

**Available for
Ground Lease or BTS
+/- 4.27 AC Available**



+/- 4.27 AC Available for Ground Lease or Build-to-Suit

CONTACT BROKER FOR PRICING

Edmund Hwy & S Lake Dr

2806 S Lake Drive, Lexington, SC, 29073

FOR LEASE

Burns Bissell

(704) 816-0182

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Matt Henry

(330) 310-9384

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MetCap
COMMERCIAL

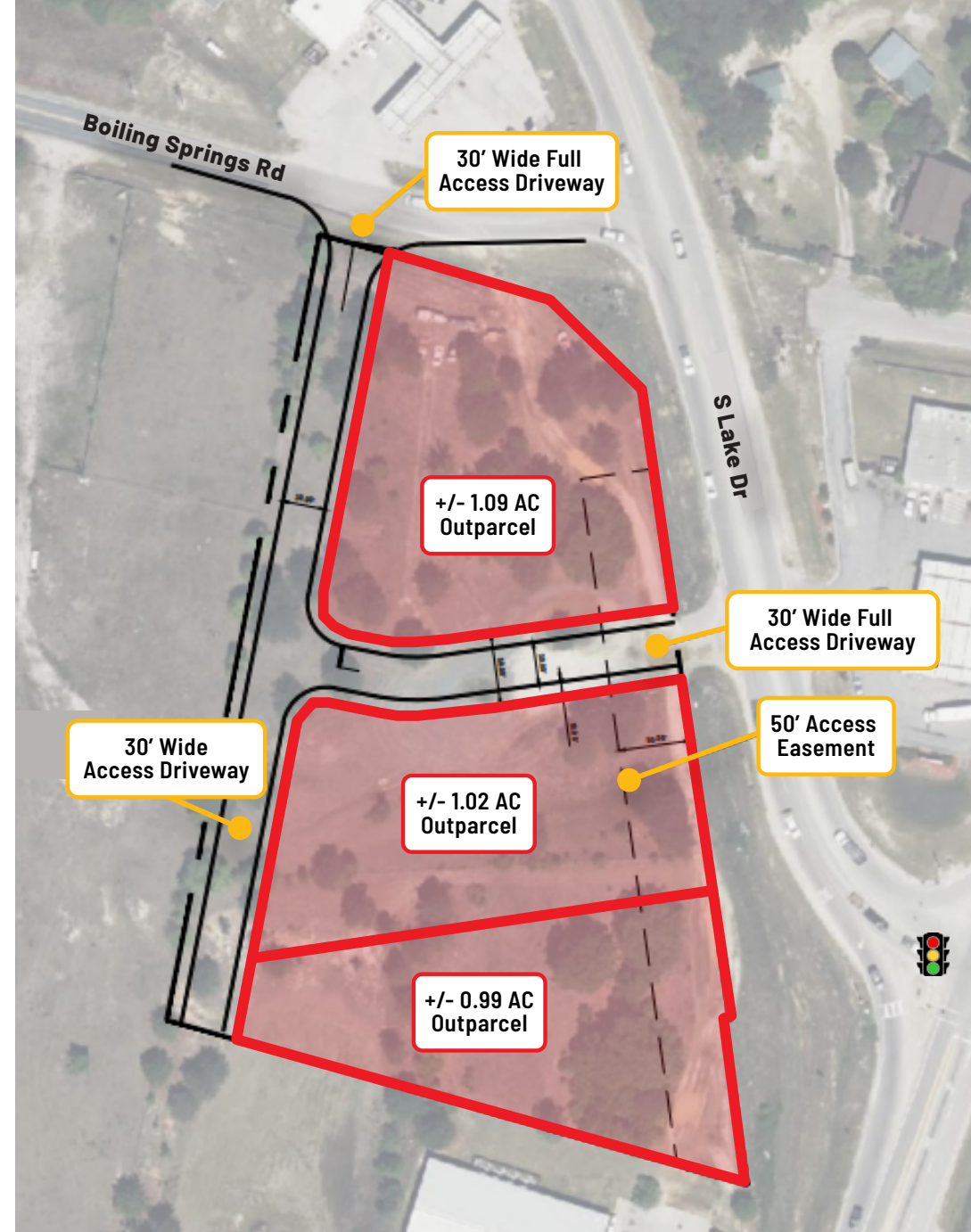
Property Details

PROPERTY HIGHLIGHTS

- +/- 4.27 AC Available for Ground Lease or BTS
- Off-site detention
- Rough graded pad delivery with utilited stubbed
- Located within a growing corridor with projected explosive residential growth in the coming years
- Approximately 800 homes are approved along Edmund Hwy north of site
- Traffic Counts:
 - Edmund Hwy | 20,000 VPD
 - S Lake Dr | 20,300 VPD

DEMOGRAPHICS

	3 MI	5 MI	7 MI
2025 POPULATION	9,606	39,206	75,661
2025 HOUSEHOLDS	3,613	14,813	28,860
AVERAGE HOUSEHOLD INCOME	\$87,070	\$83,017	\$84,381



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Market Overview



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