

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 restauranteurs 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 restauranteurs and entrepreneurs

**DAVID BROCK**

803.312.1908

realtor1691@gmail.com



1250+/- SF FORMER RESTAURANT

5076 Sunset Boulevard, Ste A Lexington, SC 29072

RETAIL PROPERTY
FOR LEASE

Photos



DAVID BROCK

803.312.1908

realtor1691@gmail.com

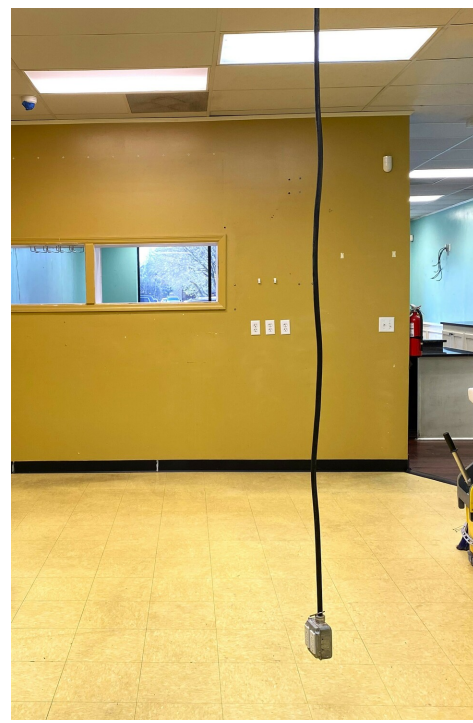


1250+/- SF FORMER RESTAURANT

5076 Sunset Boulevard, Ste A Lexington, SC 29072

RETAIL PROPERTY
FOR LEASE

Additional Photos



DAVID BROCK

803.312.1908

realtor1691@gmail.com

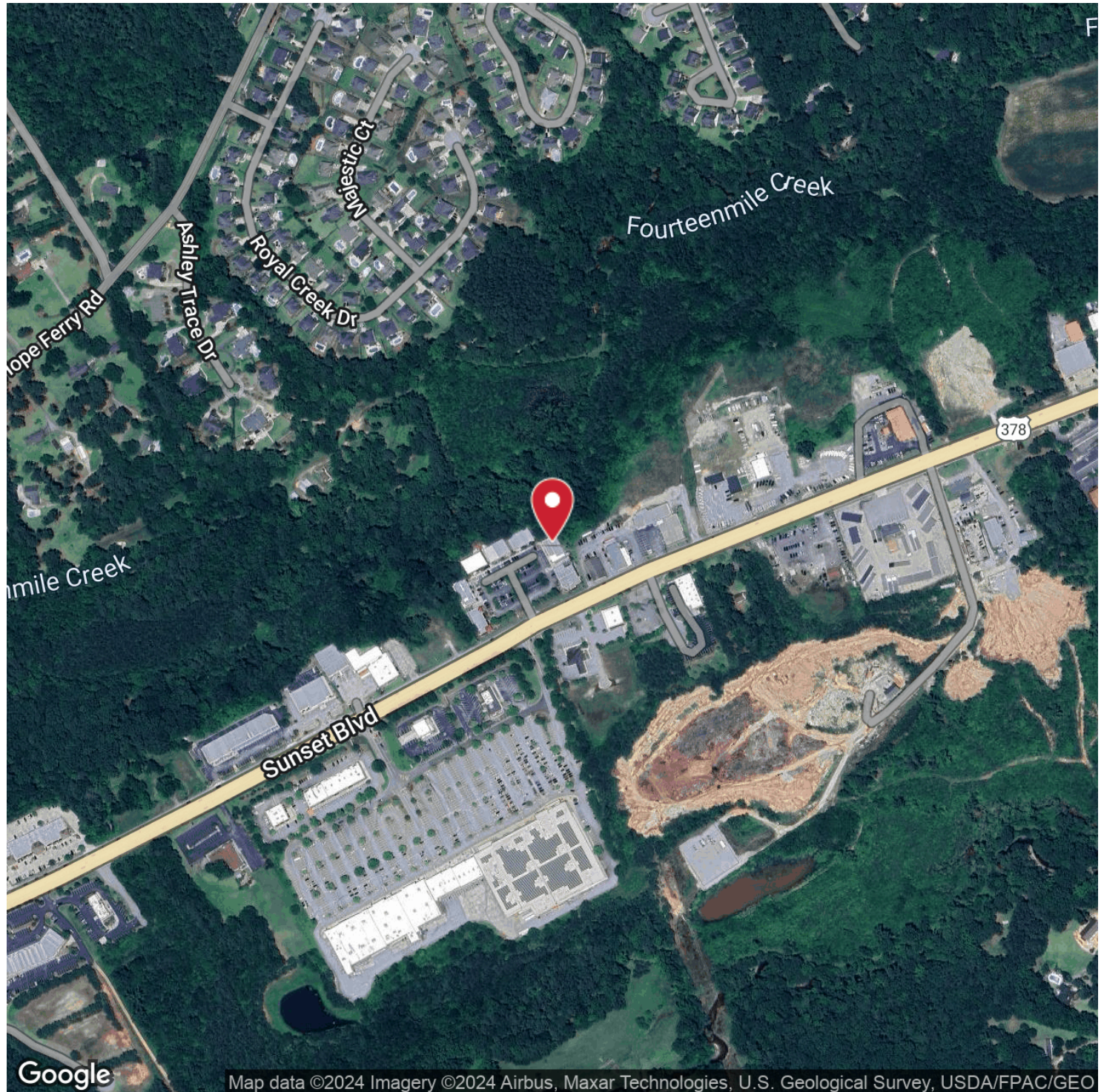


1250+/- SF FORMER RESTAURANT

5076 Sunset Boulevard, Ste A Lexington, SC 29072

RETAIL PROPERTY
FOR LEASE

Location Map



DAVID BROCK

803.312.1908

realtor1691@gmail.com

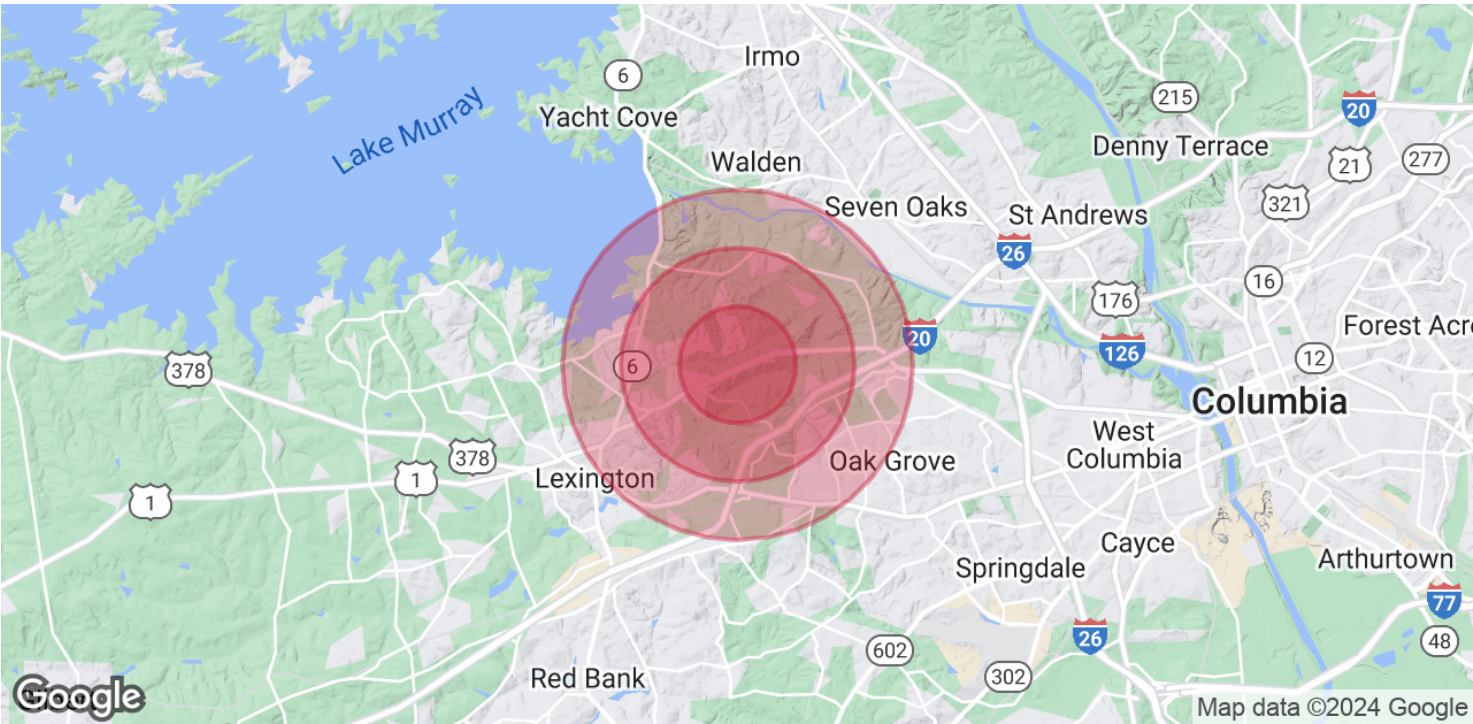


1250+/- SF FORMER RESTAURANT

5076 Sunset Boulevard, Ste A Lexington, SC 29072

RETAIL PROPERTY
FOR LEASE

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
803.312.1908
realtor1691@gmail.com



1250+/- SF FORMER RESTAURANT

5076 Sunset Boulevard, Ste A Lexington, SC 29072

RETAIL PROPERTY
FOR LEASE

Retailer Map



DAVID BROCK

803.312.1908

realtor1691@gmail.com

