

FOR LEASE

## Former Rite Aid - W Main St, Lexington, SC

500 W Main St | Lexington, SC



## Overview

BUILDING SIZE	Fully Leased
LEASE END DATE	9/30/2022
RATE	Contact Broker



## Description

Former Rite Aid building

- Lexington is a neighborhood focused suburb 10 miles to the West of South Carolina's state capital, Columbia
- Located at the intersection of W Main Street and Columbia Avenue, with lighted access
- Immediately surrounded by upscale strip retail and located in the heart of the national retail corridor

## Demographics

	1 MILE	3 MILES	5 MILES
Median HH Income	\$56,355	\$69,879	\$69,426
Average HH Income	\$74,515	\$90,242	\$88,171
Households	2,538	12,911	28,041
Current Population	6,181	33,045	74,574

Year: 2017 | Source: ESRI

## Contact

## SCOTT TIERNAN

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## BRICE POLITO

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## Traffic Counts

W Main St	33,400 VPD
Old Chapin Rd	8,100 VPD

Year: 2017 | Source: SCDOT

SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

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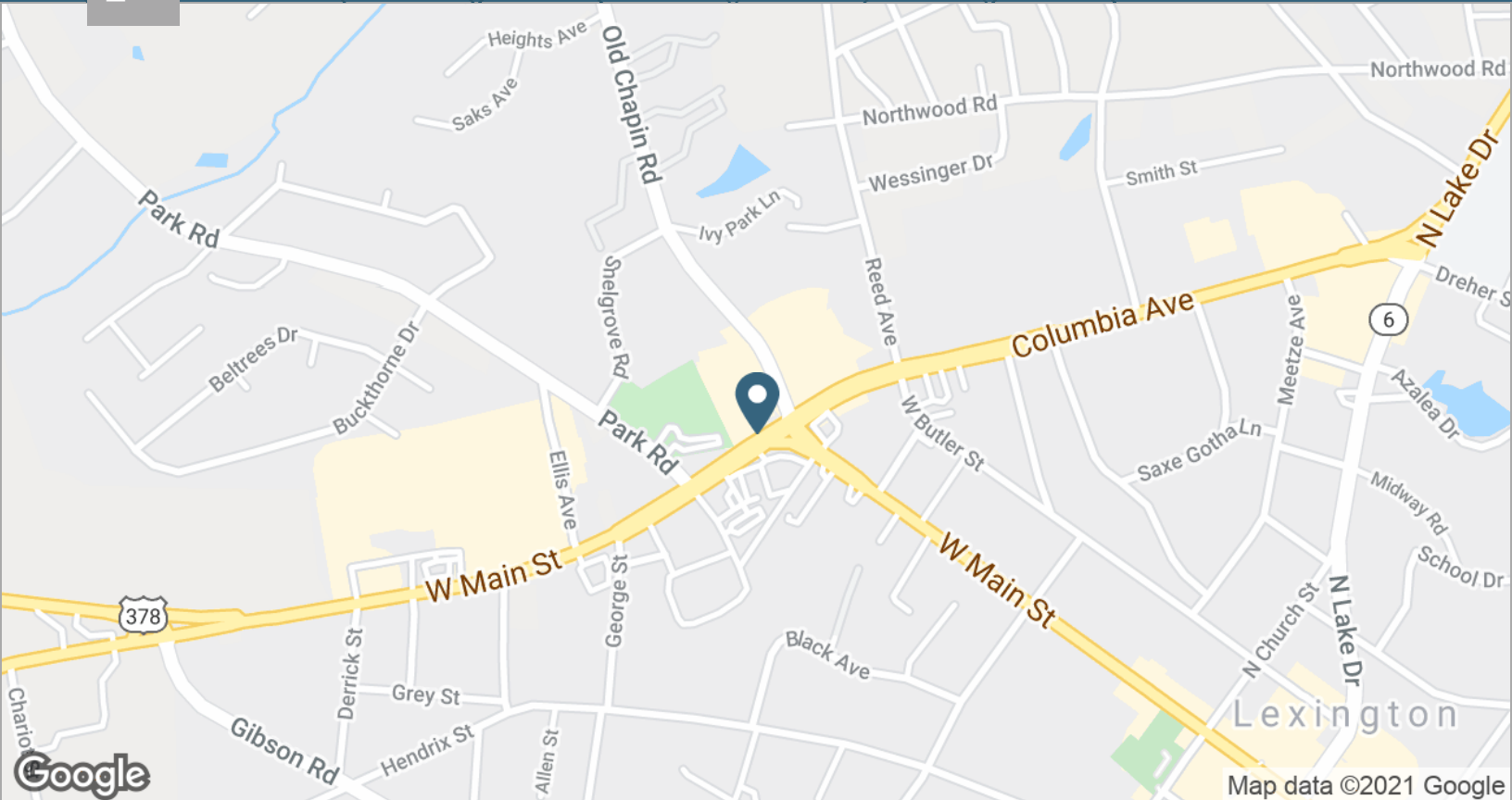






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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,974	20,489	43,686
2010 Population	5,381	29,155	63,602
2017 Population	6,181	33,045	74,574
2022 Population	6,750	35,967	82,121
2000-2010 Annual Rate	3.08%	3.59%	3.83%
2010-2017 Annual Rate	1.93%	1.74%	2.22%
2017-2022 Annual Rate	1.78%	1.71%	1.95%
2017 Male Population	50.6%	48.3%	48.7%
2017 Female Population	49.4%	51.7%	51.3%
2017 Median Age	40.6	39.0	38.1

In the identified area, the current year population is 74,574. In 2010, the Census count in the area was 63,602. The rate of change since 2010 was 2.22% annually. The five-year projection for the population in the area is 82,121 representing a change of 1.95% annually from 2017 to 2022. Currently, the population is 48.7% male and 51.3% female.

## Median Age

The median age in this area is 40.6, compared to U.S. median age of 38.2.

## Race and Ethnicity

2017 White Alone	76.3%	82.9%	84.6%
2017 Black Alone	18.9%	10.6%	8.9%
2017 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2017 Asian Alone	2.2%	3.5%	3.0%
2017 Pacific Islander Alone	0.0%	0.1%	0.0%
2017 Other Race	0.9%	1.1%	1.3%
2017 Two or More Races	1.4%	1.6%	1.8%
2017 Hispanic Origin (Any Race)	3.6%	3.3%	4.0%

Persons of Hispanic origin represent 4.0% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 33.1 in the identified area, compared to 64.0 for the U.S. as a whole.

## Households

2000 Households	1,503	7,412	15,892
2010 Households	2,192	11,406	24,127
2017 Total Households	2,538	12,911	28,041
2022 Total Households	2,795	14,047	30,780
2000-2010 Annual Rate	3.85%	4.40%	4.26%
2010-2017 Annual Rate	2.04%	1.72%	2.10%
2017-2022 Annual Rate	1.95%	1.70%	1.88%
2017 Average Household Size	2.13	2.46	2.61

The household count in this area has changed from 24,127 in 2010 to 28,041 in the current year, a change of 2.10% annually. The five-year projection of households is 30,780, a change of 1.88% annually from the current year total. Average household size is currently 2.61, compared to 2.58 in the year 2010. The number of families in the current year is 19,870 in the specified area.

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<b>Median Household Income</b>			
2017 Median Household Income	\$56,355	\$69,879	\$69,426
2022 Median Household Income	\$64,931	\$78,550	\$77,554
2017-2022 Annual Rate	2.87%	2.37%	2.24%
<b>Average Household Income</b>			
2017 Average Household Income	\$74,515	\$90,242	\$88,171
2022 Average Household Income	\$84,980	\$102,416	\$99,625
2017-2022 Annual Rate	2.66%	2.56%	2.47%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$30,949	\$36,300	\$33,844
2022 Per Capita Income	\$34,996	\$40,950	\$38,025
2017-2022 Annual Rate	2.49%	2.44%	2.36%

## Households by Income

Current median household income is \$69,426 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$77,554 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$88,171 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$99,625 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$33,844 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$38,025 in five years, compared to \$34,828 for all U.S. households

## Housing

2000 Total Housing Units	1,623	8,024	16,973
2000 Owner Occupied Housing Units	1,087	5,984	13,261
2000 Renter Occupied Housing Units	415	1,428	2,630
2000 Vacant Housing Units	121	612	1,082
2010 Total Housing Units	2,425	12,381	26,005
2010 Owner Occupied Housing Units	1,485	8,156	18,958
2010 Renter Occupied Housing Units	707	3,250	5,169
2010 Vacant Housing Units	233	975	1,878
2017 Total Housing Units	2,799	13,956	30,044
2017 Owner Occupied Housing Units	1,686	9,114	21,848
2017 Renter Occupied Housing Units	852	3,798	6,193
2017 Vacant Housing Units	261	1,045	2,003
2022 Total Housing Units	3,080	15,173	32,913
2022 Owner Occupied Housing Units	1,852	9,897	23,962
2022 Renter Occupied Housing Units	943	4,150	6,818
2022 Vacant Housing Units	285	1,126	2,133

Currently, 72.7% of the 30,044 housing units in the area are owner occupied; 20.6%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 26,005 housing units in the area - 72.9% owner occupied, 19.9% renter occupied, and 7.2% vacant. The annual rate of change in housing units since 2010 is 6.63%. Median home value in the area is \$187,265, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.69% annually to \$213,846.