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REDUCED



Asking Price:

\$350,000

FOR SALE | 807 South Lake Drive, Lexington | SC

Two Story Retail/Office Building for Sale in Lexington

This two-story retail/office building is conveniently located between downtown Lexington and I-20 with entrances on South Lake Drive and Railroad Avenue. The property is ideally suited for retail, office, meeting space and document storage. Lexington County is ripe for businesses looking for both convenience and a bustling environment.

- ±9,118 total square feet
 - > ±1,600 square feet in historic building
 - > ±7,500 square feet in connected two story building
- ±1.025 acre corner lot with excellent street visibility
- 1 loading dock with a roll-up door
- Zoned Intensive Development District
- Traffic Counts: 21,200 VPD (South Lake Drive)

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Accelerating success.

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Demographics (2019 Estimate)



Current Population

1 Mile: 6,535
3 Miles: 37,471
5 Miles: 84,781



Households

1 Mile: 2,782
3 Miles: 14,657
5 Miles: 32,077



Average Household Income

1 Mile: \$71,123
3 Miles: \$89,940
5 Miles: \$91,355

