

## **Development Opportunity**

Mineral Springs Road, Lexington, SC 29072



# FOR SALE

- 1.77, 1.98, & 1.94 acres located in the heart of Lexington on Mineral Springs Rd
- Heavily traveled retail corridor with more than 41,700 vehicles passing per day on Sunset Blvd and 10,500 VPD on Mineral Springs Rd
- Very affluent area with average household incomes over \$100,000
- Zoning will allow for 8+ dwelling units per acre
- Lexington County TMS: 004423-01-016, 004423-01-007, 004423-01-010
- City water and sewer are available

#### **SALES PRICE:**

2438 Mineral Springs, 1.77 AC - \$796,500 2426 Mineral Springs, 1.98 AC - \$891,000 2484 Mineral Springs, 1.94 AC - \$775,000



## **DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	5,995	36,117	89,769
TOTAL HOUSEHOLDS:	2,325	14,425	35,661
AVERAGE HH INCOME:	\$99,550	\$106,651	\$77,607

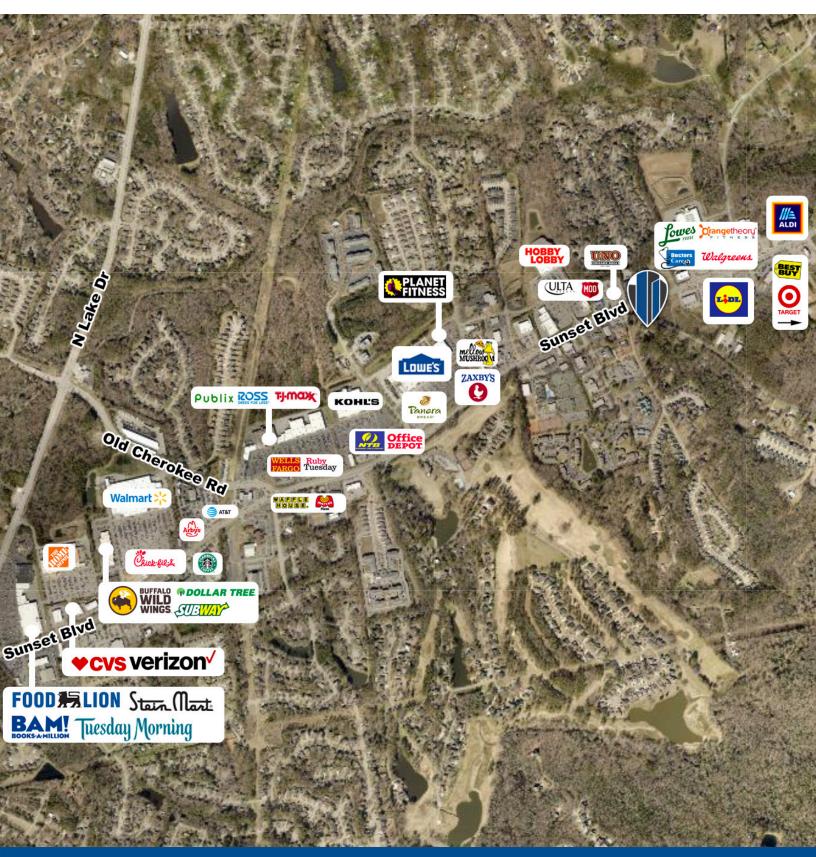
Sam DeWees | Cell:803-528-5155 | Sam@deweesreg.com | Office: 803-766-0900 X 105 | www.deweesreg.com

This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



### **Prime Development Opportunity**

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