

Prime Development Opportunity

Mineral Springs and Powell Drive, Lexington, SC 29072



FOR SALE

- 1-7.41 AC located in the heart of Lexington on Sunset Blvd and Mineral Springs Rd
- Heavily traveled retail corridor with more than 41,700 vehicles passing per day on Sunset Blvd and 10,500 VPD on Mineral Springs Rd
- Very affluent area, with median household incomes over \$70,000 within a 5 mile radius
- Zoned ID (Intensive Development) in Lexington County which allows for an extensive variety of commercial uses
- Two lane collector road allows for 8-11 dwelling units/AC
- Lexington County TMS: 004423-01-003, 004423-01-016, 004423-01-007, 004423-01-008, and 004423-01-04
- City water and sewer are available

SALES PRICE: \$3,334,800

****Contact agent for price breakdown by parcel**



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	5,925	34,701	87,973
TOTAL HOUSEHOLDS:	2,279	13,717	34,677
MEDIAN HH INCOME:	\$88,611	\$80,174	\$71,101

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