

FOR LEASE

OFFICE/WAREHOUSE

2676 South Lake Drive
Lexington, SC 29073

6

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



Executive Summary



Lease Rate

\$10.81 SF/YR

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.

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 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

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OFFICE BUILDING
FOR LEASE

Additional Photos



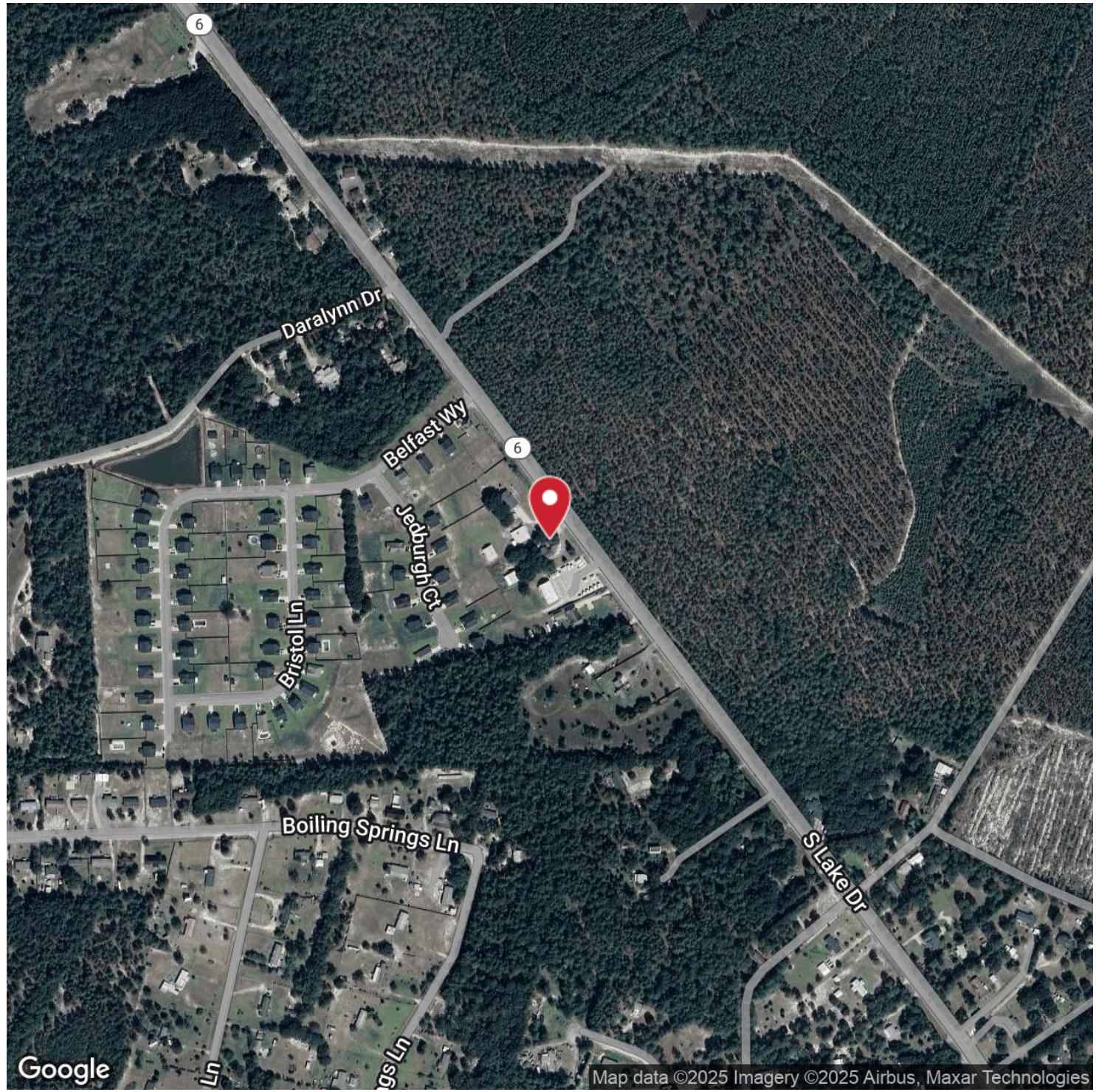
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Location Map

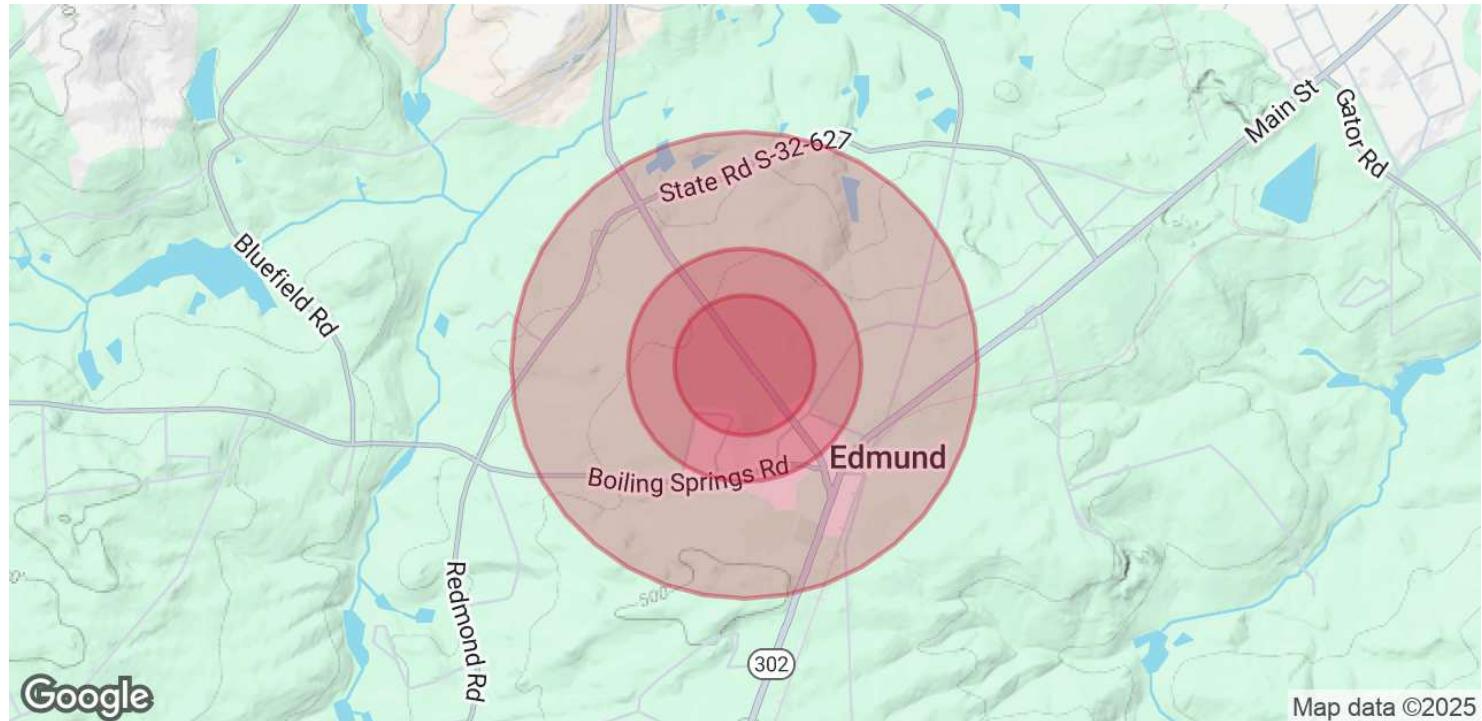
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Demographics Map & Report



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**

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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

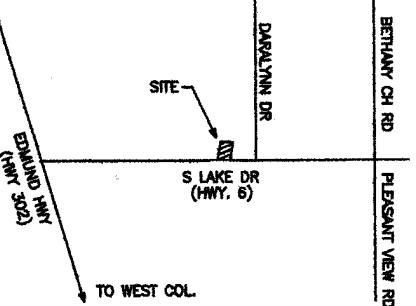
I.P.S. - IRON PIN SET

NOTE: CORNERS THAT ARE NOT LABELED ARE I.P.S.'s

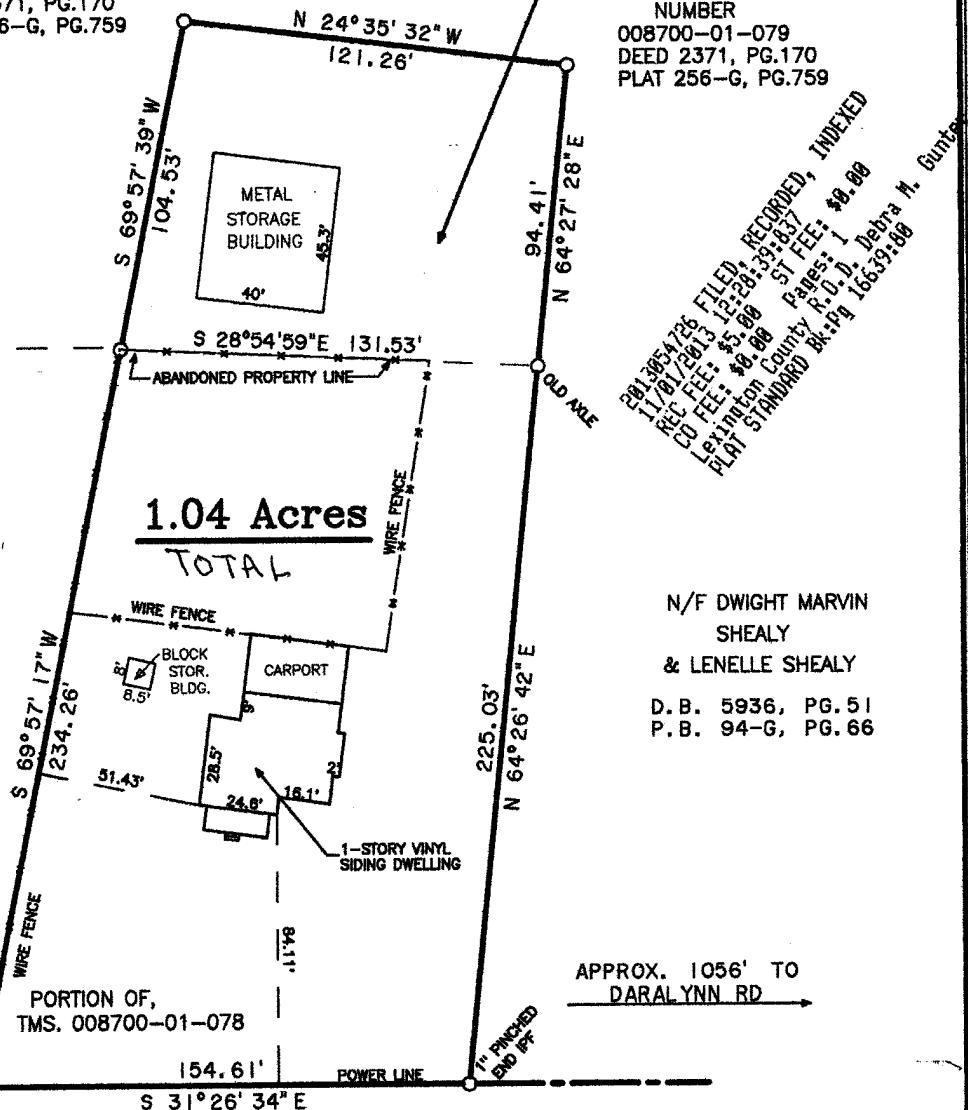
(1 1/4" OPEN END)

P.P. = POWER POLE

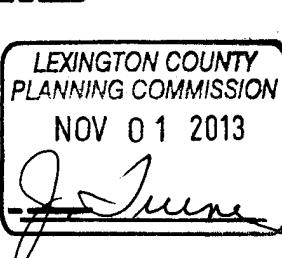
" VICINITY MAP "
(NO SCALE)



N/F DWIGHT MICHAEL SHEALY
TMS. 008700-01-079
DEED 2371, PG.170
PLAT 256-G, PG.759



N/F DWIGHT MARVIN SHEALY & LENELLE SHEALY
D.B. 5936, PG. 51
P.B. 94-G, PG. 66



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

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.

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.
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60 0 60 120 180



GRAPHIC SCALE - FEET

FIELD BOOK: A-327 JOB: JDHD09C