



FOR LEASE

±1.1 Acres for Development

5302 Sunset Blvd. | Lexington, SC

HIGHLIGHTS

- ±40,400 VPD
- ±1.1 acre site plus ±1.37 acre detention area
- Full access onto Sunset Blvd.
- Utilities and detention in place
- Graded

FOR LEASE

Build-to-suit or ground lease

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Colliers

5302 SUNSET BLVD

±1.1 Acre

Development Site

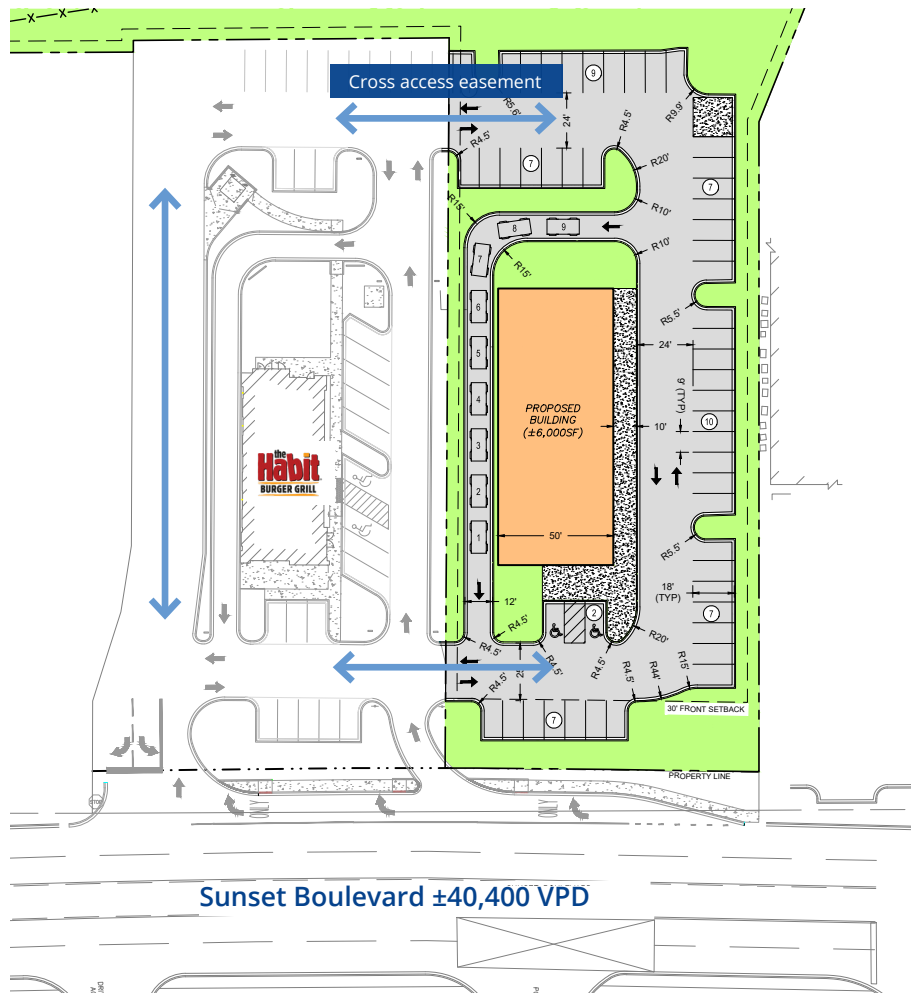
HIGHLIGHTS

- Located at 5302 Sunset Boulevard
- Ideal for retail/restaurant uses (no burger uses allowed)
- On-site detention and utilities in place
- Property Type: Commercial Land
- Sunset Blvd ±40,400 VPD
- Situated in the heart of Lexington's busiest retail corridor

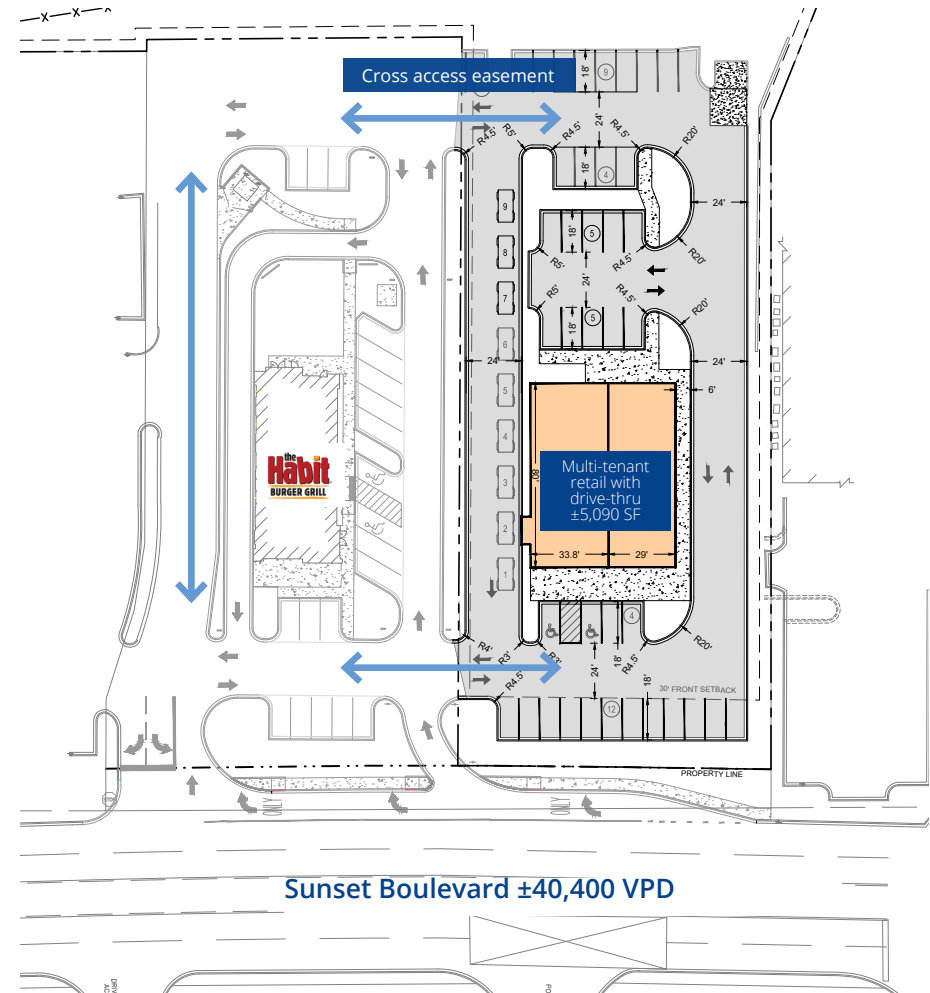
**Detention area to be conveyed with parcel under separate easement with Habit Burger*

Proposed Site Layouts

Single tenant with drive-thru



Multi-tenant retail with drive-thru

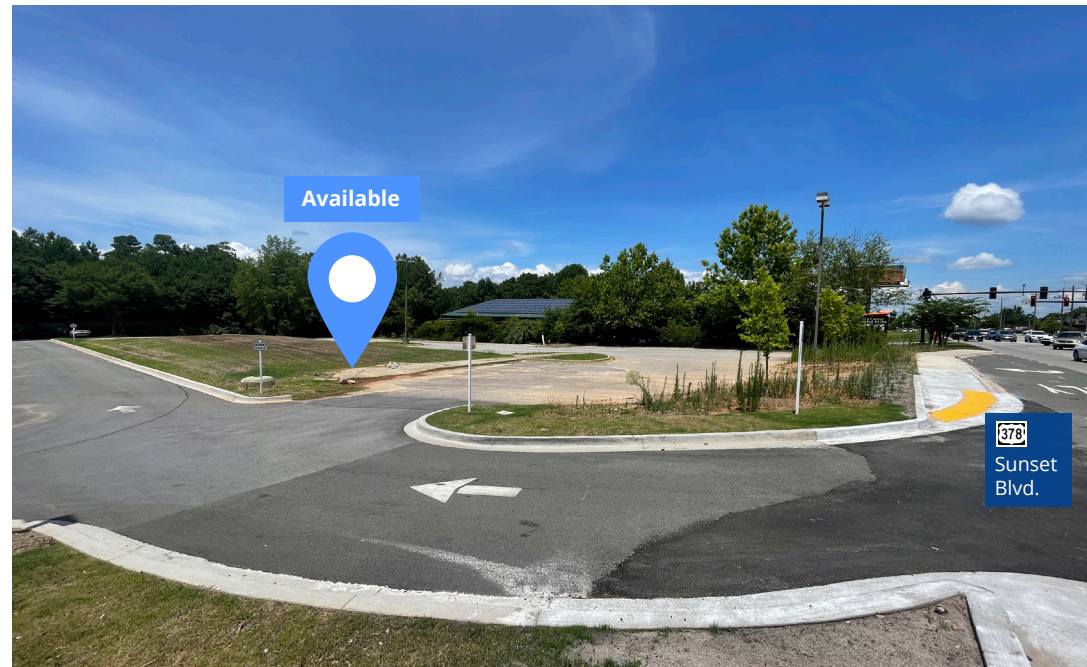


5302 SUNSET BLVD

±1.1 Acre Development Site



Full access onto Sunset Blvd.



Available

378
Sunset Blvd.

Lexington Retail

The map displays various retail stores across Lexington, NC, including:

- Food & Grocery:** Publix, Ross, TJ-MAXX, Walmart, Food Lion, Big Air, Dollar Tree, Cato, CVS Pharmacy, Tractor Supply Co., Papa John's.
- Home Improvement:** Lowe's, Home Depot, Office Depot.
- Clothing & Accessories:** Ulta, Burlington, Hobby Lobby, Prisma Health.
- Pharmacies & Medical:** Walgreens, Aspen Dental.
- Other Retailers:** Target, PetSmart, World Market, Bojangles, McAlister's, Zaxby's, Planet Fitness, Planet Smoothie, HEB, Aldi, Lidl, Best Buy, Discount Tire, South Carolina Federal Credit Union, Palmetto Citizens Bank, First Citizens Bank, Bank of America, IHOP, Warren House.

A blue location pin marks a specific area near Sunset Boulevard ±40,400 VPD. A label "Available" points to this location.

DEMOGRAPHICS 2024	1 mile	3 miles	5 miles
Total Population	±5,881	±34,997	± 92,853
Number of Households	±2,365	±13,589	± 37,141
Avg. HH Income	\$131,460	\$122,170	\$112,729

North Lake Community Learning

DEMOGRAPHICS 2024	1 mile	3 miles	5 miles
Total Population	±5,881	±34,997	± 92,853
Number of Households	±2,365	±13,589	± 37,141
Avg. HH Income	\$131,460	\$122,170	\$112,729

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