

FOR SALE
2.12± Acres | \$785,000



Site

Augusta Hwy
24,200 VPD

Ball Park Rd

Augusta Highway at Hermitage Road

— Lexington, South Carolina —

NAI Columbia

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PROPERTY Features

Augusta Highway at Hermitage Road

PROPERTY LOCATION: The site is situated on the Southeast quadrant of the signalized Augusta Highway and Hermitage Road/Wise Ferry Road intersection and is in close proximity to the Town of Lexington. It is located ± 0.10 mile from a planned 196 unit residential subdivision in the highly desirable Lexington School District One.

PROPERTY DESCRIPTION: The site includes ± 2.12 acres with ± 1.80 usable acres (excluding the estimated wetlands). The site has $\pm 361'$ of frontage on Augusta Highway and $\pm 220'$ of frontage on Hermitage Road.

ZONING: ID (Intensive Development)

UTILITIES: Water: (JMWSC)
Sewer: Town of Lexington (Force Main)

TRAFFIC COUNTS: 24,200 VPD Augusta Hwy

SALE PRICE: \$785,000



POINTS OF INTEREST MAP

Augusta Highway at Hermitage Road



DEMOGRAPHIC PROFILE

Augusta Highway at Hermitage Road

1 MILE RADIUS

Summary	2024	2029
Population	3,834	4,528
Households	1,456	1,735
Families	1,204	1,290
Average Household Size	2.61	2.59
Owner Occupied Housing Units	1,401	1,542
Renter Occupied Housing Units	216	193
Median Age	38	38.7
Average Household Income	\$109,394	\$127,271

3 MILE RADIUS

Summary	2024	2029
Population	31,988	34,309
Households	10,580	12,520
Families	8,750	9,457
Average Household Size	2.71	2.69
Owner Occupied Housing Units	10,290	11,340
Renter Occupied Housing Units	1,288	1,180
Median Age	38.8	39.5
Average Household Income	\$127,672	148,088

5 MILE RADIUS

Summary	2024	2029
Population	65,142	68,602
Households	24,527	26,040
Families	17,890	18,966
Average Household Size	2.61	2.59
Owner Occupied Housing Units	20,810	22,570
Renter Occupied Housing Units	3,717	3,470
Median Age	40.2	41
Average Household Income	\$121,777	\$140,909