

## CONCEPTUAL RENDERING



# 330

# W. Main St.

Lexington, SC 29072

## FOR LEASE OR SALE OR BUILD TO SUIT

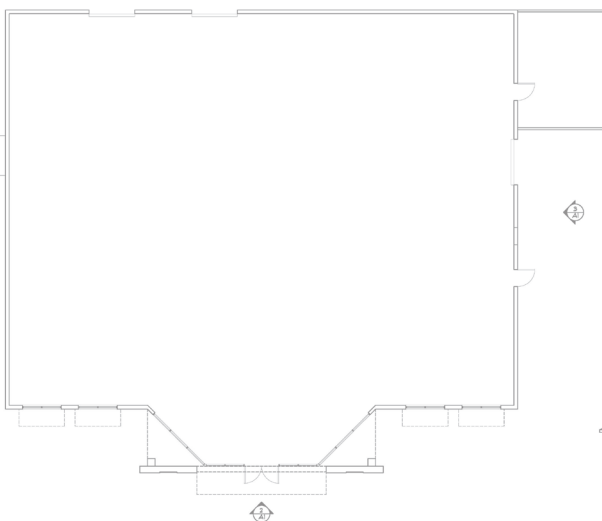
### ± 6,800 SF Freestanding Building with 2,000 - 6,800 SF Available

- > 1 Acre Parcel
- > Located at the corner of West Main Street and Haygood Street
- > Renovations to begin after involvement of interested parties
- > 17,600 VPD
- > Open floorplan desirable for office, medical or retail tenants
- > Market Tenant Improvement Allowance available
- > Tenant can have input in final design for exterior renovation & site plan
- > Owner would consider build to suit on a portion or all of the site

**LEASE RATE: CONTACT BROKER**

**SALE PRICE: \$1,300,000**

## FLOORPLAN



## CURRENT CONDITION



### FOR MORE INFO, CONTACT

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**ROGER WINN, SIOR** | Partner | [rwinn@trinity-partners.com](mailto:rwinn@trinity-partners.com) | 803-567-1455

TRINITY PARTNERS | 1501 MAIN STREET, SUITE 410 COLUMBIA, SC 29201 | [TRINITY-PARTNERS.COM](http://TRINITY-PARTNERS.COM)

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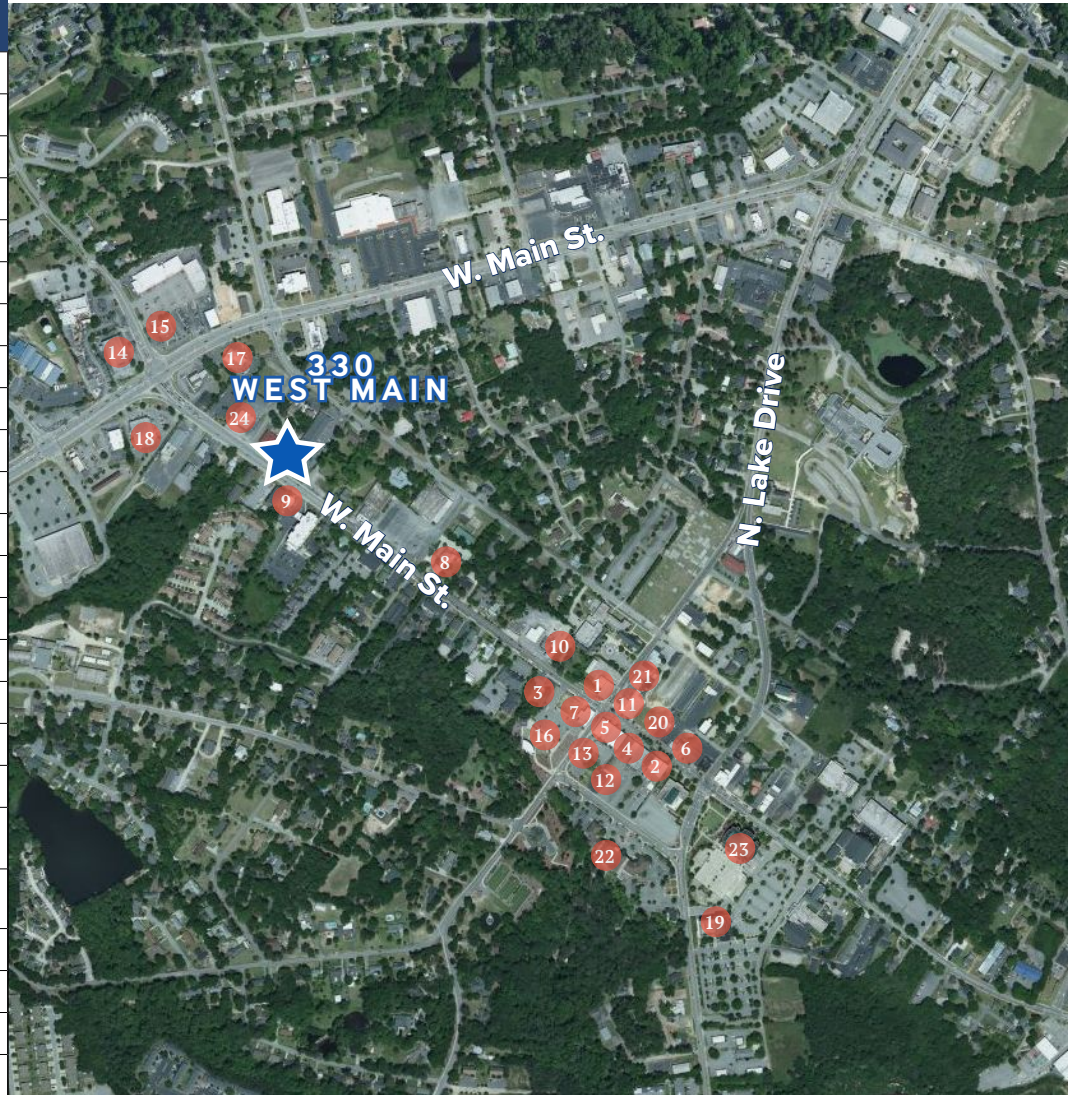
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PARTNERS**

# 330 WEST MAIN LEXINGTON, SC

6,800 SF FREESTANDING BUILDING  
LOCATED AT THE CORNER OF WEST  
MAIN STREET AND HAYGOOD STREET

## POINTS OF INTEREST

|    |  |
|----|--|
| 1  | NAVY YARD                              |
| 2  | O'HARA'S PUBLIC HOUSE                  |
| 5  | BUBBA'S BISCUITS                       |
| 4  | CRAFT AXE                              |
| 5  | CRAIG REAGIN CLOTHIERS                 |
| 6  | BODHI THAI                             |
| 7  | ALODIA'S                               |
| 8  | PRIVATE PROPERTY                       |
| 9  | MEDITERRANEAN CAFE                     |
| 10 | LIBBY'S                                |
| 11 | NICKY'S PIZZA                          |
| 12 | GROUCHOS                               |
| 13 | CRIBB'S BAKERY                         |
| 14 | MURPHY GAS STATION                     |
| 15 | RUSH'S                                 |
| 16 | ICEHOUSE AMPITHEATRE                   |
| 17 | MCDONALDS                              |
| 18 | WALGREENS                              |
| 19 | LEXINGTON COUNTY<br>TREASURER'S OFFICE |
| 20 | PLANNED HOTEL<br>DEVELOPMENT           |
| 21 | KEG COWBOY                             |
| 22 | LEXINGTON MUNICIPAL COURT              |
| 23 | LEXINGTON COUNTY COURTHOUSE            |
| 24 | NEW YORK BUTCHER SHOPPE                |



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# 330 WEST MAIN LEXINGTON, SC

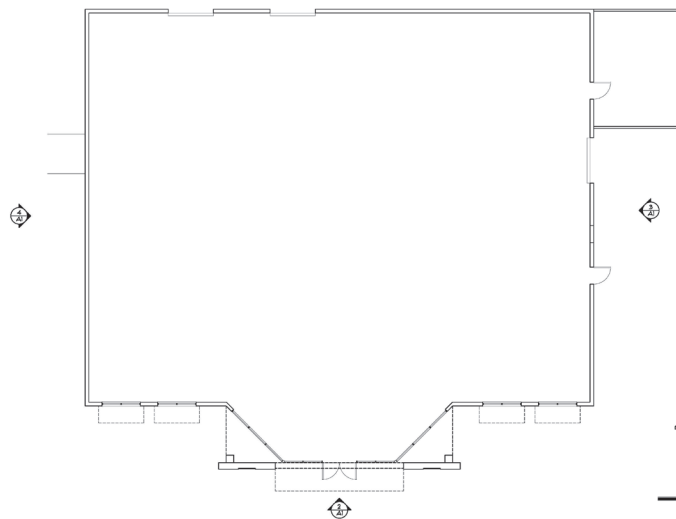
## SITE PLAN

±6,800 SF FREESTANDING  
BUILDING WITH 2,000 - 6,800  
SF AVAILABLE

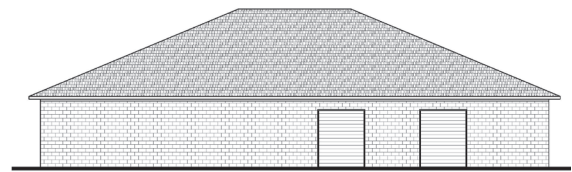
ABOVE MARKET PARKING



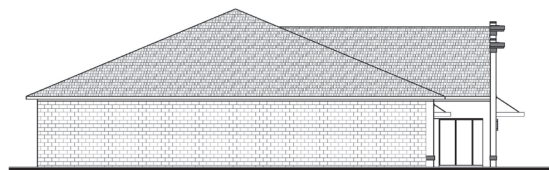
## ELEVATIONS



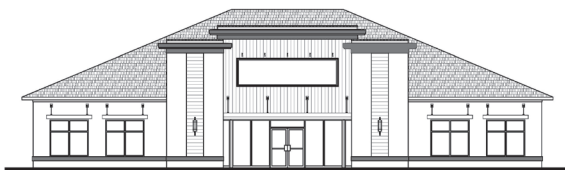
1 EXISTING FLOOR PLAN  
SCALE: 1/8" = 1' - 0"



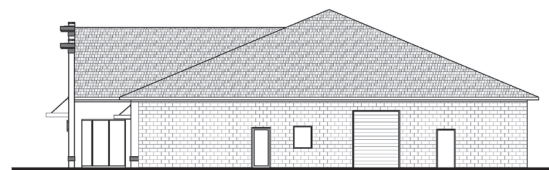
5 FRONT ELEVATION  
SCALE: 1/8" = 1' - 0"



4 FRONT ELEVATION  
SCALE: 1/8" = 1' - 0"



2 FRONT ELEVATION  
SCALE: 1/8" = 1' - 0"



3 RIGHT ELEVATION  
SCALE: 1/8" = 1' - 0"

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