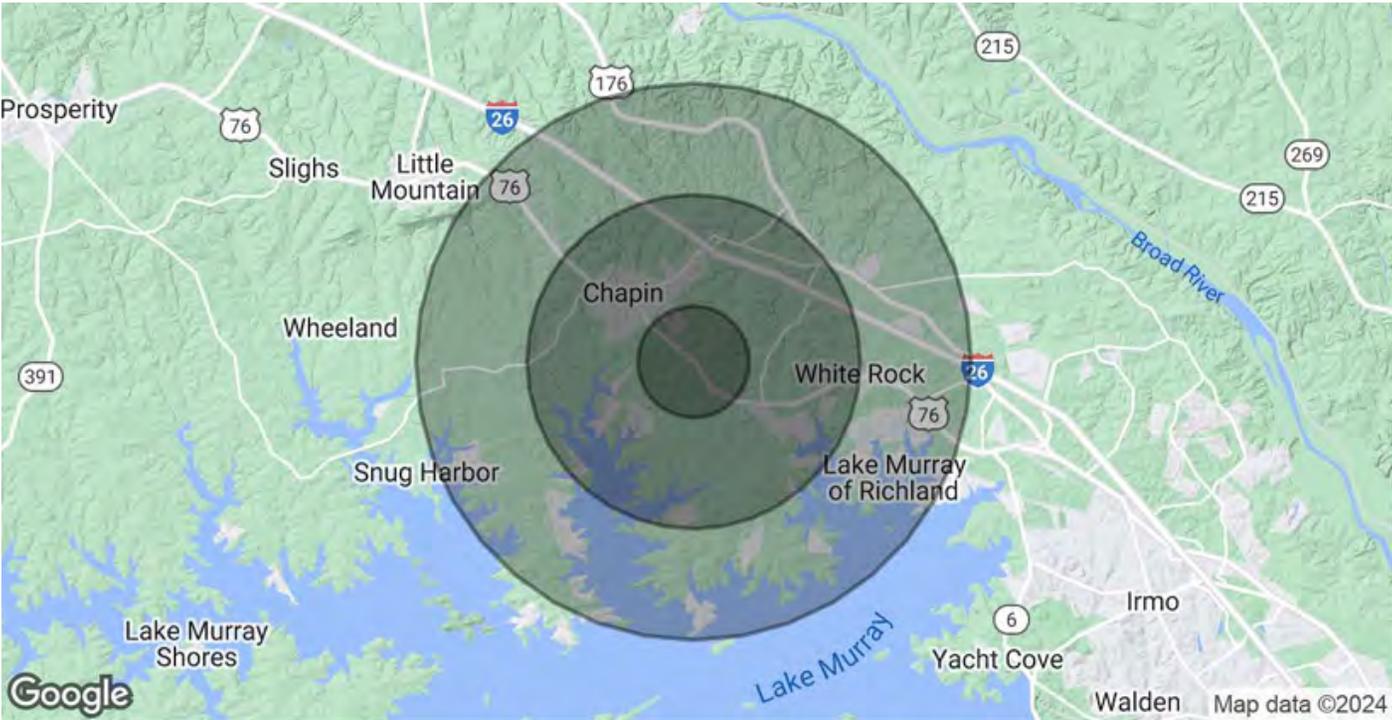
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## DEMOGRAPHICS

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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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