



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

Prime Development Opportunity

Mineral Springs Road, Lexington, SC 29072

