

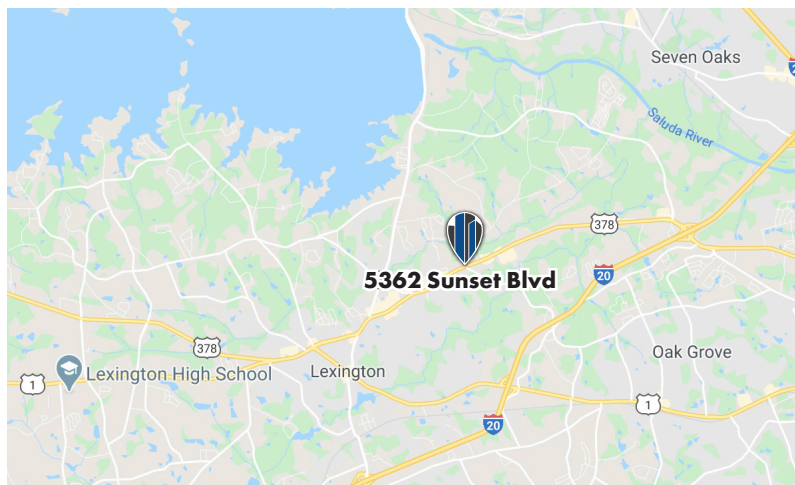


## FOR LEASE OR SALE

- 1,440 SF freestanding retail building
- TMS: 004300-01-046
- Town of Lexington: General Commercial Zoning
- Located in the heart of Lexington on heavily traveled retail corridor with more than 41,000 vehicles passing per day
- Very affluent area, with 1, 3, and 5 mile median household incomes over \$70,000
- Drive through window cannot be utilized without reconfiguring the entrance on Sunset Blvd to a right in right out only
- Very customizable open floorplan and ADA restroom
- Pylon signage available
- +/- 15 parking spaces

**LEASE RATE: \$20/SF + NNN (taxes and insurance are roughly \$12.45/SF)**

**SALE PRICE: \$700,000**



## DEMOGRAPHICS

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



# 1,440 SF Retail Building

5362 Sunset Blvd, Lexington, SC 29072

