

# OFFICE SPACE FOR SALE

6136 Bush River Road | Lexington, SC



Asking Price: \$515,000

EXCLUSIVE BROKERS: R. Coleman Davis  
Senior Broker  
803 834.7014 Ext. 6 (o)  
803 807.6809 (c)  
cdavis@cypresscommercial.com

## PROPERTY HIGHLIGHTS

- Office Space in an excellent location w/ waiting area, ten (10) offices, conference room, break room, and admin area
- 6,609+/- Total SF
  - Office 4,509 +/- SF
  - Warehouse 2,100 +/- SF
- Ample parking
- Monument signage
- Traffic Counts:
  - Bush River Rd.: 7,900 VPD
  - Lake Murray Blvd.: 15,400 VPD
- Adjacent .52+/- acres can be included in purchase

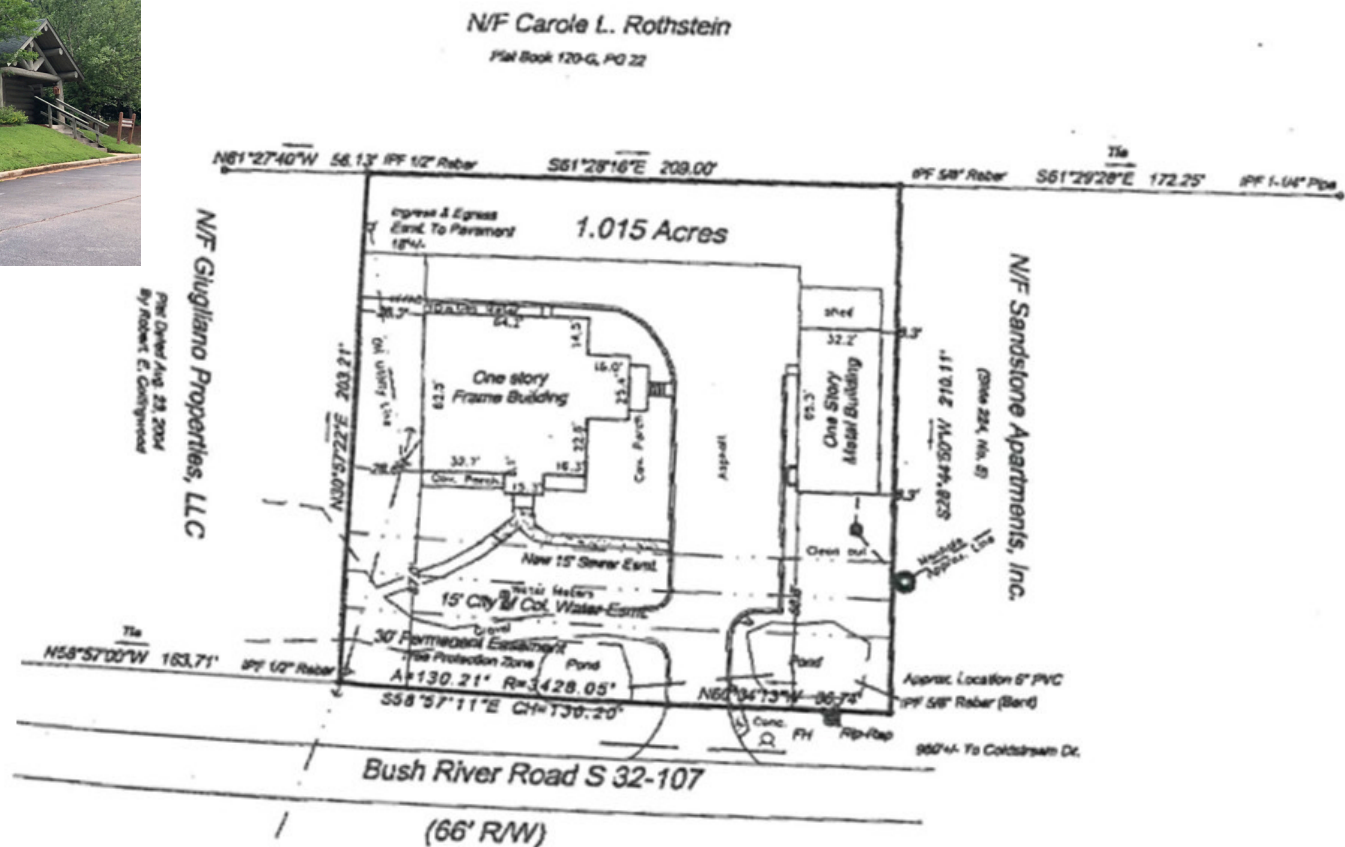


DEMOGRAPHICS	1 mile	3 miles	5 miles
2019 Population	2,562	28,009	80,009
Med HH Income	\$88,800	\$80,295	\$74,194
Avg HH Income	\$105,581	\$100,788	\$95,288

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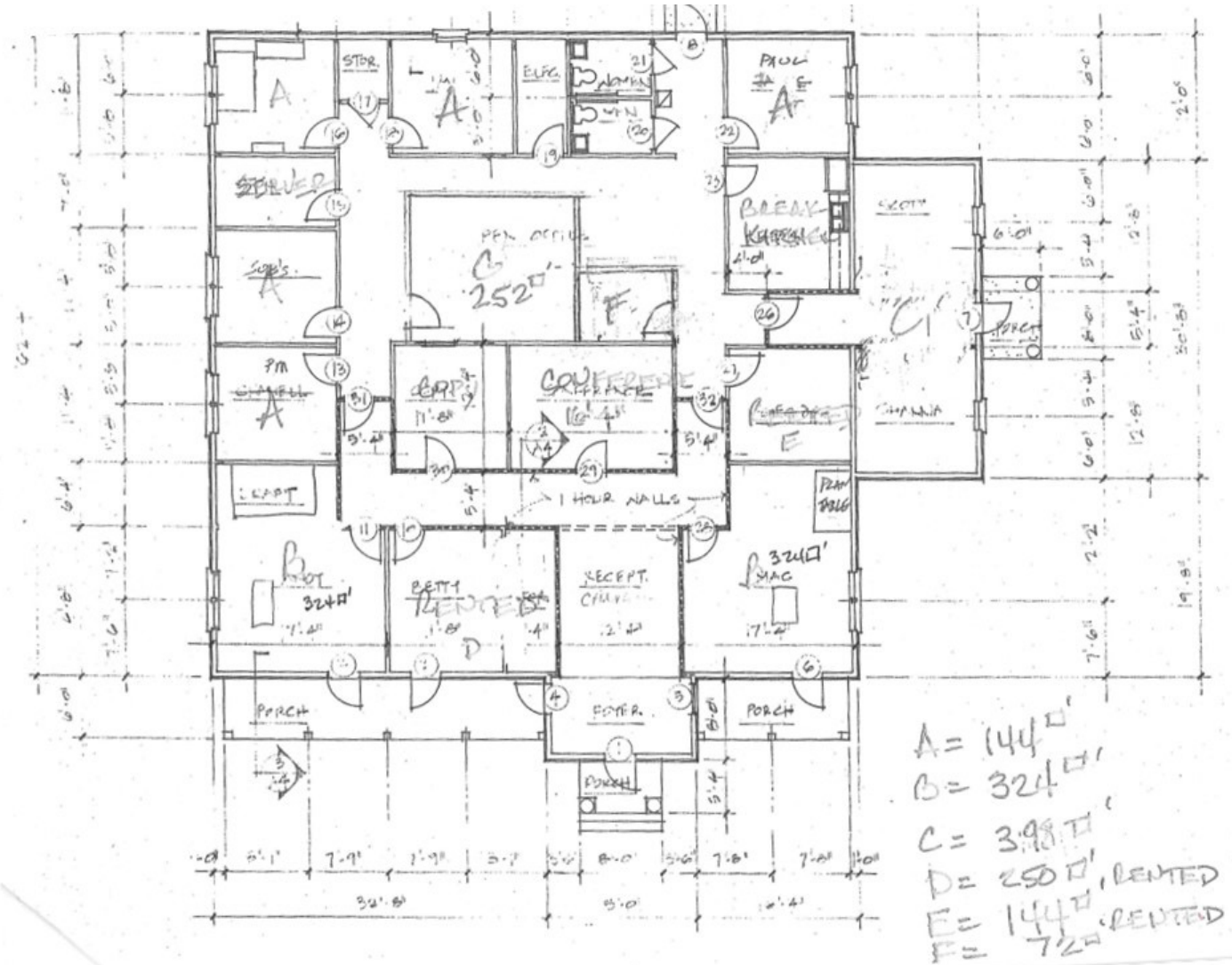
Survey



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## Floor Plan



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Local Aerial

