

****LEASE****

261 RIVERCHASE WAY

261 Riverchase Way Lexington, SC 29072



PROPERTY DESCRIPTION

Welcome to 261 Riverchase Way, a premier commercial property for lease in Lexington, SC. Perfectly designed for diverse business needs, this facility features seven private offices, three half baths, a spacious conference room, a large utility closet, and a welcoming foyer.

With prime road frontage visible from I-20, this property enjoys unparalleled exposure to passing traffic. It also offers ample parking and convenient access to major transportation routes, making it an ideal location for your business.

Don't miss the chance to elevate your business—view this exceptional space today!

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Available SF:	2,100 SF
Lot Size:	1 Acres
Building Size:	5,453 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	99	687	19,491
Total Population	240	1,623	45,422
Average HH Income	\$115,120	\$102,543	\$82,568

Angela Cash
(803) 606-0702

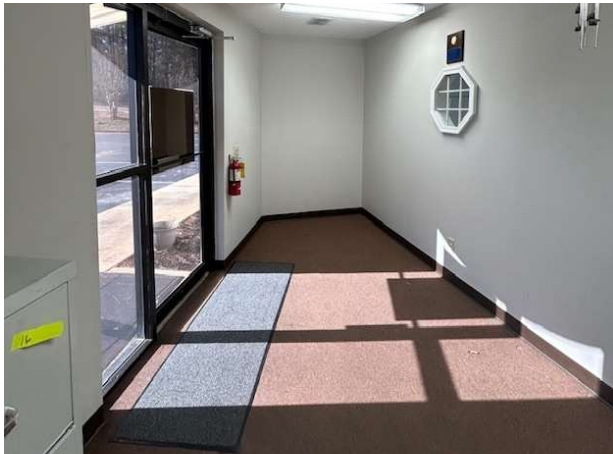


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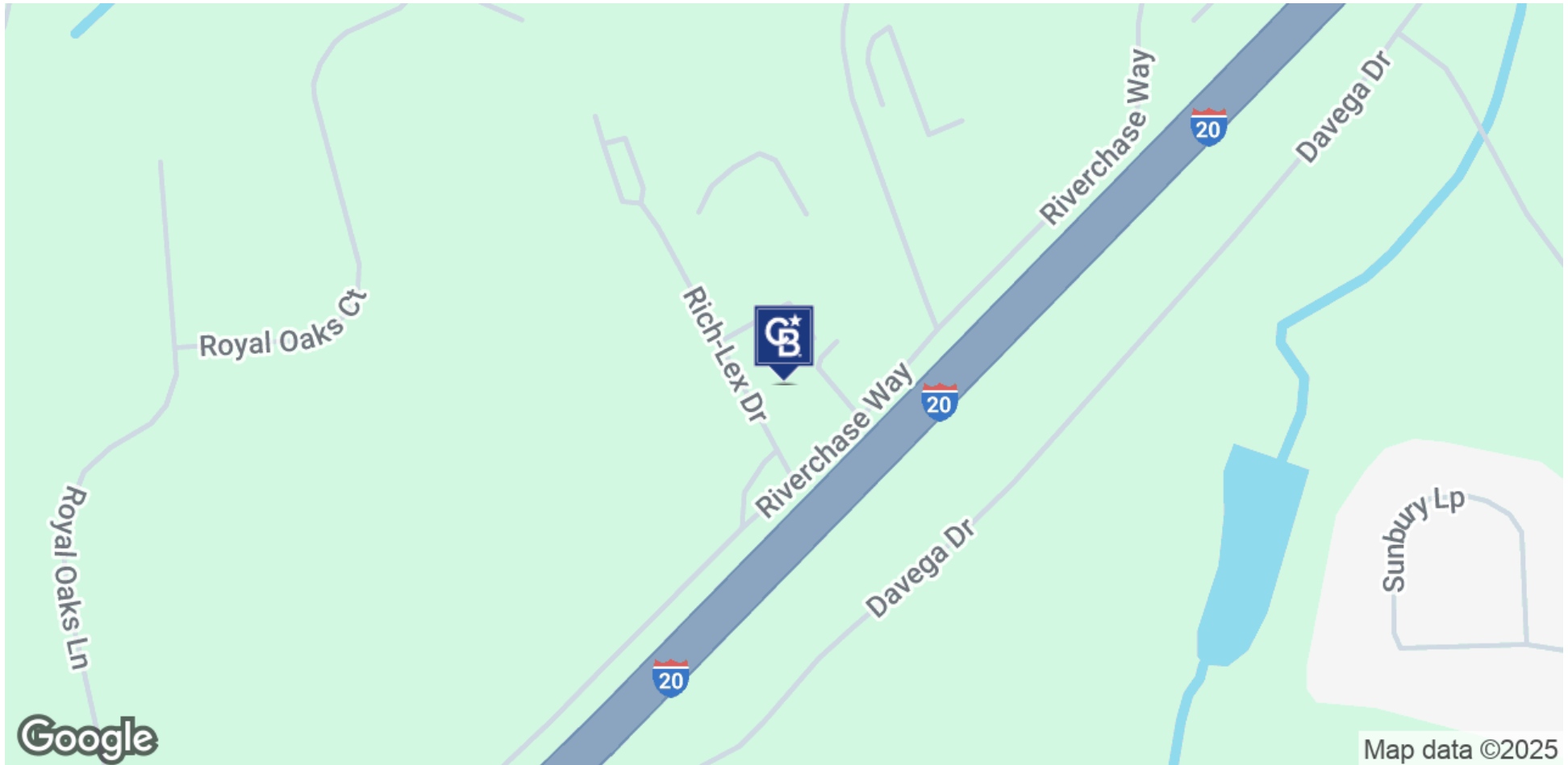
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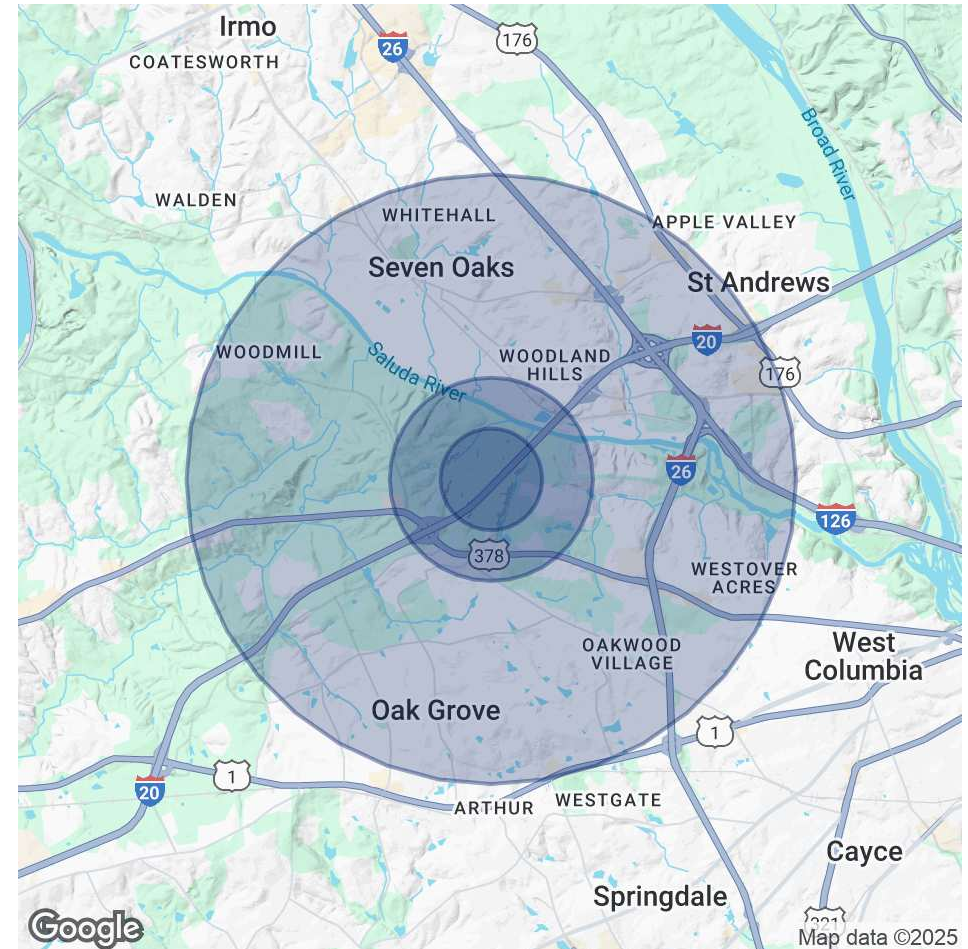
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	240	1,623	45,422
Average Age	51	48	41
Average Age (Male)	49	46	39
Average Age (Female)	53	50	42

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	99	687	19,491
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$115,120	\$102,543	\$82,568
Average House Value	\$383,484	\$334,881	\$244,463

Demographics data derived from AlphaMap



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