

FOR LEASE OR SALE



113 Reed Avenue

LEXINGTON, SOUTH CAROLINA 29072

 LEXINGTON SUBMARKET

CONTACT:

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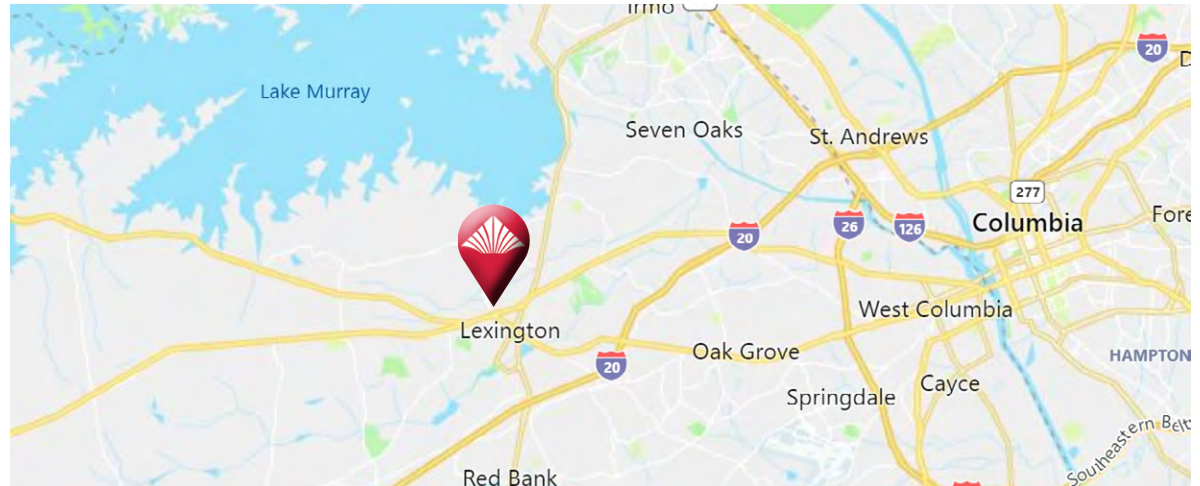
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OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$11.00 PSF/yr NNN |
| Sales Price: | CONTACT BROKER |
| Building Size: | ±39,794 SF |
| Available SF: | Up to ±11,069 SF |
| Lot Size: | ±3.72 AC |
| Zoning: | Commercial |
| Submarket: | Lexington |



PROPERTY SUMMARY

Located within the County of Lexington, 113 Reed Avenue is just 2.8 miles from I-20 and less than 10 miles from I-26 and I-77. The property is convenient to Lake Murray, Downtown Columbia, and the Columbia Metropolitan Airport. The asset is located just off of W Main Street in the heart of Lexington and surrounded by retail amenities, including Target, Walmart, Ross, Kohl's, Publix, Lowe's Foods, and Hobby Lobby, just to name a few.

PROPERTY HIGHLIGHTS

- ±39,794 SF two-story multi-tenant office building
- Excellent location in the heart of Lexington
- Features Monument Signage, Security System, and Secure Storage
- Proximate to Lake Murray, Lexington Middle School, and retailers including Walmart, Lowe's Foods, and Publix, among many others
- ±3,788 SF available for lease within finished basement
- ±7,281 SF available on 2nd Floor

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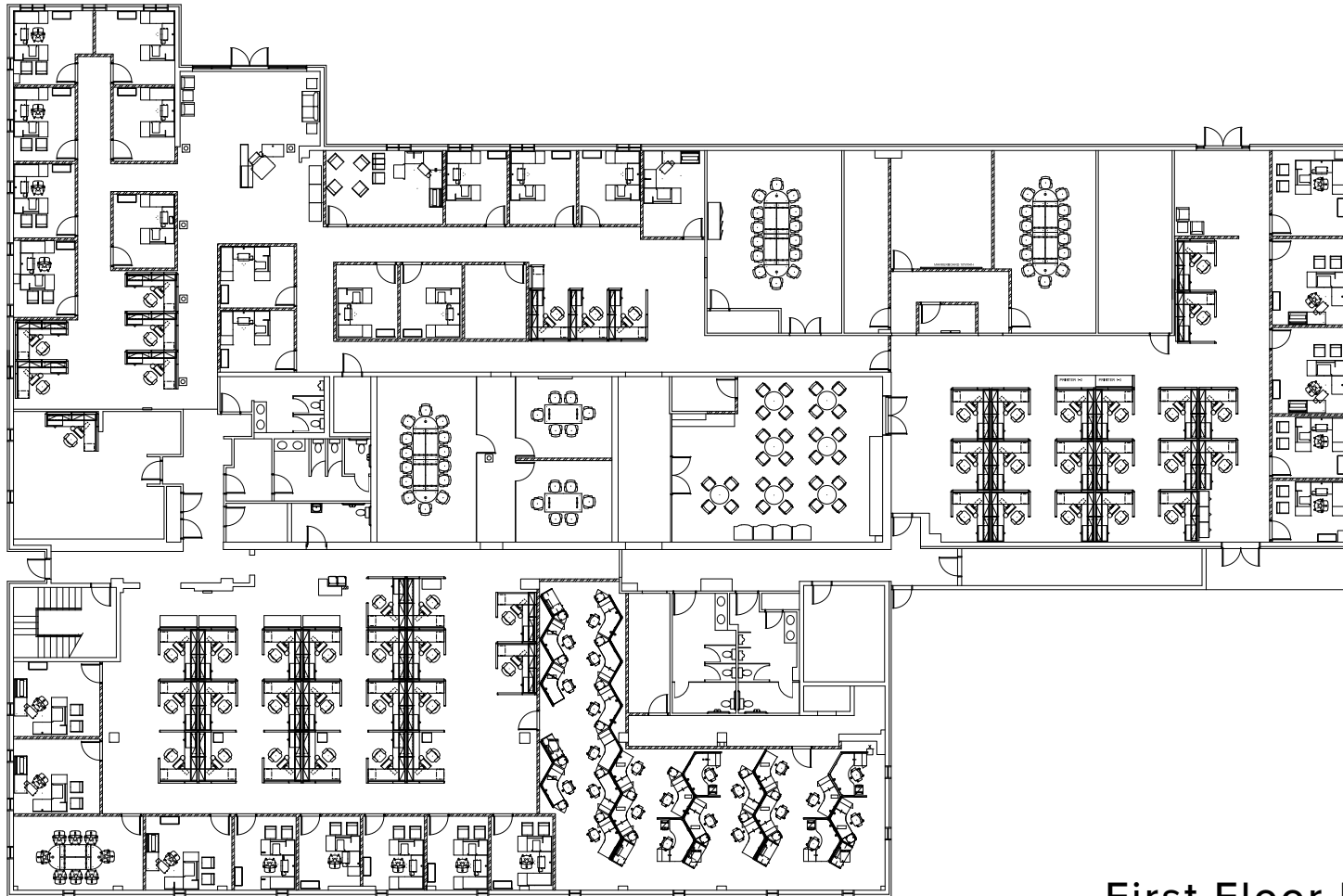
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COMMERCIAL REAL ESTATE

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First Floor Plan

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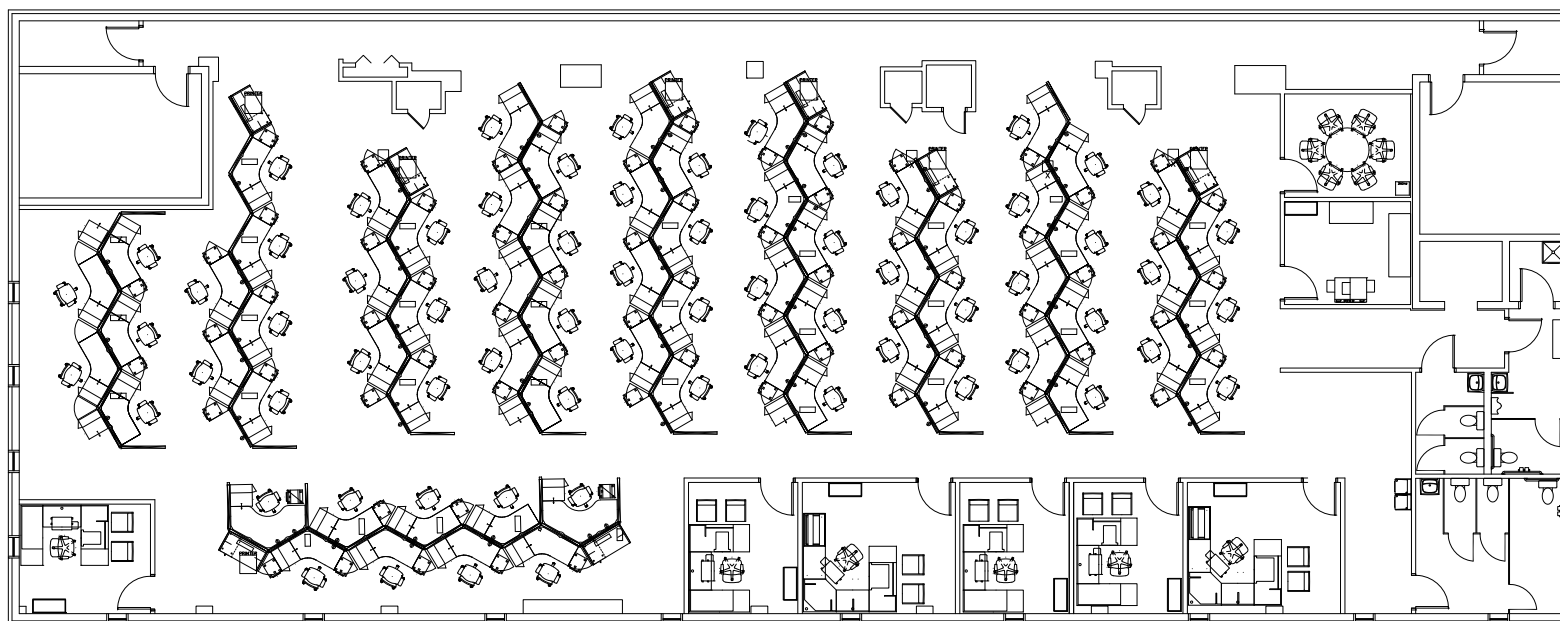
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Second Floor Plan

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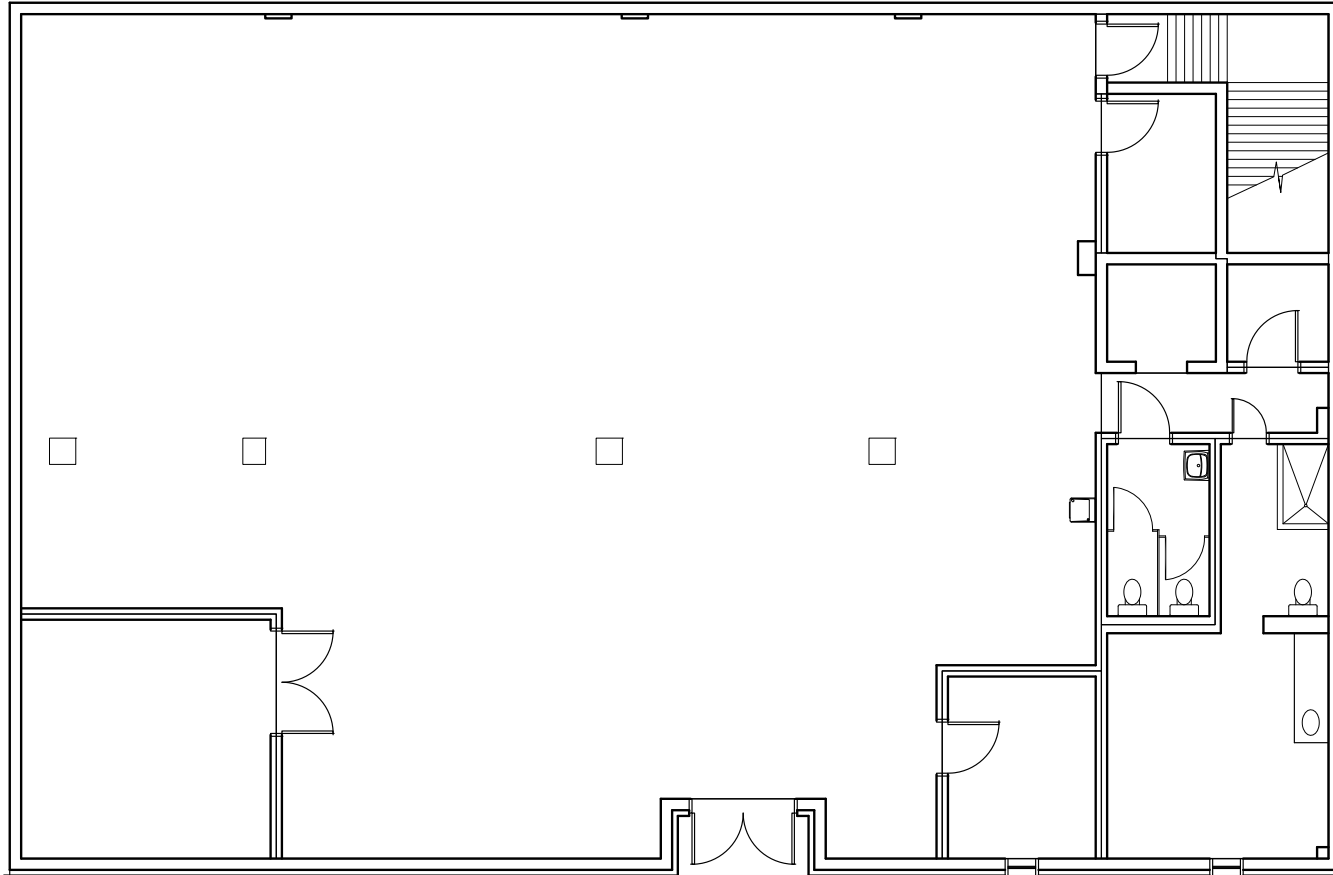
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Basement Floor Plan

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WHY CENTRAL SC?

The Central SC region is composed of South Carolina's capital city, Columbia, and eight surrounding counties: Calhoun, Clarendon, Fairfield, Kershaw, Lexington, Newberry, Orangeburg and Richland. Together, these areas host an average workforce of over 460,000 dedicated professionals.

Conveniently located in the center of the state and halfway between New York and Miami, the Central SC region is crossed by four major interstates running through SC, providing commuters and transporters superior access.

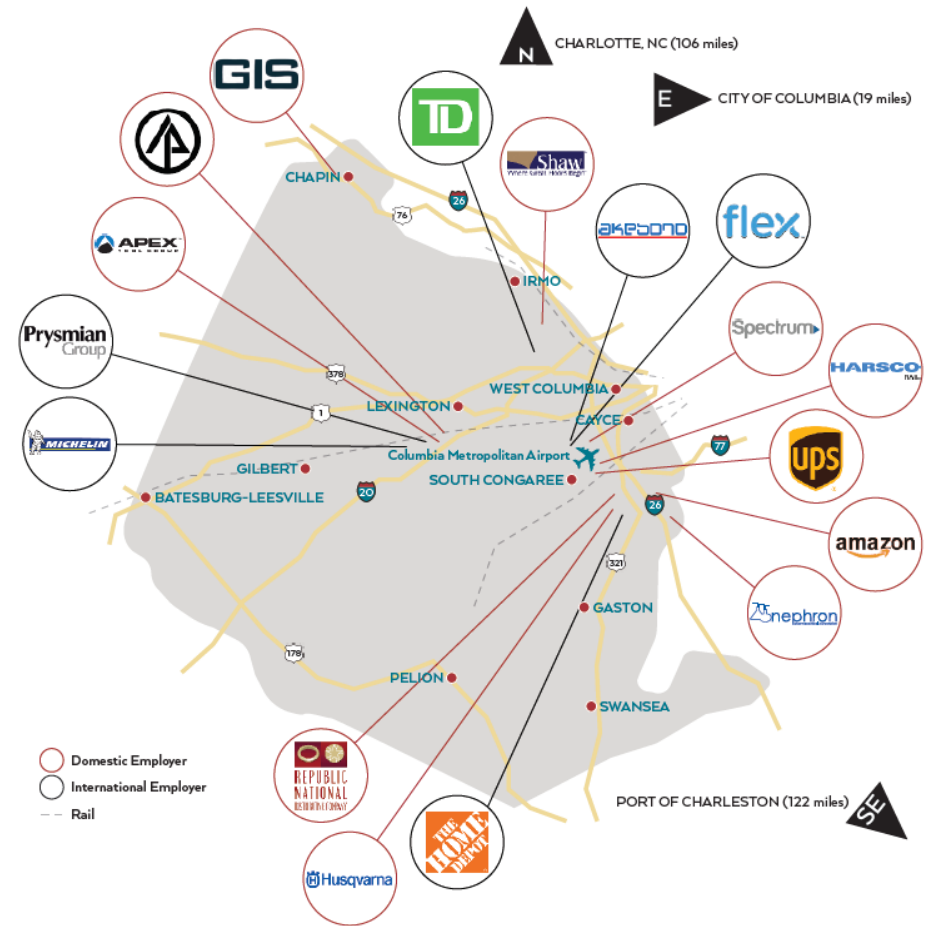
LEXINGTON COUNTY

Just a stone's throw from our state capital and situated in the center of the state, Lexington County is ripe for businesses looking for convenience and a bustling business environment. Key transportation assets like the Columbia Metropolitan Airport are located within the county, while the Charlotte Douglas International Airport and the Port of Charleston are located within a two-hour drive of the county. These resources, combined with the presence of leading local educational institutions and one of the highest population growth rates in the state, have contributed to landing some of the world's most recognizable brands like Amazon, Michelin North America, and Home Depot.

53,761 Live & Work in Lexington County

TRAVELERS AVERAGE
30 MILES
IN
30 MINUTES

EASY
30-MINUTE OR LESS
COMMUTE FOR
60%
OF CENTRAL SC WORKERS



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