

FOR SALE

302

Clark Street
Chapin, SC 29036

±2.12-Acre Commercial
Site with ±2,200-SF
Existing Office Building
Located in Chapin Market



SALE PRICE

Call Broker for Pricing

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Property Overview

302 Clark Street is located in the rapidly growing area of Chapin in proximity to the Publix-anchored Chapin Crossing shopping center and Chapin High School. The site consists of an approximately 2.12-acre commercial development site with a ±2,200-SF existing office building and features frontage on Chapin Road and Clark Street. The site's ideal uses include medical-office, retail, restaurants, banks and credit unions.

Chapin, known as "The Capital of Lake Murray," is an increasingly attractive area for general commercial activity due to its strategic location and supportive economic environment. Positioned near major highways and close to Columbia, Chapin provides convenient access to key markets and transportation routes. Its growing population and strong community amenities support a thriving local economy, making it ideal for a range of commercial uses.

SPECIFICATIONS

Size ±2.12 acres | ±2,200-SF Office Building

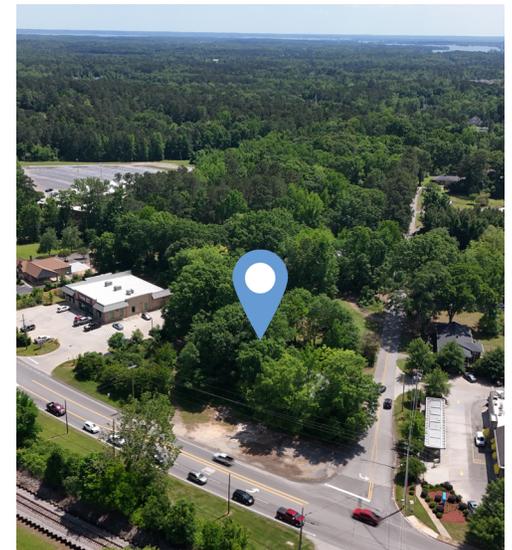
Zoning TC - Town Center District (Town of Chapin)

TMS #000717-02-022 (Lexington County)

Traffic Chapin Rd: ±14,700 VPD

Frontage 145' - Chapin Road
465' - Clark Street

Utilities Water and sewer available





Demographics

Drive Times | 2024

	5 minutes	10 minutes	20 minutes
Population	±2,780	±14,935	±89,369
Daytime Population	±4,372	±13,707	±81,611
Households	±1,054	±5,438	±35,804
Average Household Income	\$101,918	\$114,446	\$120,370



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