

151

CORLEY MILL ROAD



118,216 SF
FOR SUBLEASE

LEXINGTON, SC

CBRE

PROPERTY SUMMARY

Location

151 Corley Mill Road is a Class A, furnished, single-tenant office building conveniently located in Lexington, SC near the I-20 interchange at Highway 378/Sunset Blvd. It is less than 10 miles from downtown Columbia, minutes from the I/20 and I/26 interchange and Columbia Metropolitan Airport and is situated a main corridor that leads into the thriving Lexington submarket. With easy access to restaurants, retailers, local schools and interstates, it offers a highly desirable setting for business operations within Lexington's thriving economic landscape.

The greater Lexington area is one of the fastest growing areas in South Carolina. It is known for its small-town charm, excellent schools and strong community involvement. Lexington offers access to many popular amenities including: the Lexington County Museum, Icehouse Ampitheater, Village Square Theatre, Congaree National Park, and Lake Murray.



Property Highlights



Amenities Include:
Numerous conference & training rooms, weight room, outdoor picnic areas & more!



Immediate access to I-20 and less than 10 miles to the CBD



Single tenant building built in 2000



Parking: 4.5/1000



Current Lease Expires September 2029

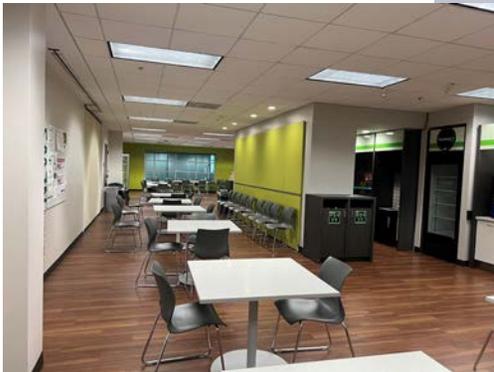


Lease Rate: Contact Broker for Pricing

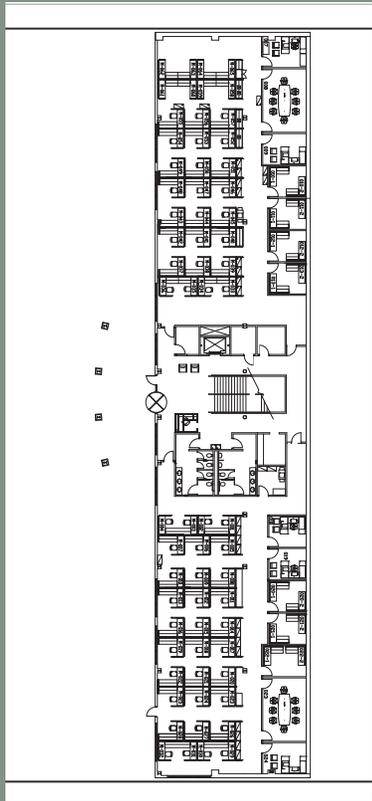
EXTERIOR PHOTOS



INTERIOR PHOTOS



FLOOR PLAN



Ground Floor Plan



First Floor Plan



I-20

I-20

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Hwy 378

LOCATION OVERVIEW



Columbia, SC

Also known as the Midlands of South Carolina, the greater Columbia area and MSA consist of six counties: Richland (of which the City of Columbia is the seat), Calhoun, Fairfield, Kershaw, Lexington, and Saluda. The region is rich in history and cultural amenities.

Columbia is the capital, the second largest city, and the commercial, governmental, and educational hub for South Carolina. It is located in the center of the state and equidistant from two other similarly-sized markets in South Carolina: Greenville-Spartanburg and Charleston. Columbia has the most dense urban core of the three, the vibrancy of which is bolstered by the University of South Carolina, with a student population of over 52,000.

Both national and international companies are drawn to Columbia due to a strong manufacturing base, logistical convenience, the availability of a talented labor pool, and livability.

Greenville, SC	1.5 Hrs
Charlotte, NC	1.5 Hrs
Charleston, SC	2 Hrs
Savannah, GA	2.5 Hrs
Atlanta, GA	3 Hrs

DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
Population			
2024 Population	1,986	13,995	39,784
2029 Population - Projection	2,132	15,081	42,325
2024-2029 Annual Population	143%	1.51%	1.25%
Generations			
Generation Alpha	11.6%	10.8%	10.4%
Generation Z	24.5%	23.0%	22.0%
Millennials	23.1%	22.6%	23.8%
Generation X	21.5%	21.0%	19.6%
Baby Boomers	16.2%	18.6%	19.2%
Greatest Generations	3.1%	4.1%	5.1%
Household Income			
Average Household Income	\$123,589	\$122,287	\$105,703
Median Household Income	\$103,667	\$99,941	\$82,563
Housing Value			
Median Home Price	\$326,380	\$315,373	\$273,005
Average Home Price	\$354,933	\$357,469	\$331,840
Housing Units			
Owner-Occupied Housing	70.0%	74.4%	67.8%
Renter-Occupied Housing	22.6%	18.5%	24.2%



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