



## FOR SALE

900 SF office/retail building located on Augusta Rd. Currently operating as a hair salon. Owner is retiring. This would be a great location for an office or retail business with high exposure on Augusta Rd.

### HIGHLIGHTS:

- Additional parking in rear
- 0.17 AC
- Interior is in great condition
- Salon equipment can either stay or leave (seller estimates \$20K-\$30K worth of equipment) all included in price
- High visibility on Augusta Rd
- 31,200 Vehicles passing per day
- Zoning: ID (Intensive Development)
- Lexington County TMS: 005626-09-002

**SALES PRICE: \$100,000**



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	5,043	33,666	\$94,120
<b>TOTAL HOUSEHOLDS:</b>	2,024	13,397	38,400
<b>MEDIAN HH INCOME:</b>	\$66,718	\$60,358	\$56,161