

# 5409 Platt Springs Road

LEXINGTON, SC

4.17 AC  
DEVELOPMENT SITE

AVAILABLE FOR  
GROUND LEASE OR  
BUILD TO SUIT



**TRINITY**  
PARTNERS

FOR MORE  
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# Property Details

429 ft. of frontage along Platt Springs Road.

Directly across the street from Platt Springs Crossing (Brand New Lowes Foods Shopping Center).

Over 50 national retailers and fast food chains within a one (1) mile radius.

**ADDRESS:**  
5409 PLATT SPRINGS ROAD  
LEXINGTON, SC 29073

**ACERAGE:**  
4.17 AC

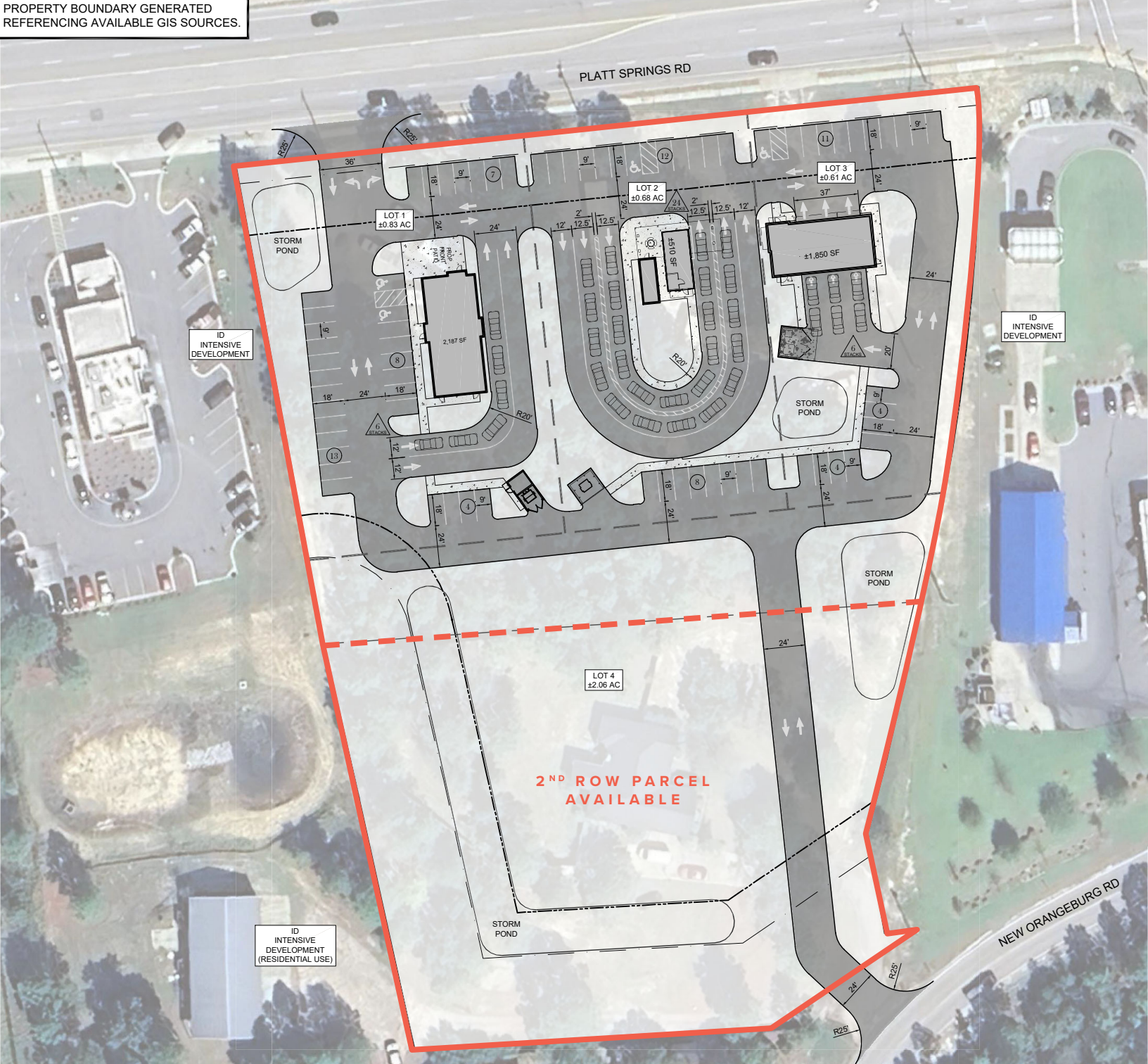
**ZONING:**  
I-D (LEXINGTON COUNTY)

**TRAFFIC COUNT:**  
16,540 VPD (2024)

**PROPOSED USE:**  
FOOD SERVICES, GENERAL  
RETAIL (LIMITED USE)

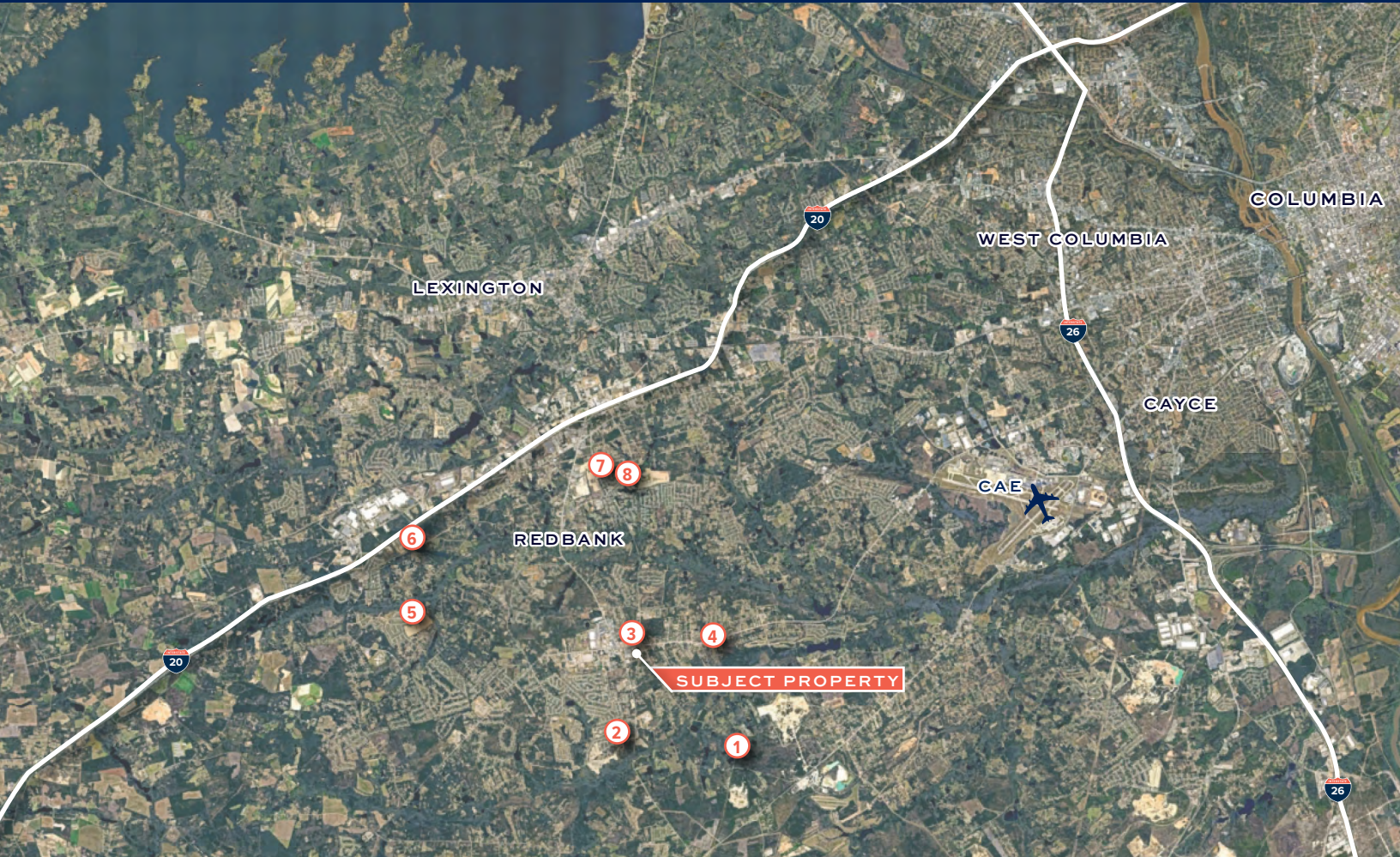
# Conceptual Site Plan

PROPERTY BOUNDARY GENERATED  
REFERENCING AVAILABLE GIS SOURCES.





# Residential Growth Map



1	2101 OLD ORANGEBURG RD. LEXINGTON, SC 29073	PLANNED DEVELOPMENT 600 HOMES	5	1243 LONG RIDGE WAY LEXINGTON, SC 29073	LONGVIEW - STANLEY MARTIN HOMES 250 HOMES
2	153 ALDERGAGE DR. LEXINGTON, SC 29073	BLUEFIELD BY MUNGO SUBDIVISION 200 HOMES	6	1706 WHITE ROSES CT. LEXINGTON, SC 29073	HIDDEN SPRINGS (MUNGO HOMES) 190 HOMES
3	5400 PLATT SPRINGS RD. LEXINGTON, SC 29073	PLATT SPRINGS CROSSING 142 TOWNHOMES	7	112 COPPERSMITH DR. LEXINGTON, SC 29073	COPPER CREST (STANLEY MARTIN HOMES) 70 HOMES
4	5111 PLATT SPRINGS RD. LEXINGTON, SC 29073	THE VILLAGE AT PLATT SPRINGS 7 SINGLE FAMILY HOMES	8	906 CITATION ST. LEXINGTON, SC 29073	ASHTON LAKES 93 HOMES

TOTAL NUMBER OF PLANNED OR UNDER CONSTRUCTION RESIDENTIAL

± 1,552

# Market Overview

## LEXINGTON, SOUTH CAROLINA

Lexington, SC is one of the fastest-growing communities in the Columbia metro area, with a population of just over 24,000 and steady annual growth. The town has a relatively young median age of about 41 and a strong median household income of roughly \$83,000, well above state averages.



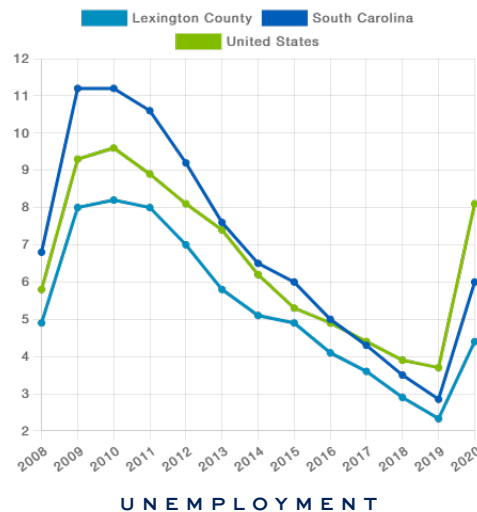
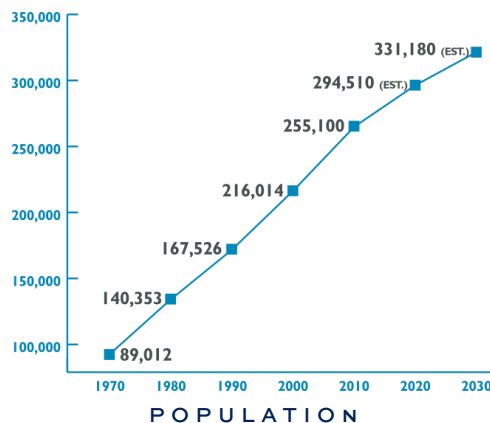
This combination of affluence and steady population increase makes Lexington attractive for both residential and commercial development.

Development momentum is strong, with new residential neighborhoods, retail, and service businesses rapidly expanding to meet demand. The town has also committed millions to public improvements such as parks, trails, and Main Street enhancements through its Comprehensive Plan. On a larger scale, Lexington County has secured significant new industrial investments, including Cardiff Products Corporation's \$99.6 million co-packaging facility and Techo-Bloc's \$45 million manufacturing operation, both bringing new jobs.



Employment growth in Lexington continues to be healthy, with health care, education, finance, and manufacturing serving as leading job sectors. The town's

workforce of more than 11,000 is supported by steady job creation and an expanding industrial base. Together, rising incomes, quality of life improvements, and strategic business investment position Lexington as a dynamic and competitive market in the Midlands region.



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LEXINGTON MEDICAL CENTER

Shaw

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MICHELIN

TOP EMPLOYERS

