



FOR LEASE

# 105-C Vista Oaks Drive

Lexington, SC 29072

Wilder Commercial | [wildercommercial.com](http://wildercommercial.com) | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



# Executive Summary



## OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| Lease Rate:    | \$2,900.00 per month (MG) |
| Building Size: | 1,650 SF                  |
| Available SF:  | 1,650 SF                  |
| Lot Size:      | 0.8 Acres                 |
| Year Built:    | 2005                      |
| Zoning:        | GC                        |
| Market:        | Columbia                  |
| Submarket:     | Lexington                 |
| Traffic Count: | 15,900                    |

## PROPERTY OVERVIEW

Turnkey 1,650 SF professional office suite featuring 5-7 private offices, a spacious kitchenette with double sink, and separate men's and women's restrooms. The suite is fully ADA accessible and includes a storage closet with utility sink, pull-down attic, rear access door, and prominent monument signage for strong visibility.

This highly functional layout is ideal for medical, professional services, administrative, counseling, insurance, or general office users. All utilities, property taxes, HOA fees, HVAC service, and pest control are included in the lease rate—providing a simple, all-inclusive lease structure with no hidden additional charges. Conveniently located near Old Cherokee Rd, Old Chapin Rd, and US-378, this space offers excellent accessibility and proximity to Lexington's thriving commercial corridor.

## PROPERTY HIGHLIGHTS

- 1,650 SF turnkey office suite
- 5-7 private offices
- Kitchenette with double sink
- Separate men's & women's restrooms
- ADA accessible
- Storage closet with utility sink
- Pull-down attic access
- Rear access door
- All utilities, HVAC service, pest control, taxes & HOA fees are included

### David Brock

Associate

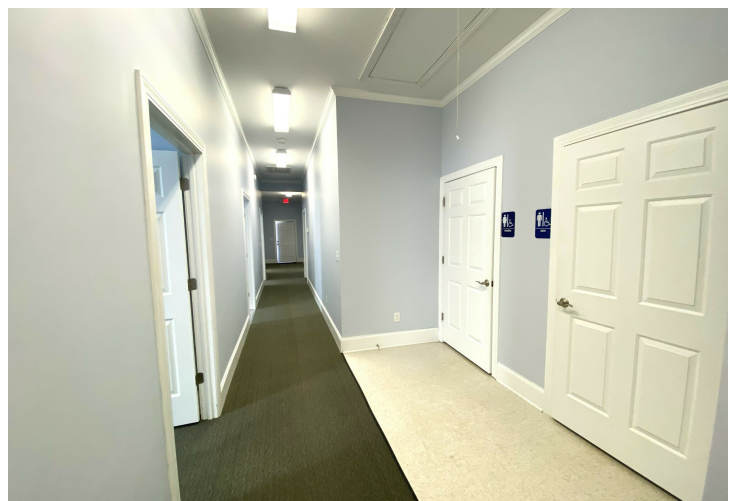
t: 803.312.1908

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# Interior Photos



**David Brock**

*Associate*

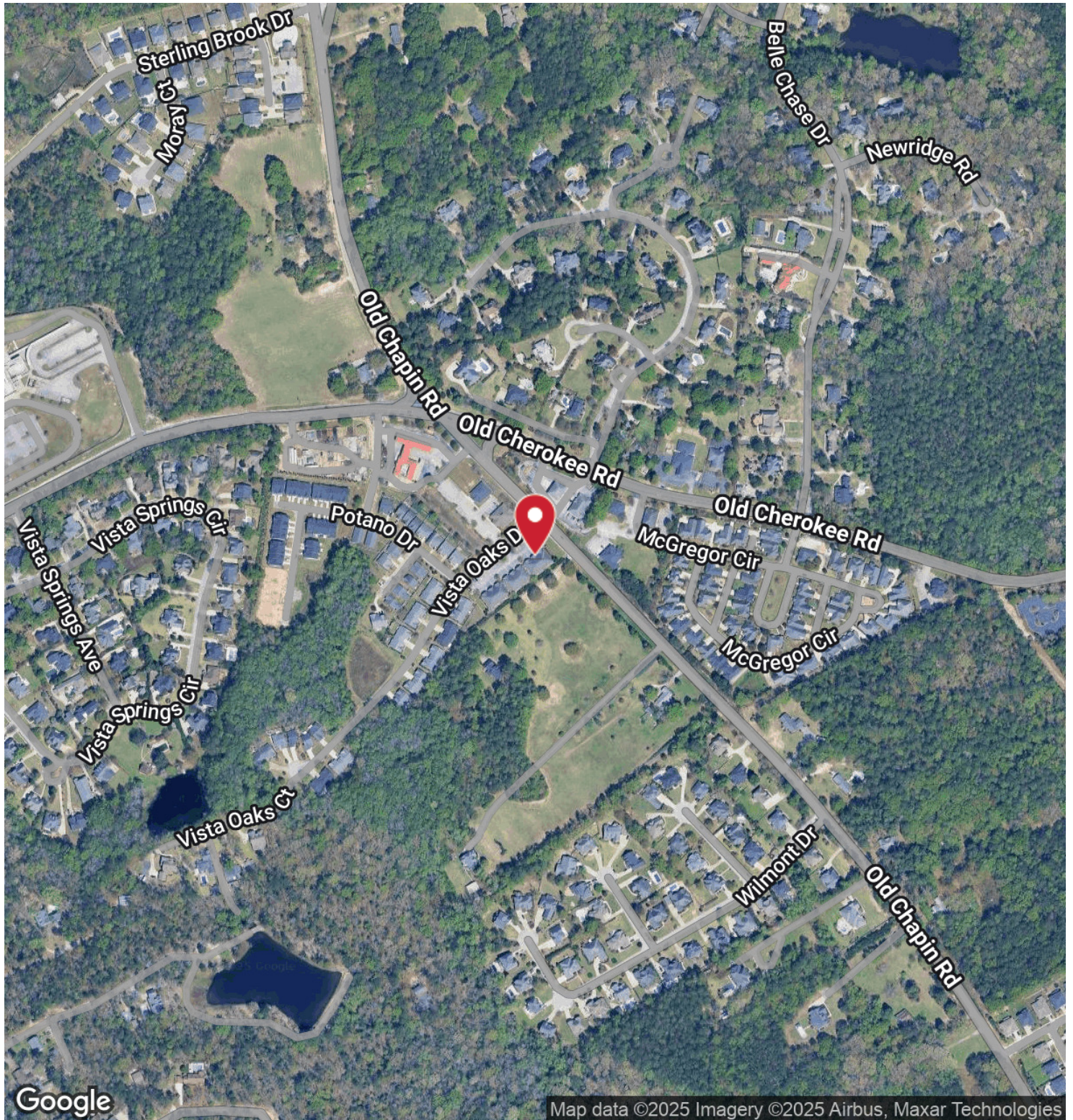
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# Location Map



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*Associate*

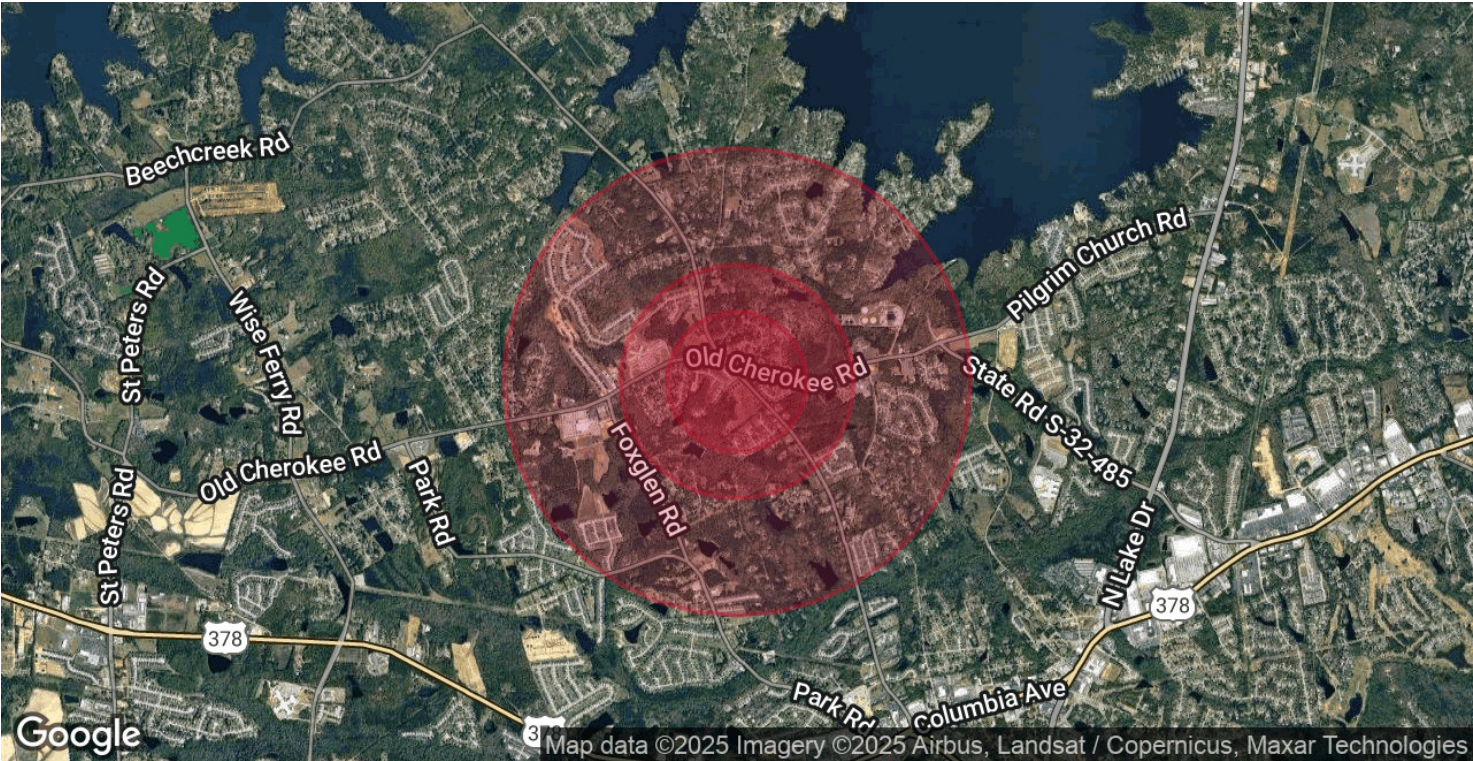
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# Demographics Map & Report



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 319       | 1,136     | 4,093  |
| Average Age          | 49        | 48        | 46     |
| Average Age (Male)   | 46        | 45        | 44     |
| Average Age (Female) | 52        | 50        | 48     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 114       | 402       | 1,476     |
| # of Persons per HH | 2.8       | 2.8       | 2.8       |
| Average HH Income   | \$168,875 | \$167,994 | \$157,610 |
| Average House Value | \$396,423 | \$402,834 | \$424,640 |

Demographics data derived from AlphaMap

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# FRONT

|   |   |   |   |   |   |   |   |   |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

