

FOR SALE  
OFFICE BLDG. ON 1 ACRE



104 Round Knob Road  
Lexington, South Carolina

 **CYPRESS**  
Commercial & Investment Real Estate

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## ADDRESS

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# Company Overview

Our team of real estate veterans specializes in single-tenant, net leased and other investment properties for private and corporate investors and general commercial brokerage.

Whether the property is retail, industrial or commercial, we work with clients one-on-one to deliver intelligent strategies that help buyers and sellers meet their goals.

From property evaluation and market assessment to dealing with closing attorneys, third-party service providers, lenders and documentation, our experience and personal service add value to every transaction. We work with integrity, loyalty and transparency to earn our clients' trust and build long-term relationships.

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## DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

# Property Overview

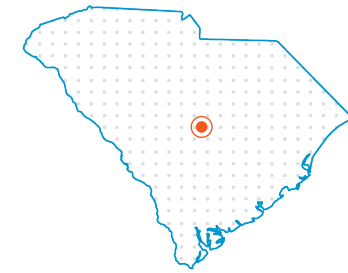
## HIGHLIGHTS

- Office Bldg. on 1 AC in Heart of Lexington
- Excellent Location Behind One Life Fitness
- 3- Offices; Kitchen; Conference Room; 2- Bathrooms; Extra Storage Room or Office
- Perfect Office for Attorney, CPA, Medical Use, or Other Small Business
- Close Proximity to Hwy 378/Hwy1 , Lake Murray and Town of Lexinton
- One of the Fastest Growth Markets in the State
- High Traffic: Hwy 378/N Lake Dr.- 49,700 VPD

## Sales Summary

PURCHASE PRICE  
**\$395,000**

# Property Highlights



PROPERTY	Office Building
LOCATION	104 Round Knob Road, Lexington, SC
COUNTY	Lexington
ZONING	LC- Limited Commercial
UTILITIES	Town of Lexington Water & Sewer Dominion Energy Electric & Gas

## INFORMATION

Converted ranch style brick house to commercial office building located in the heart of Lexington. Property boasts over 1 acre of land with plenty of room or building expansion needs. Located just off the main thoroughfare of Hwy 378 close to all retail and residential areas of Lexington.



**1,850**

1,850 SF



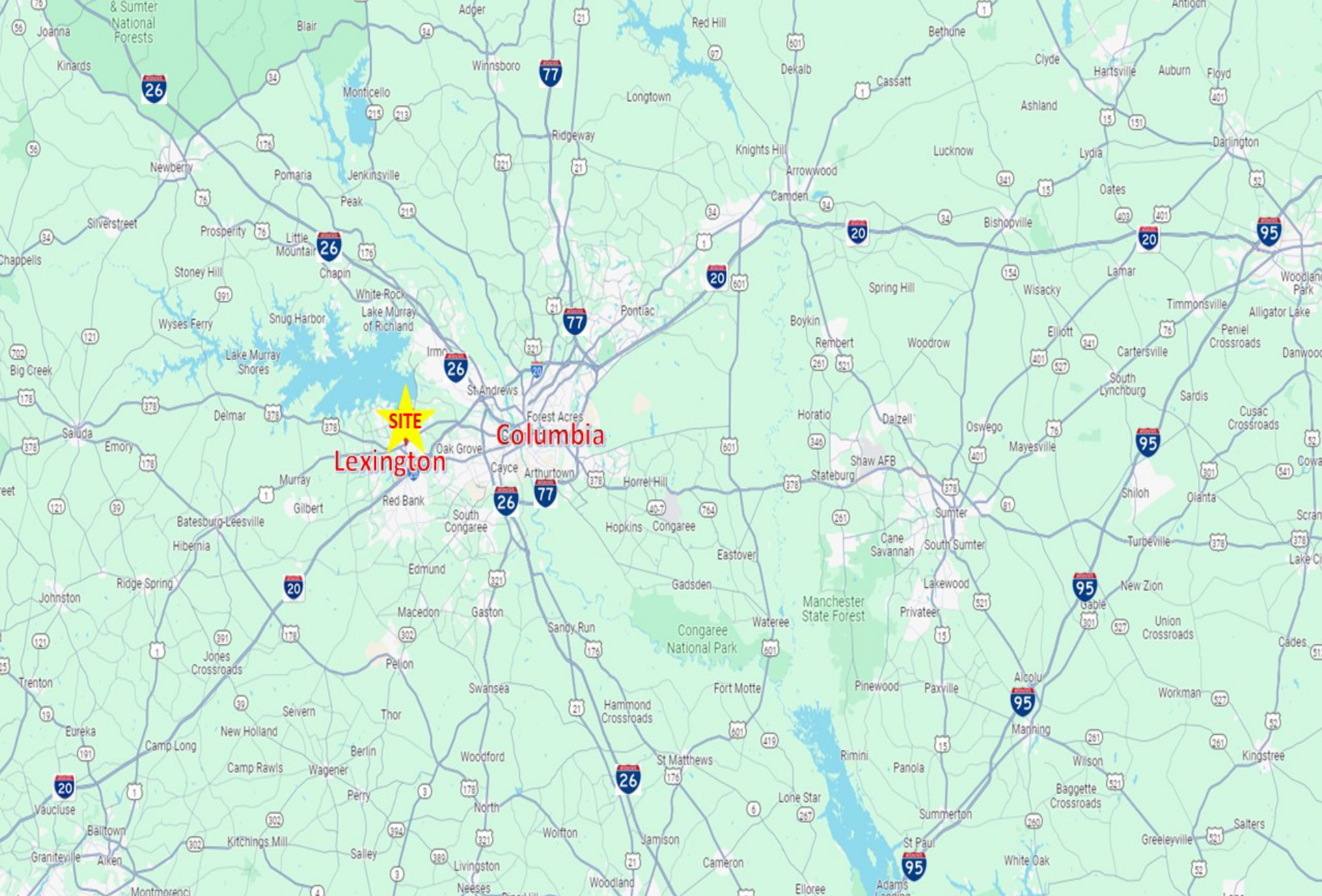
**1.13**

1.13+/- Acres



**49,700**

Traffic Count









# Lexington

SOUTH CAROLINA

Lexington is the largest town in and the county seat of Lexington County, South Carolina. It is a suburb of the state capital, Columbia. It is the second-largest municipality in the greater Columbia area. Lexington is considered the fastest-growing area in the Midlands. Lexington's town limits are bordered to the east by the city of West Columbia. Lexington is located 12 miles West of Columbia.

## TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



Small-Town  
Charm



Convenient  
Location



Family  
Friendly



# Demographics

## Population

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	6,348	39,366	85,263
2023 Population	6,145	37,996	82,357
2020 Population	6,047	36,401	79,337
2010 Population	5,105	31,294	64,184
Growth Rate 2010-2020	1.71%	1.52%	2.14%
Growth Rate 2020-2023	0.50%	1.33%	1.16%
Growth Rate 2023-2028	0.65%	0.71%	0.70%

## Households

2023 Total Households	2,565	14,908	31,522
2028 Projected Total Households	2,672	15,543	32,807
2010-2020 Annual Rate	1.31%	1.60%	2.11%
2020-2023 Annual Rate	0.97%	1.40%	1.26%
2023-2028 Annual Rate	0.82%	0.84%	0.80%

## Average Income

2023 Median Household Income	\$69,192	\$80,552	\$79,948
2023 Average Household Income	\$94,372	\$109,949	\$108,419



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