

**FOR LEASE**  
±3,072 SF OFFICE / RETAIL SPACE



## 607 Columbia Avenue

— Lexington, South Carolina —

**NAI Columbia**

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# PROPERTY Features

607 Columbia Avenue

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**LOCATION:** The building is situated at the intersection of Columbia Avenue and North Lake Drive. In close proximity to the Town of Lexington and West Main Street.

**FOR LEASE:** 3,072± SF (office/retail space / suite #C)

**UTILITIES:** Water: Town of Lexington  
Sewer: Town of Lexington

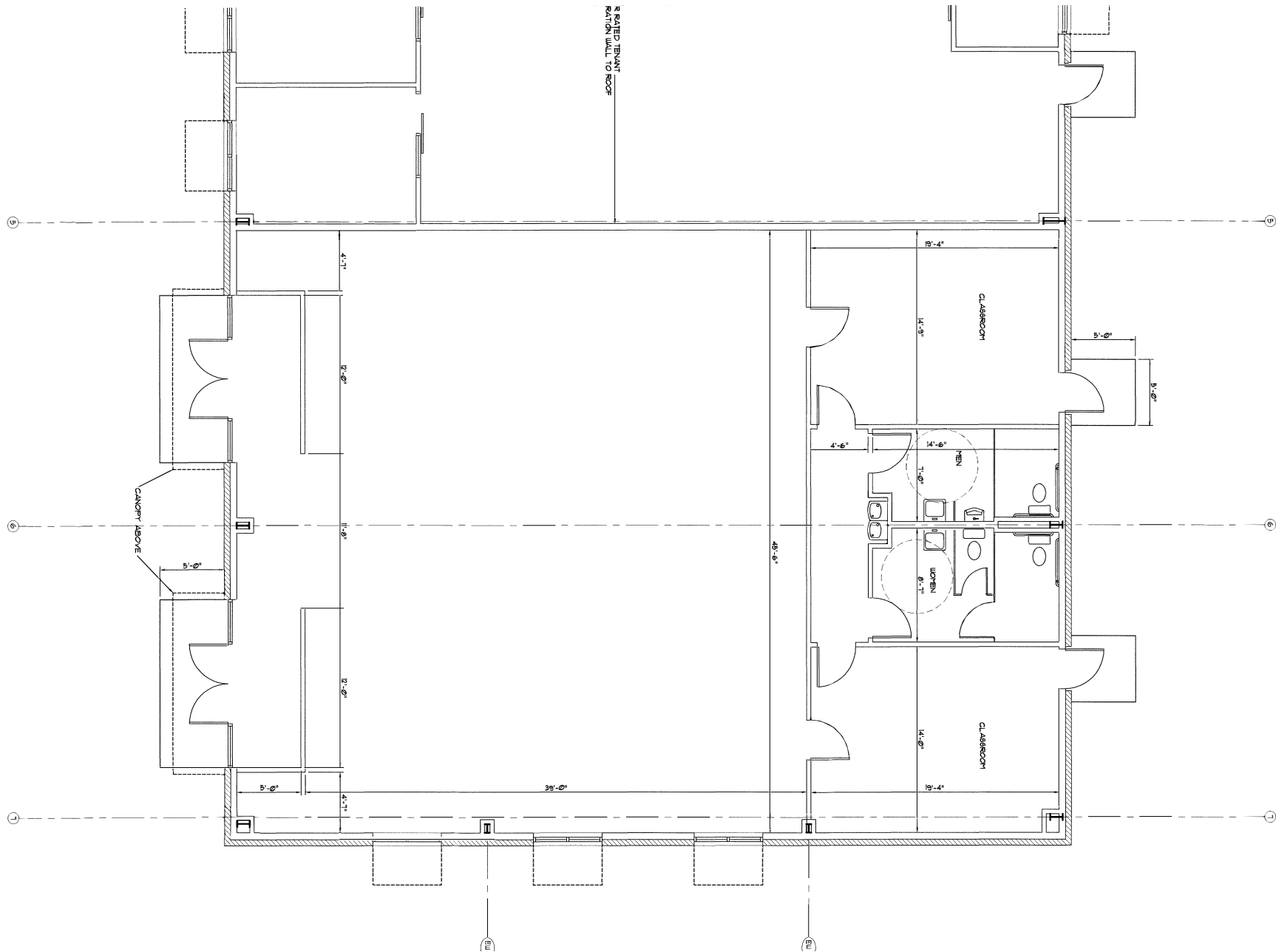
**TRAFFIC COUNTS (2023):** 49,700 VPD (Columbia Avenue)  
47,700 VPD (Hwy 378)  
16,100 VPD (N Lake Drive)

**BUILT:** 2018

**LEASE RATE:** \$22.00 / SF, NNN

# FLOOR Plan

607 Columbia Avenue



# OVERVIEW MAP

607 Columbia Avenue

- 1 Cross Access with Applebee's for FULL DIRECTIONAL access
- 2 Right out access on site
- 3 Right in access on site
- 4 Cross-Access with MUV Fitness for FULL DIRECTIONAL access

**Subject**

**Columbia Ave. 32,900 VPD**

**N Lake Dr. 49,700 VPD**



**1**

**2**

**3**

**4**



Lexington One  
North Lake Community  
Learning Center



# Demographic Profile

607 Columbia Avenue | Lexington, SC

## 1 MILE RADIUS

Summary	2024	2029
Population	6,338	7,004
Households	2,617	2,937
Families	1,796	1,876
Average Household Size	2.30	2.27
Owner Occupied Housing Units	2,253	2,443
Renter Occupied Housing Units	549	494
Median Age	42.4	43.4
Average Household Income	\$101,379	\$117,799

## 3 MILE RADIUS

Summary	2024	2029
Population	35,979	37,485
Households	13,451	15,036
Families	9,553	10,020
Average Household Size	2.44	2.42
Owner Occupied Housing Units	11,016	11,963
Renter Occupied Housing Units	3,276	3,073
Median Age	41.3	42.3
Average Household Income	\$118,663	136,283

## 5 MILE RADIUS

Summary	2024	2029
Population	85,175	89,252
Households	32,522	34,364
Families	23,245	24,519
Average Household Size	2.58	2.56
Owner Occupied Housing Units	27,411	29,618
Renter Occupied Housing Units	5,111	4,746
Median Age	39.7	40.7
Average Household Income	\$118,586	\$136,911