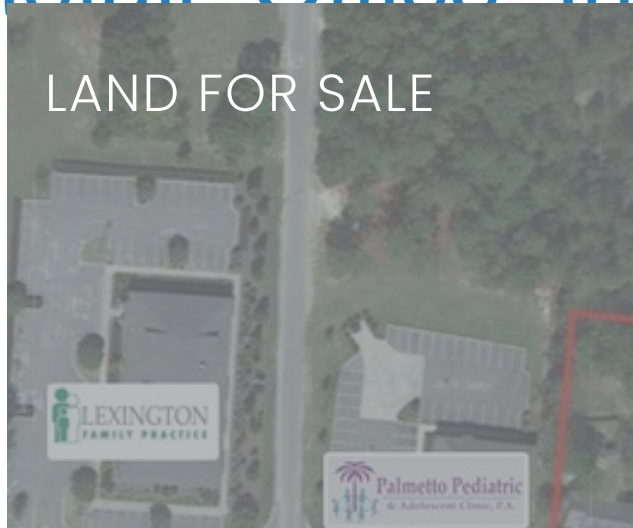


ROI Commercial

Retail Office Inc

1936-1950 AUGUSTA HWY

Lexington, SC 29071



Exclusively Presented By

SHERRI C. BURRISS

803.900.8017

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ROI COMMERCIAL, LLC

1300 Sumter Street

Columbia, SC 29201

803.900.8020



PROPERTY SUMMARY

Sale Price: See Parcel Details

Lot Size: 3.24 Acres

APN #: 004200-03-032 & 004200-030-114

Sub Market: Lexington

PROPERTY OVERVIEW

Parcel #1: 1950 AUGUSTA HWY 1.42 ACRES

- Residence will be relocated
- Adjacent to Palmetto Pediatrics with shared drive
- ± 180 FT frontage on Hwy 1
- SALES PRICE: \$421,853

Parcel #2: 1936 AUGUSTA HWY 1.82 ACRES

- Additional property available
- ± 260 FT frontage on Hwy 1
- SALES PRICE: \$540,684

PROPERTY HIGHLIGHTS

- 1.7 Miles from Lexington High School and Lowes Foods
- 2 Miles from Publix at Hendrix Crossing
- Less than a mile from the new Blowfish Baseball Stadium on Ball Park Rd

Total Households:

Total Population:

Average HH Income:

1 Mile

5 Miles

10 Miles

981	16,939	58,164
2,536	45,201	152,012
\$76,838	\$84,614	\$77,581

