

# ±2.72 ACRES FOR SALE

4850 Sunset Boulevard  
Lexington, South Carolina

Lexington Pavilion



Subject



enterprise

Sunset Blvd

JTs CHRYSLER  
DODGE JEEP RAM

NAI Columbia

Exclusively Offered By:

Ben Kelly, CCIM

803.744.9830

[bkelly@naicolumbia.com](mailto:bkelly@naicolumbia.com)

Patrick Chambers

803.744.9857

[pchambers@naicolumbia.com](mailto:pchambers@naicolumbia.com)

# NAI Columbia

## LOCATION

The site is located on Sunset Boulevard (US Hwy 378), approximately 1.5 miles west of the intersection of I-20 at Exit 61 in Lexington, SC. Highway 378 is the major thoroughfare connecting Columbia to the thriving Lexington submarket and has been one of the fastest growing corridors in the Columbia Metro region over the past decade.

## PROPERTY DESCRIPTION

The easily accessible site has approximately 272 feet of frontage on Sunset Boulevard (US Hwy 378).

## ZONING

General Commercial (Town of Lexington)

## UTILITIES

Sewer: Town of Lexington

Water: Town of Lexington

## 2019 TRAFFIC COUNT

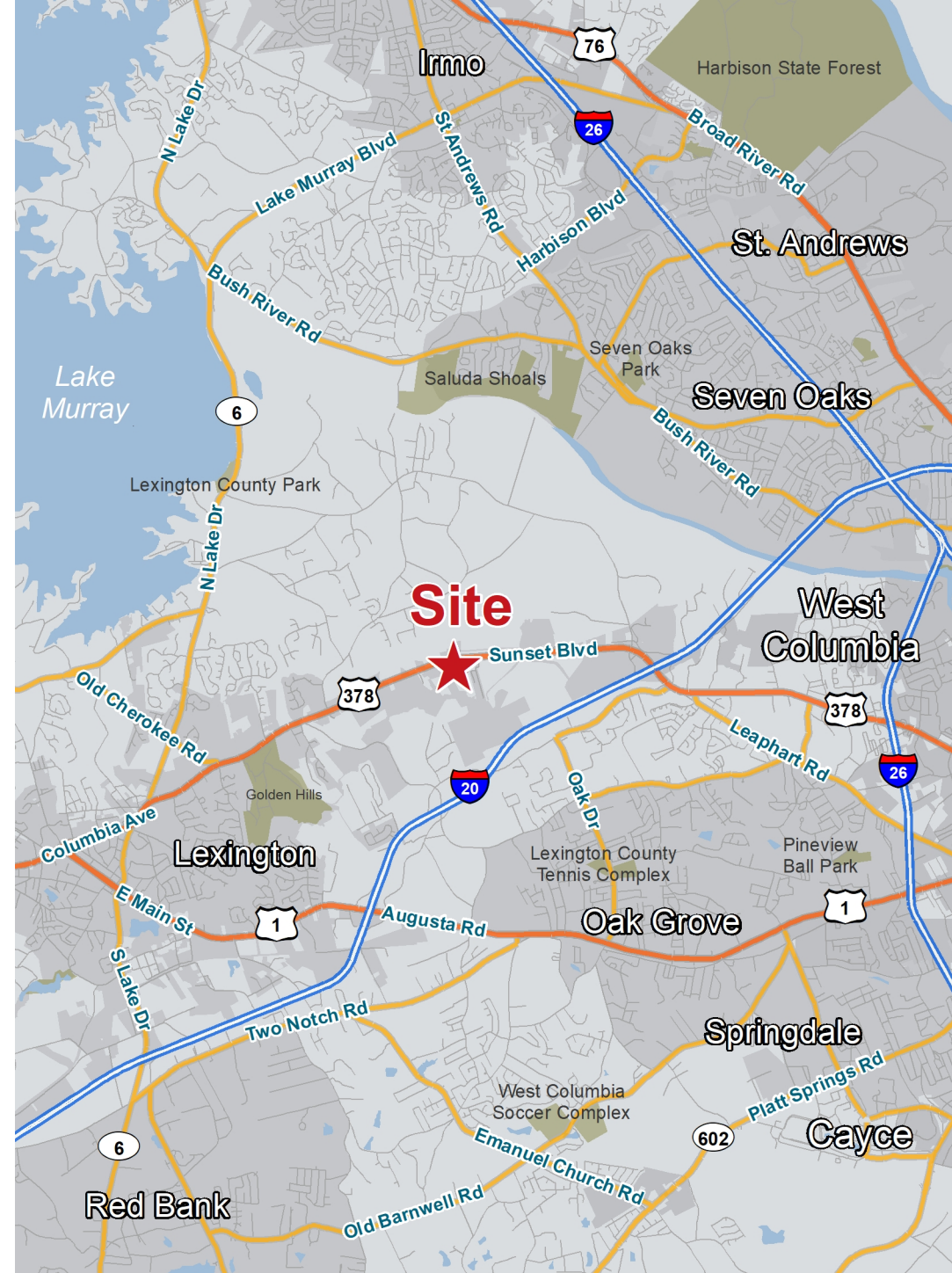
33,800 VPD (Station 183) Sunset Boulevard

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	2,555	37,135	127,798
Households:	1,191	15,334	53,811
Avg. Household Income:	\$83,901	\$77,137	\$69,935

## SALE PRICE

**\$1,695,000**



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to the lease.

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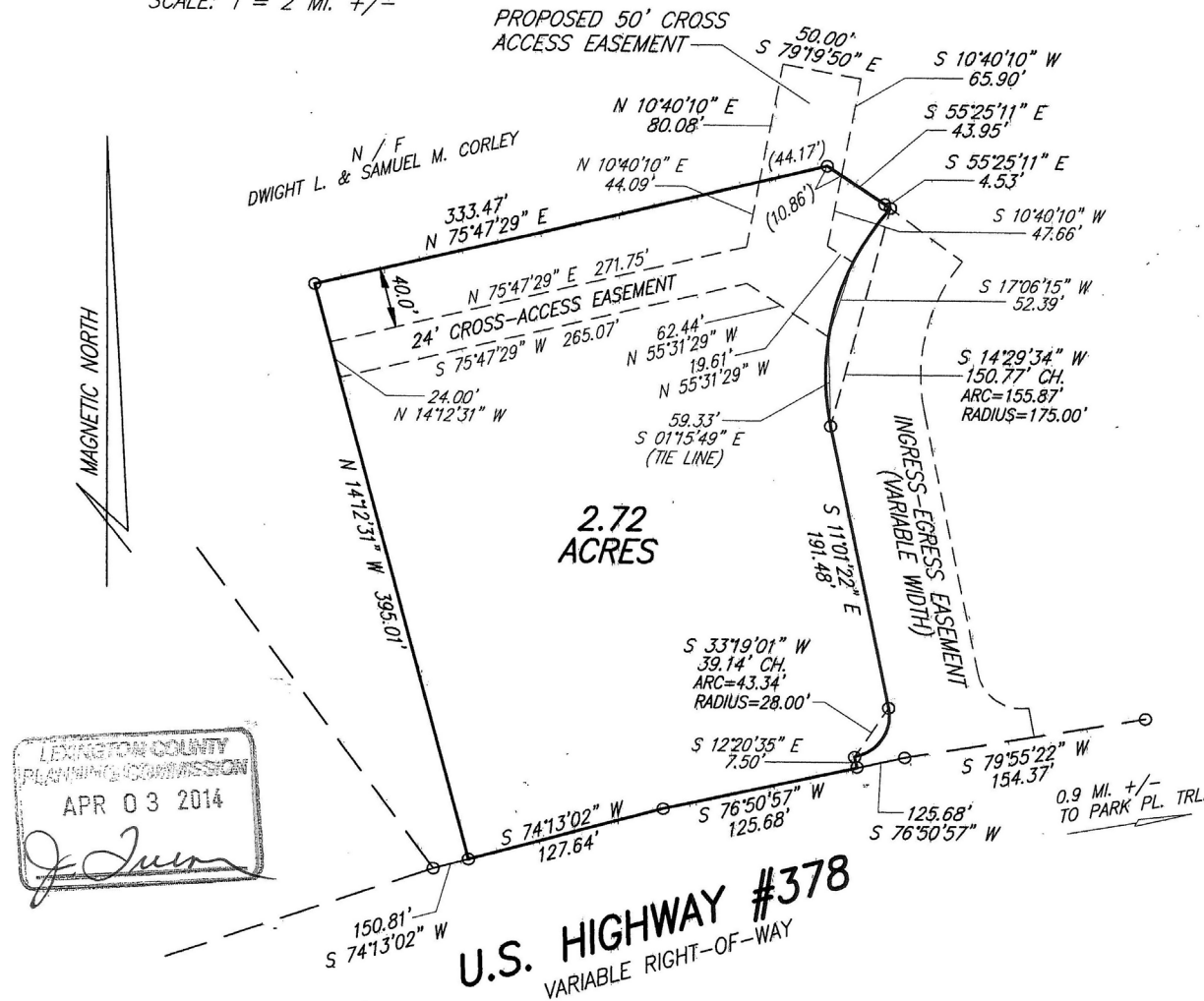
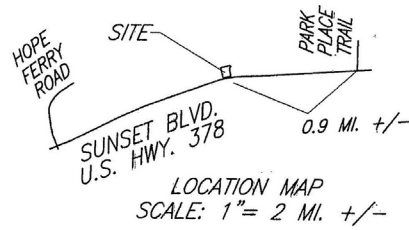
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# SURVEY

2014015631 FILED, RECORDED, INDEXED  
 04/17/2014 15:03:19:927  
 REC FEE: \$5.00 ST FEE: \$0.00  
 CO FEE: \$0.00 Pages: 1  
 Lexington County R.O.D. Debra M. Gunter  
 PLAT STANDARD Bk:Pg 16907:254



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# NAI Columbia

## Demographic Profile

## Demographic Profile

Sunset Boulevard and I-20 | Lexington, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>2020 Age Dist.</b>				<b>Median Household Income</b>			
2010 Census	2,352	31,618	114,713	0 - 4	6.0%	6.1%	6.1%	2020 Estimate	\$66,052	\$60,185	\$53,196
2020 Estimate	2,555	37,135	127,798	5 - 9	6.5%	6.3%	5.8%	2025 Projection	\$70,676	\$64,392	\$55,927
2025 Projection	2,752	39,912	135,242	10 - 14	6.9%	6.6%	5.9%				
% Chg. 2020-2025	7.7%	7.5%	5.8%	15 - 19	5.6%	5.6%	5.4%	<b>Average Household Income</b>			
				20 - 24	3.9%	5.3%	7.1%	2020 Estimate	\$83,901	\$77,137	\$69,935
<b>Households</b>				25 - 34	11.3%	13.0%	15.8%	2025 Projection	\$93,079	\$85,162	\$76,726
2010 Census	1,082	13,179	48,839	35 - 44	15.3%	14.0%	13.6%				
2020 Estimate	1,191	15,334	53,811	45 - 54	12.7%	12.2%	12.0%	<b>Per Capita Household Income</b>			
2025 Projection	1,285	16,438	56,789	55 - 64	13.2%	12.3%	12.2%	2020 Estimate	\$34,067	\$31,862	\$29,425
				65 - 74	11.4%	10.2%	9.3%	2025 Projection	\$37,414	\$35,087	\$32,181
<b>Families</b>				75 - 84	5.2%	5.7%	4.8%				
2010 Census	716	8,487	29,059	85+	2.0%	2.7%	2.0%	<b>2020 Household Income Dist.</b>			
2020 Estimate	777	9,696	31,447					Less than \$15,000	5.5%	7.1%	9.3%
2025 Projection	837	10,345	33,067	<b>Median Age</b>				\$15,000 - \$24,999	9.4%	8.6%	9.6%
				2010 Census	38.8	38.3	35.7	\$25,000 - \$34,999	7.8%	10.0%	11.7%
<b>2020 Housing Data</b>				2020 Estimate	41.3	40.0	37.7	\$35,000 - \$49,999	14.3%	15.3%	15.8%
Owner Occ. Housing Units	888	10,526	31,462	2025 Projection	42.7	41.0	38.7	\$50,000 - \$74,999	18.0%	18.1%	19.6%
Renter Occ. Housing Units	303	4,808	22,349					\$75,000 - \$99,999	15.1%	15.1%	13.4%
				<b>Average Household Size</b>				\$100,000 - \$149,999	18.4%	17.1%	13.4%
<b>2020 Business Data</b>				2010 Census	2.16	2.36	2.30	\$150,000 - \$199,999	7.2%	5.5%	4.3%
Total Businesses:	2,144	24,849	72,146	2020 Estimate	2.13	2.39	2.33	\$200,000 and Up	4.3%	3.3%	2.9%
Total Employees:	2,555	37,135	127,798	2025 Projection	2.13	2.40	2.34				