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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