

FOR LEASE

# 1250+/- SF FORMER RESTAURANT

5076 Sunset Boulevard, Ste A  
Lexington, SC 29072

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$2,700.00 per month (MG)
Building Size:	7,500 SF
Available SF:	1,250 SF
Lot Size:	0.11 Acres
Year Built:	1970
Zoning:	GC
Traffic Count:	38,000

## PROPERTY OVERVIEW

Attention restaurateurs and entrepreneurs: seize the opportunity to claim this prime 1250 SF space for rent! Formerly a bustling restaurant, this strategically located gem boasts built-out amenities ready for your culinary vision. situated in a high-traffic, high-volume area, your business is primed for success. Don't miss out on this rare chance to make your mark in a thriving locale.

## PROPERTY HIGHLIGHTS

- 1250 SF prime space available for rent
- Formerly operated as a restaurant
- Built-out amenities ideal for restaurant setup
- Located in a high-traffic area
- Perfect opportunity for restaurateurs and entrepreneurs

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## Photos



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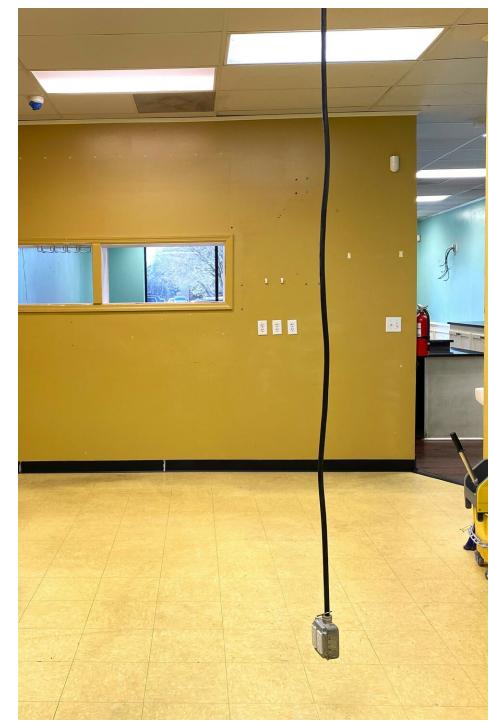


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## Additional Photos



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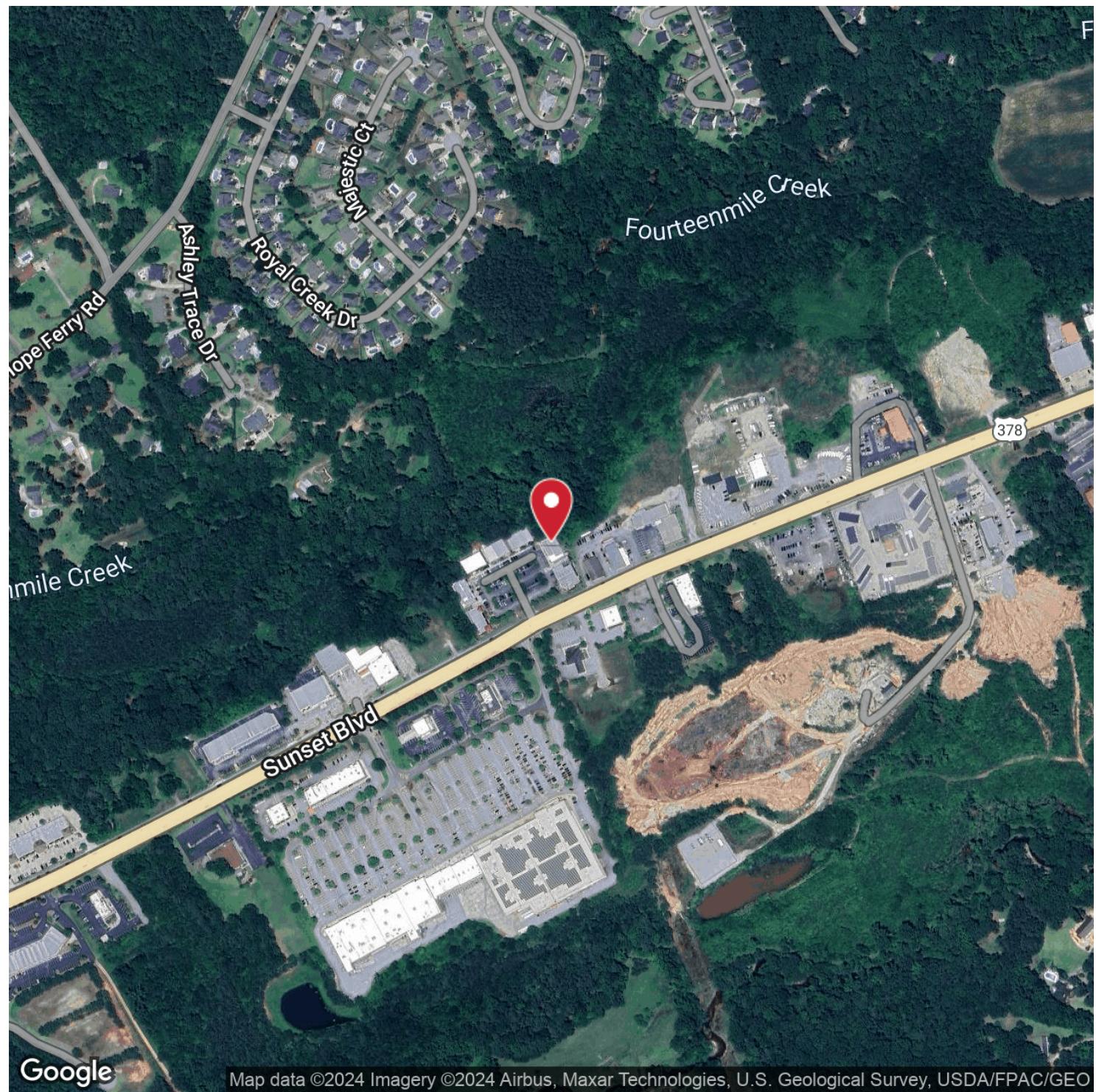


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## Location Map



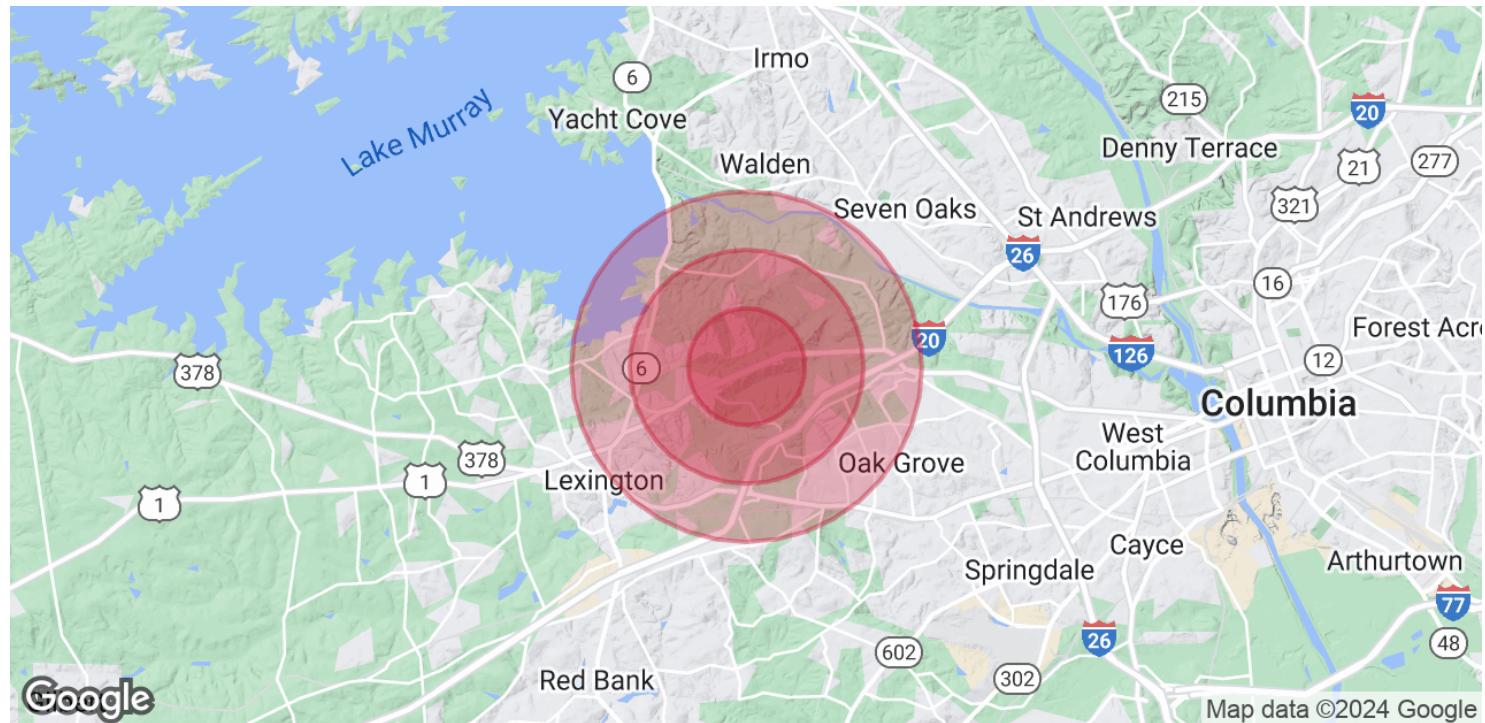
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# Demographics Map & Report



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,870	12,993	30,790
Average Age	35.6	38.4	39.7
Average Age (Male)	35.4	38.1	39.4
Average Age (Female)	35.8	38.5	39.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,210	5,371	12,843
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$104,170	\$104,950	\$94,887
Average House Value	\$241,356	\$245,989	\$225,126

## TRAFFIC COUNTS

38,000/day

*\* Demographic data derived from 2020 ACS - US Census***DAVID BROCK**

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## Retailer Map



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



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