

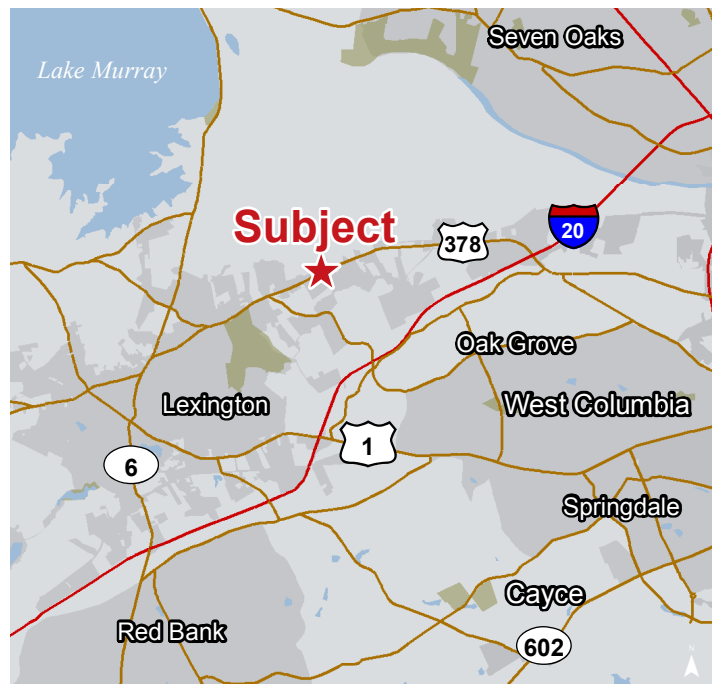


5086 Sunset Boulevard

Lexington, South Carolina

Property Features

- ±4,567 SF retail building for sale
- ±3,067 SF of restaurant/retail space for lease
 - Suite A
 - Currently restaurant layout (no equipment)
 - Can accommodate ±10 tables and ±15-20 bar/counter top spaces
- ±1,500 SF under lease to H&R block thru 2020; \$32,172 NNN annual rent
- Zoning: GC, General Commercial
- Located about 8 miles from I-20
- Space is along the Sunset Boulevard retail corridor
- Popular restaurant/entertainment area
- Traffic Count: 31,300 VPD (Station 183)
- Lease rate: \$22.00 PSF NNN
- Sale price: \$1,210,000



For more information:

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Investment Income
For Sale or Lease
McCauley Square
Restaurant/Retail Space

Suite A Pictures

5086 Sunset Boulevard - Lexington, South Carolina





Map Updated: Tuesday, January 09, 2018. This information submitted is not guaranteed. Although obtained from reliable sources, all information should be confirmed prior to use or reliance upon the information. This document may not be reproduced in whole or in part without the express written consent of NAI Avant.

Demographic Profile

Sunset Boulevard and Hope Ferry Road - Lexington, South Carolina

| | 1 Mile | 3 Miles | 5 Miles | | 1 Mile | 3 Miles | 5 Miles |
|------------------------|--------|---------|---------|--------------------------------|-----------|-----------|----------|
| Population | | | | Median Household Income | | | |
| 2010 Census | 4,783 | 26,549 | 81,166 | 2017 Estimate | \$76,606 | \$71,544 | \$65,858 |
| 2017 Estimate | 5,635 | 30,598 | 90,559 | 2022 Projection | \$84,805 | \$79,247 | \$74,608 |
| 2022 Projection | 6,079 | 33,558 | 97,695 | | | | |
| % Chg. 2017-2022 | 7.9% | 9.7% | 7.9% | Average Household Income | | | |
| | | | | 2017 Estimate | \$95,120 | \$89,667 | \$83,782 |
| Households | | | | 2022 Projection | \$108,960 | \$101,590 | \$94,338 |
| 2010 Census | 1,904 | 10,654 | 32,188 | | | | |
| 2017 Estimate | 2,199 | 12,191 | 35,732 | Per Capita Household Income | | | |
| 2022 Projection | 2,358 | 13,333 | 38,461 | 2017 Estimate | \$36,928 | \$35,515 | \$33,441 |
| | | | | 2022 Projection | \$42,108 | \$40,057 | \$37,481 |
| Families | | | | | | | |
| 2010 Census | 1,358 | 7,423 | 22,351 | 2017 Household Income Dist. | | | |
| 2017 Estimate | 1,549 | 8,395 | 24,452 | Less than \$15,000 | 10.2% | 6.9% | 6.9% |
| 2022 Projection | 1,653 | 9,131 | 26,139 | \$15,000 - \$24,999 | 4.4% | 6.4% | 6.9% |
| | | | | \$25,000 - \$34,999 | 6.2% | 6.8% | 7.4% |
| 2017 Age Distribution | | | | \$35,000 - \$49,999 | 11.4% | 12.4% | 13.5% |
| 0 - 4 | 6.9% | 7.1% | 6.3% | \$50,000 - \$74,999 | 16.6% | 19.4% | 21.2% |
| 5 - 9 | 8.0% | 7.7% | 6.7% | \$75,000 - \$99,999 | 13.7% | 15.3% | 15.7% |
| 10 - 14 | 8.1% | 7.2% | 7.0% | \$100,000 - \$149,999 | 22.0% | 20.2% | 17.9% |
| 15 - 19 | 6.5% | 5.8% | 6.4% | \$150,000 - \$199,999 | 7.9% | 6.7% | 5.9% |
| 20 - 24 | 5.3% | 5.6% | 5.4% | \$200,000 and Up | 7.6% | 5.9% | 4.6% |
| 25 - 34 | 14.4% | 14.1% | 13.1% | | | | |
| 35 - 44 | 15.4% | 15.4% | 14.3% | 2017 Dist. by Race & Ethnicity | | | |
| 45 - 54 | 16.2% | 15.3% | 15.7% | White Alone | 84.1% | 84.3% | 80.3% |
| 55 - 64 | 10.3% | 11.1% | 12.6% | Black Alone | 7.5% | 7.7% | 12.6% |
| 65 - 74 | 5.2% | 6.0% | 7.4% | American Indian Alone | 0.2% | 0.3% | 0.3% |
| 75 - 84 | 2.6% | 3.2% | 3.6% | Asian Alone | 5.5% | 4.6% | 3.1% |
| 85+ | 1.0% | 1.5% | 1.5% | Pacific Islander Alone | 0.1% | 0.0% | 0.1% |
| | | | | Some Other Race Alone | 1.2% | 1.3% | 1.6% |
| Median Age | | | | Two or More Races | 1.4% | 1.7% | 2.0% |
| 2010 Census | 35.5 | 36.6 | 38.7 | Hispanic Origin (Any Race) | 4.0% | 4.5% | 4.4% |
| 2017 Estimate | 36.7 | 37.8 | 40.0 | | | | |
| 2022 Projection | 38.2 | 38.9 | 40.9 | 2017 Housing Data | | | |
| | | | | Owner Occ. Housing Units | 1,657 | 8,850 | 27,023 |
| Average Household Size | | | | Renter Occ. Housing Units | 542 | 3,342 | 8,709 |
| 2010 Census | 2.51 | 2.46 | 2.47 | | | | |
| 2017 Estimate | 2.56 | 2.48 | 2.49 | 2017 Business Data | | | |
| 2022 Projection | 2.58 | 2.49 | 2.50 | Total Businesses: | 275 | 1,367 | 3,215 |
| | | | | Total Employees: | 3,709 | 15,714 | 38,146 |