

FOR LEASE

OFFICE/WAREHOUSE

**2676 South Lake Drive
Lexington, SC 29073**

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



Executive Summary



Lease Rate	\$10.81 SF/YR
------------	----------------------

OFFERING SUMMARY	
Building Size:	1,475 SF
Warehouse SF:	1,300 SF
Lot Size:	1.04 Acres
Year Built:	1940
Zoning:	ID
Traffic Count:	18,000

PROPERTY OVERVIEW

This unique 1,475 SF home offers the perfect opportunity for a residential-to-office conversion with ample space for business operations. Situated on a 1.04-acre lot, the property includes a 1,300 SF warehouse with a 10-ft roll-up door, ideal for storage or light industrial use. Covered carport for convenient parking or storage. Partially fenced lot for added security and flexibility. Easy access to the highway, ensuring smooth logistics and accessibility. Ideal for small businesses, contractors, or those needing office and warehouse space in one location.

PROPERTY HIGHLIGHTS

- 1475 SF home-to-office conversion
- 1300 SF warehouse with 10-ft roll-up door
- 1.04 Acre lot
- Covered carport for added convenience
- Partially fenced for security and flexibility



DAVID BROCK
803.312.1908
realtor1691@gmail.com



OFFICE/WAREHOUSE

2676 South Lake Drive Lexington, SC 29073

OFFICE BUILDING
FOR LEASE

Additional Photos



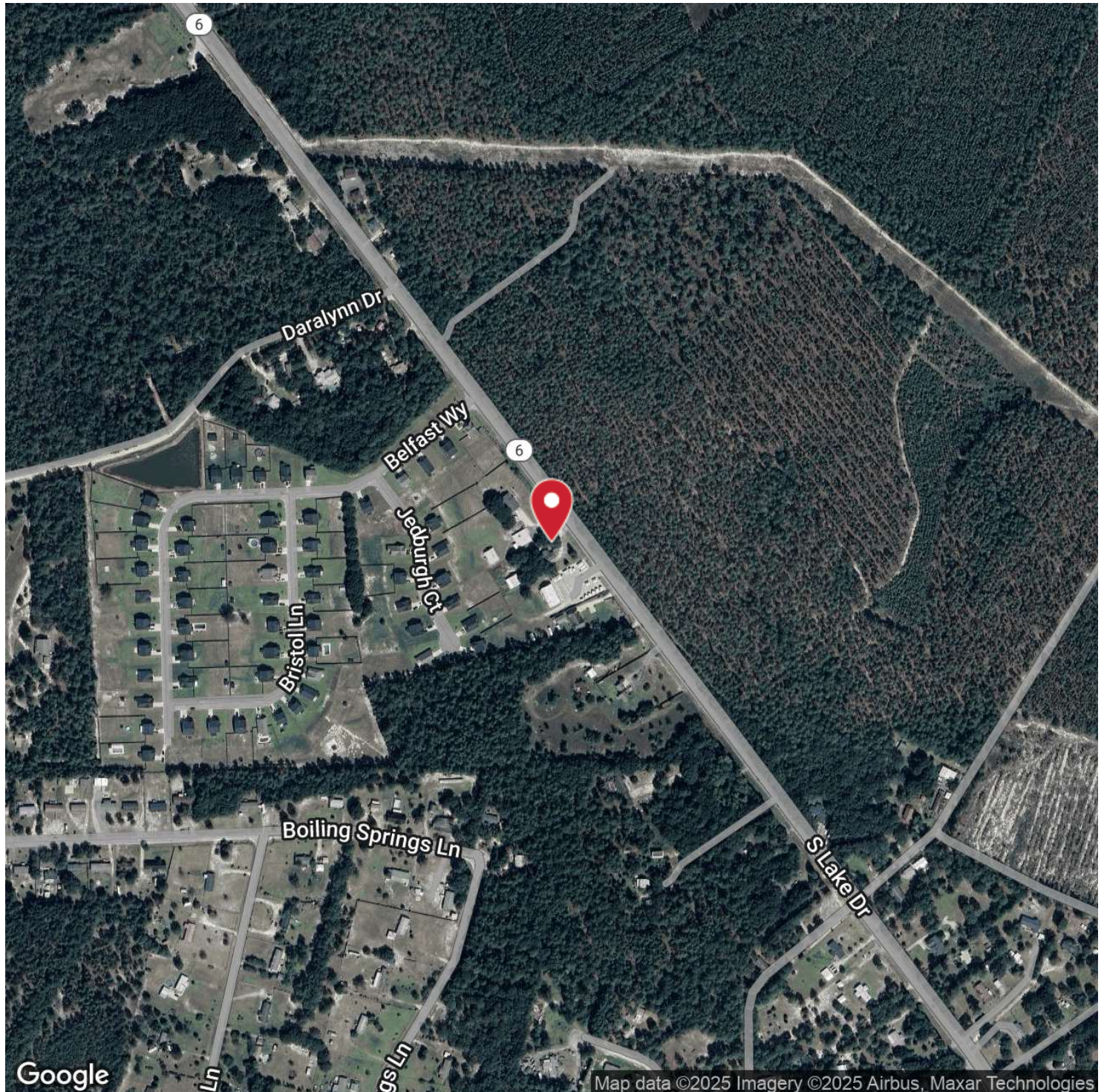
DAVID BROCK

803.312.1908

realtor1691@gmail.com



Location Map



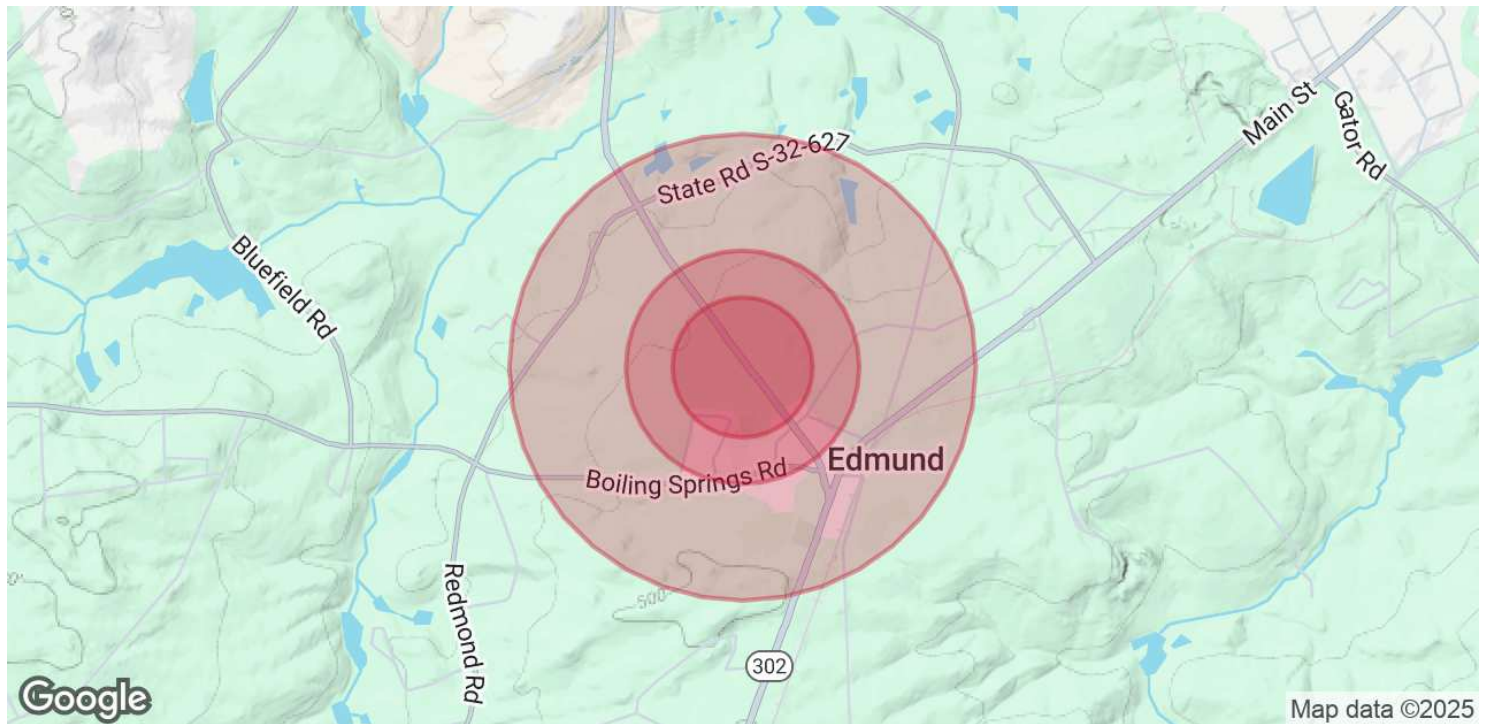
DAVID BROCK

803.312.1908

realtor1691@gmail.com



Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	42	191	559
Average Age	40	40	40
Average Age (Male)	40	40	40
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	16	74	218
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$62,588	\$62,372	\$64,687
Average House Value	\$198,386	\$197,065	\$196,779

TRAFFIC COUNTS

18,000/day

Demographics data derived from AlphaMap

**DAVID BROCK**

803.312.1908

realtor1691@gmail.com



I HAVE GRAPHICALLY DETERMINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY INSURANCE RATE MAP; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD ZONE A,B, or V.

F.I.R.M. COMMUNITY PANEL NO. 45063C-0377-G

DATE: FEBRUARY 20, 2002

NOTE: THIS SURVEY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON; THIS SURVEY IS SUBJECT TO ANY INFORMATION THAT MAY BE DISCOVERED DURING A COMPLETE TITLE SEARCH.

LEGEND:

I.P.F. - IRON PIN FOUND

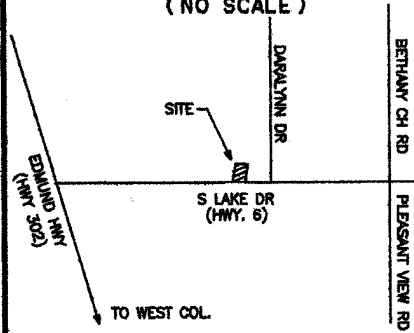
I.P.S. - IRON PIN SET

NOTE: CORNERS THAT ARE NOT LABELED ARE I.P.S.'s (1 1/4" OPEN END)

P.P. - POWER POLE

" VICINITY MAP "

(NO SCALE)



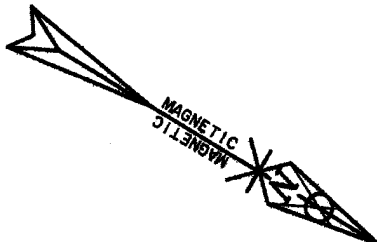
N/F DWIGHT MICHAEL SHEALY

TMS. 008700-01-079
DEED 2371, PG.170
PLAT 256-G, PG.759

PORTION OF, TAX MAP
NUMBER

008700-01-079
DEED 2371, PG.170
PLAT 256-G, PG.759

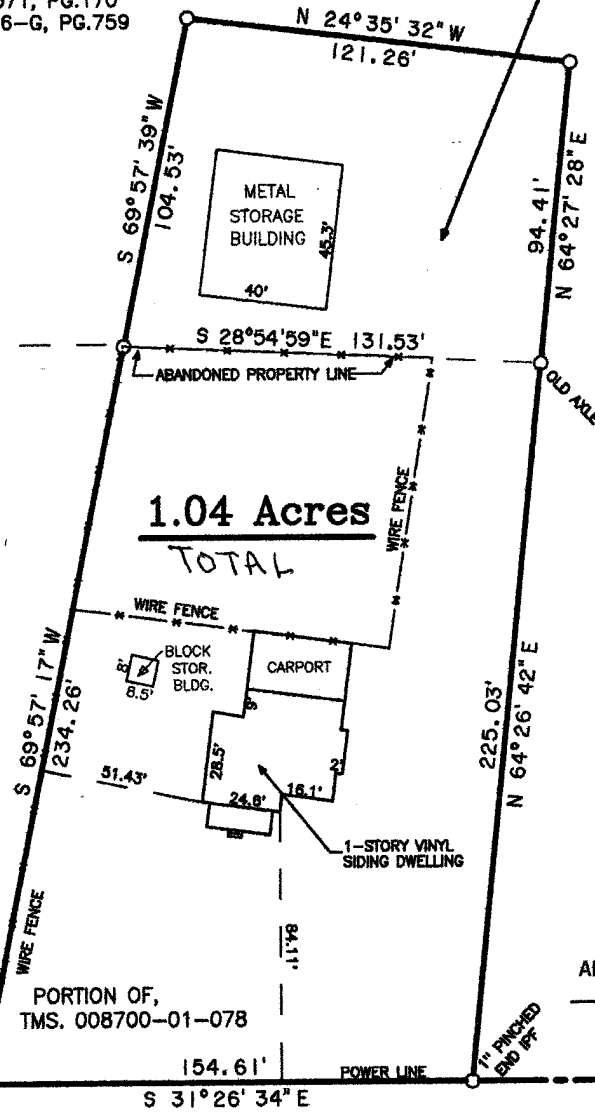
2012051726 FILED, RECORDED, INDEXED
11/01/2013 12:28:39 PM
REC. FEE: \$5.00 ST. FEE: \$0.00
LEXINGTON COUNTY R.D.D. Debra M. Gutter
PLAT STANDARD BK. 174 16639:80



N/F SHAWNEY L. SHEALY

TMS. 008700-01-078
DEED 7221, PG.09
PLAT 264, PG.340

REVISED; SEPTEMBER 16,
2013 TO SHOW BEARING
AND DISTANCE ON THE
ABANDONED PROPERTY
LINE.

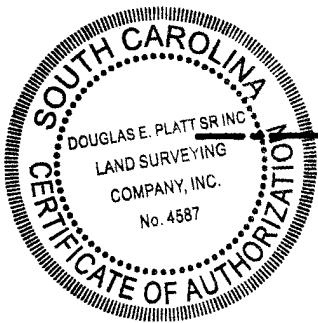


N/F DWIGHT MARVIN SHEALY

& LENELLE SHEALY

D.B. 5936, PG. 51
P.B. 94-G, PG. 66

APPROX. 1056' TO
DARALYNN RD



SOUTH LAKE DRIVE
(S.C. HIGHWAY NO. 6)
(66' R/W)

LEXINGTON COUNTY
PLANNING COMMISSION
NOV 01 2013
J. June

PLAT PREPARED FOR

RIKKI D. GALLOWAY

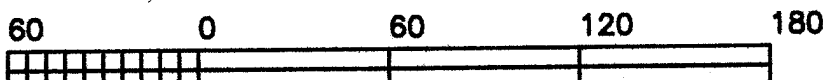
DATE: SEPTEMBER 5, 2013
SCALE 1" = 60'

LEXINGTON COUNTY, NEAR EDMUND, S.C.

NOTES / REFERENCES:

TAX MAP NO. PORTION OF 008700-01-078
DEED BOOK= 7221, PG. 9
PLAT BOOK= 264, PG. 340
PLAT REFERENCE:

THE SAME BEING SHOWN AS PORTION OF PROPERTY ON A PLAT FOR DWIGHT MICHAEL SHEALY BY HUSSEY, GAY, BELL, & DEYOUNG, INC., DATED JULY 2, 1992.



GRAPHIC SCALE - FEET

FIELD BOOK: A-327 JOB: JDHD09C

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Douglas E. Platt Sr.

DOUGLAS E. PLATT SR.

S.C.P.L.S. NO. 4041

345 GLENN ROAD

WEST COLUMBIA, S.C. 29172

PHONE NO. 803-796-0874

FAX NO. 803-796-0874