5,400 SF Retail/Office Building

561 Whiteford Way, Lexington, SC 29072



FOR SALE

• 5,400 SF retail/office building on 0.97 Acres

AL ESTATE

GROUP

- TMS: 004300-01-022
- Town of Lexington: General Commercial Zoning
- Located in the heart of Lexington just off of Sunset Blvd
- Very affluent area, with 1, 3, and 5 mile median household incomes over \$70,000
- Owner is retiring but has run a successful daycare from this location for the last 20 years
- Easy access in and out and ample parking with room to expand
- Rear half acre is fenced and there is a commercial swimming pool on site
- The building is currently divided into 8 private rooms. The interior walls are not load bearing so the building could easily be reconfigured to suit a variety of uses

SALES PRICE: \$725,000



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|----------|----------|----------|
| TOTAL POPULATION: | 6,735 | 35,040 | 84,989 |
| TOTAL HOUSEHOLDS: | 2,600 | 13,694 | 33,243 |
| MEDIAN HH INCOME: | \$77,280 | \$78,925 | \$72,683 |

Sam DeWees | Office: 803-766-0900 X 101 | Cell: 803-528-5155 | sam@deweesreg.com | www.deweesreg.com

This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.





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