

1 ACRE FOR SALE, GROUND LEASE, BUILD-TO-SUIT & ENDCAP/INLINE RETAIL CENTER



ACROSS FROM LEXINGTON MEDICAL CENTER



FORTIS
ARCHITECTURE, LLC

378 RETAIL CENTER

THE PROPERTY

- 2925 Sunset Blvd, West Columbia, SC 29169
- \$28-32/ NNN
- Up to 6,000 SF Available
- 1 Acre Ground Lease Available, \$75,000 annually & \$750,000 Purchase Price
- Off-Site Detention

PROPERTY FEATURES

- Ideal space for restaurant (Drive-Thru available), medical, fitness, and more
- Strong commuter corridor and surrounding retailers
- 6,500 medical personnel within a quarter mile radius
- Two new on-site branded hotel properties
- Across the street to Lexington Medical Center and <1 mile to I-26
- 6,500 medical personnel within a quarter mile radius

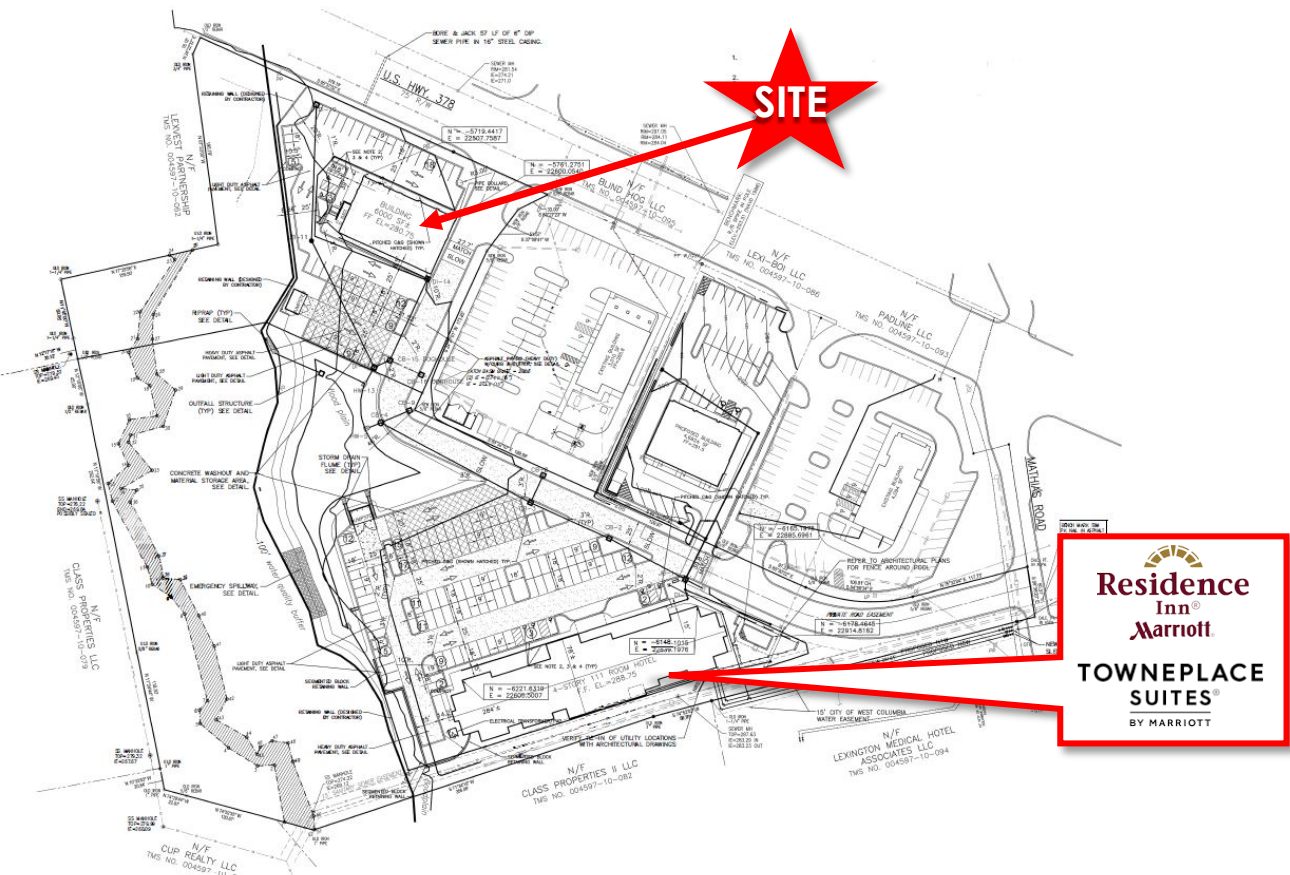
10,821
DAYTIME POPULATION
(1 MILE)

CONTACT

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	1 Mil	3 Mile	5 Mile
Population	5,125	48,740	135,169
Median Household Income	\$52,847	\$44,758	\$43,632
Average Household Income	\$68,070	\$57,829	\$57,786
Daytime Population	10,821	36,562	102,395
Traffic Counts	Sunset: 26,500 ADT I-26: 92,700 ADT		

SITE PLAN / AERIAL





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