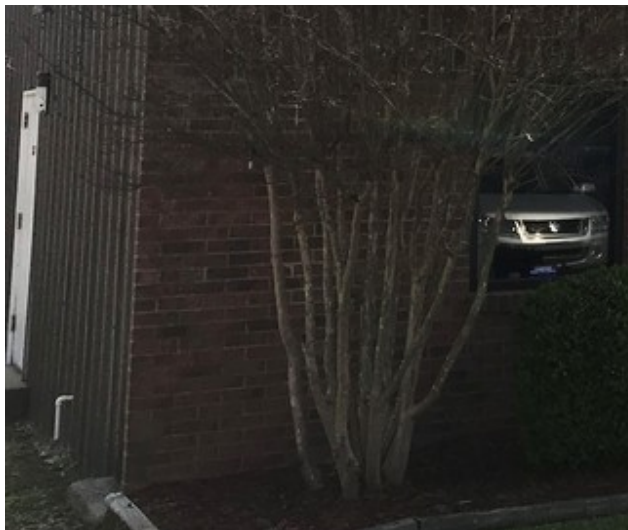


OFFICE/FLEX
BUILDING FOR LEASE



7,250 SQUARE FEET
AUGUSTA HWY



PROPERTY SUMMARY

Available SF: Fully Leased

Lease Rate: Negotiable

Lot Size: 1.56 Acres

Zoning: ID- Intensive Development

PROPERTY OVERVIEW

Well maintained office/flex building that is 100% heated and cooled. Office space consists of a reception area and private offices in the front and large offices in the back. A center hallway runs from the front reception area to the rear warehouse.

PROPERTY HIGHLIGHTS

- +/-5,750 SF Office
- +/-1,500 SF Warehouse
- Rear fenced yard with separate access from Wing Hill Road
- 100% Heated and Cooled
- Located less than 2 miles from downtown Lexington
- Well maintained building
- 12' x 12' Grade level door
- Warehouse clear ceiling height: 12' eaves & 20' center



1773 W Main Street, Lexington, SC 29072

AERIAL MAP

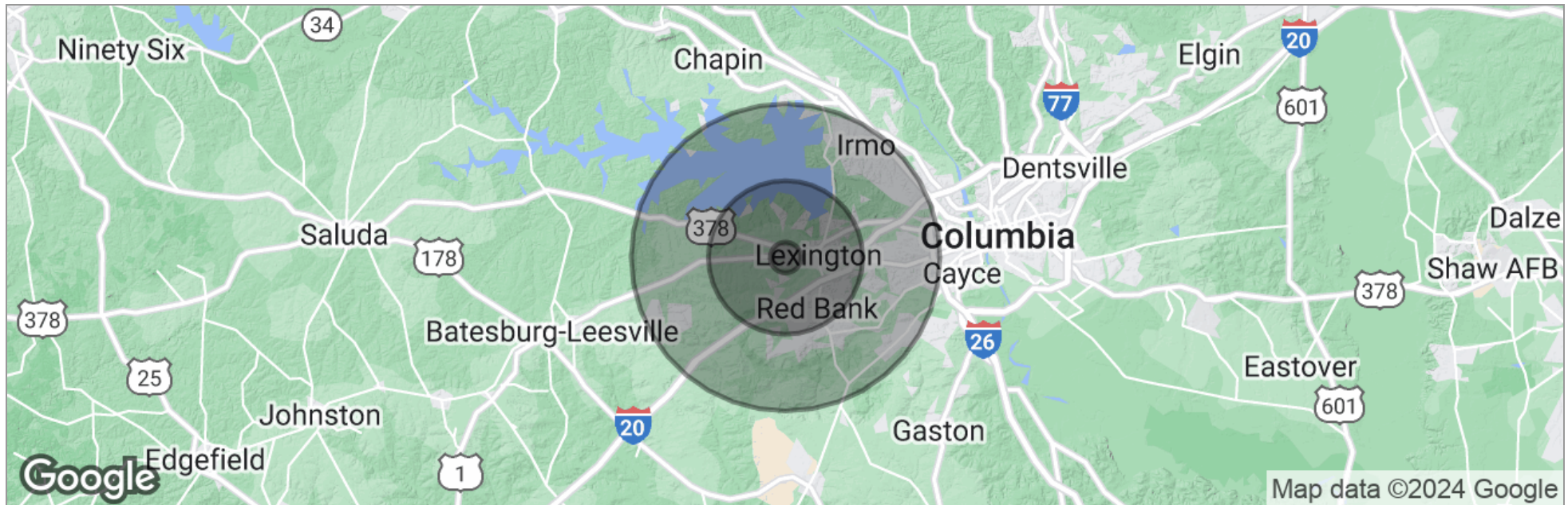


ROI Commercial
Retail. Office. Industrial.



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	1 Mile	5 Miles	10 Miles
Total Population	2,770	49,983	161,846
Population Density	882	636	515
Median Age	34.5	37.3	37.7
Median Age (Male)	33.7	36.5	37.2
Median Age (Female)	34.8	38.1	38.3
Total Households	1,089	18,802	62,369
# of Persons Per HH	2.5	2.7	2.6
Average HH Income	\$74,845	\$83,622	\$76,232
Average House Value	\$180,478	\$183,877	\$170,998

* Demographic data derived from 2020 ACS - US Census