

LONGS POND SQUARE

364 Longs Pond Rd.
Lexington, SC 29073



The Commercial
Real Estate Experts

LOCAL COMPANY

NATIONAL PRESENCE

GLOBAL REACH

THE
CULMINATION OF:

- Integrity
- Client Service
- Creativity
- Hard Work

THE
LEADERS IN:

- Sales
- Leasing
- Development
- Property Management
- Consulting
- Analysis
- Investment
- 1031 Exchange
- Successful Negotiations

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Lexington, SC 29072

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LEASE RATES STARTING AT \$28/SF NNN

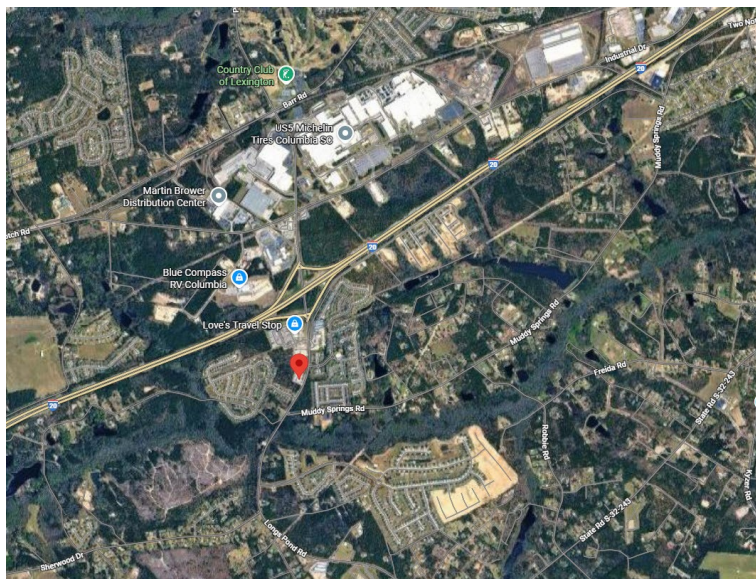
LONGS POND SQUARE

ON-GOING REDEVELOPMENT OF THE ENTIRE CENTER

SEARCHING OUT NEW TENANTS FOR A GREAT MARKET

LIMITED RETAIL SPACE AVAILABLE IN THE AREA

- **GREAT DEMOGRAPHIC**
- **ABUNDANT AND GROWING ROOFTOPS**
- **HUGE DAYTIME POPULATION**
- **+/- 11,000 AADT**
- **MULTIPLE SUITES AVAILABLE**
- **SUITES FROM 1,500 SF TO 6,000 SF**
- **PLENTIFUL PARKING**
- **LOCAL, REGIONAL OR NATIONAL TENANTS WELCOME**



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ON-GOING RE-DEVELOPMENT OF THE ENTIRE CENTER

NEW TENANTS INCLUDE:

- **PIZZA HUT DRIVE THROUGH AND TAKE OUT**
- **EXIT 51 BEVERAGE OUTLET**



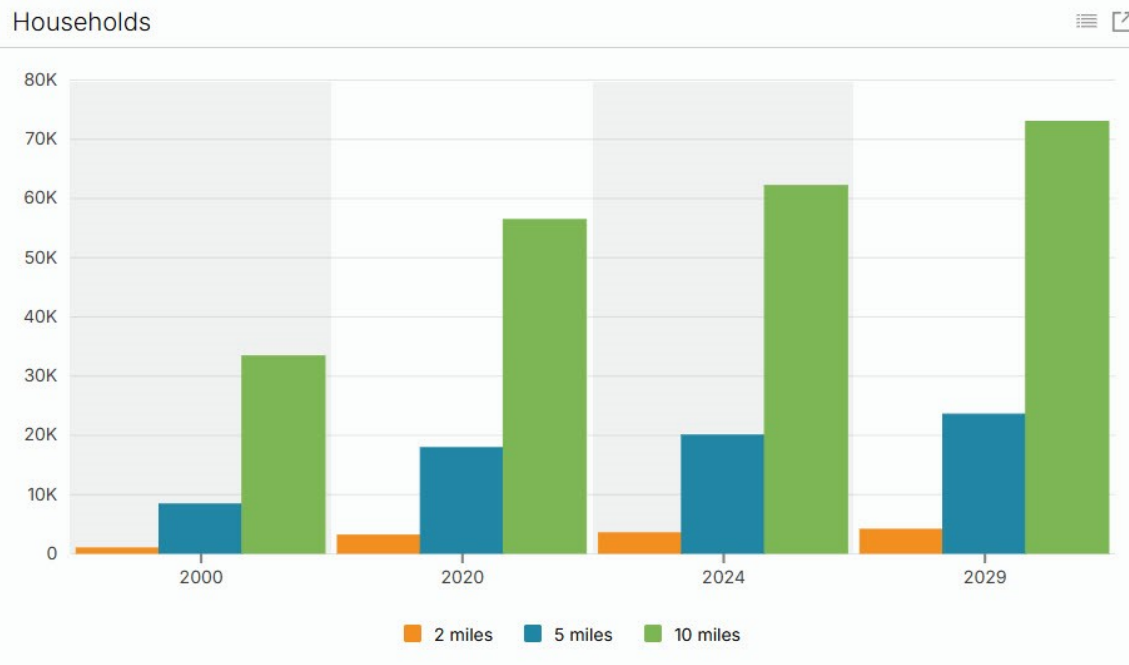
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- **GREAT DEMOGRAPHIC**
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- **HUGE DAYTIME POPULATION**
- **+/- 11,000 AADT LONGS POND ROAD**
- **+/- 51,100 AADT I-20**



Consumer Spending Details									2024	2029
Radius	2 miles			5 miles			10 miles			
Expand All	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita	
Apparel	\$6,508,522	\$1,905	\$643	\$34,323,267	\$1,722	\$626	\$104,288,952	\$1,680	\$637	
Entertainment, Hobbies & P...	\$19,153,690	\$5,607	\$1,891	\$104,239,678	\$5,231	\$1,901	\$325,271,264	\$5,240	\$1,987	
Food & Alcohol	\$31,857,948	\$9,326	\$3,146	\$172,877,247	\$8,675	\$3,153	\$538,181,747	\$8,670	\$3,287	
Household	\$20,615,541	\$6,035	\$2,036	\$110,168,531	\$5,528	\$2,009	\$345,561,831	\$5,567	\$2,111	
Transportation & Maintena...	\$35,745,828	\$10,464	\$3,530	\$182,375,217	\$9,151	\$3,326	\$563,603,613	\$9,080	\$3,443	
Health Care	\$5,945,408	\$1,740	\$587	\$32,537,445	\$1,633	\$593	\$104,797,557	\$1,688	\$640	
Education & Daycare	\$6,888,121	\$2,016	\$680	\$35,083,124	\$1,760	\$640	\$114,399,213	\$1,843	\$699	
Total Specified Consumer ...	\$126,715,058	\$37,095	\$12,513	\$671,604,509	\$33,700	\$12,249	\$2,096,104,177	\$33,769	\$12,803	

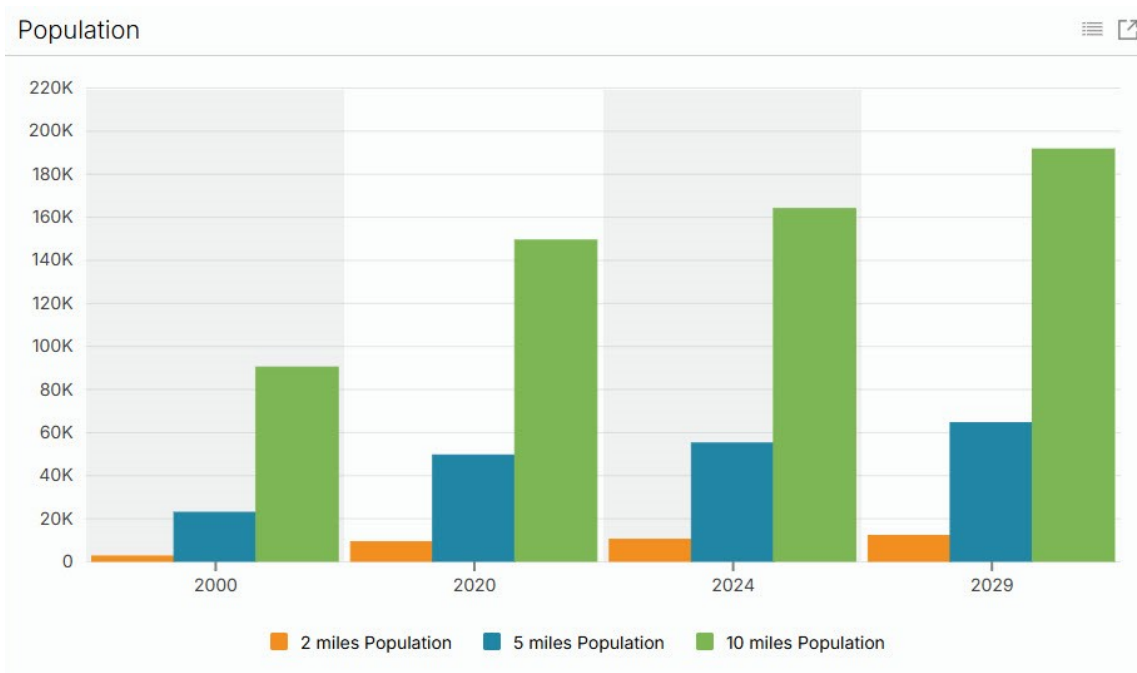
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Daytime Employment								
Radius	2 miles			5 miles			10 miles	
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses
Service-Producing Industries	2,476	98	25	11,275	1,311	9	33,536	4,236
Trade Transportation & Utili...	2,161	23	94	3,950	227	17	8,548	716
Information	8	2	4	128	23	6	590	54
Financial Activities	44	13	3	602	174	3	2,852	642
Professional & Business Se...	42	11	4	815	165	5	3,261	604
Education & Health Services	54	22	2	2,621	416	6	7,771	1,163
Leisure & Hospitality	103	15	7	1,310	112	12	4,541	349
Other Services	37	9	4	936	169	6	3,301	588
Public Administration	27	3	9	913	25	37	2,672	120
Goods-Producing Industries	242	34	7	3,075	225	14	6,070	619
Natural Resources & Mining	3	1	3	169	9	19	293	27
Construction	224	29	8	1,177	174	7	2,533	447
Manufacturing	15	4	4	1,729	42	41	3,244	145
Total	2,718	132	21	14,350	1,536	9	39,606	4,855

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RETAIL NEIGHBORS INCLUDE:

- * STARBUCKS
- * ARBYS
- * MCDONALDS
- * LOVES TRAVEL STOP
- * DOLLAR GENERAL
- * BURGER KING
- * SUBWAY
- * COUNTRY CLUB OF LEXINGTON
- * BLUECOMPASS RV



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