



FOR SALE OR 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

Sale Price:

\$1,450,000

For Lease:

Build-to-suit or ground lease

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5302 SUNSET BLVD

±1.1 Acre

Development Site

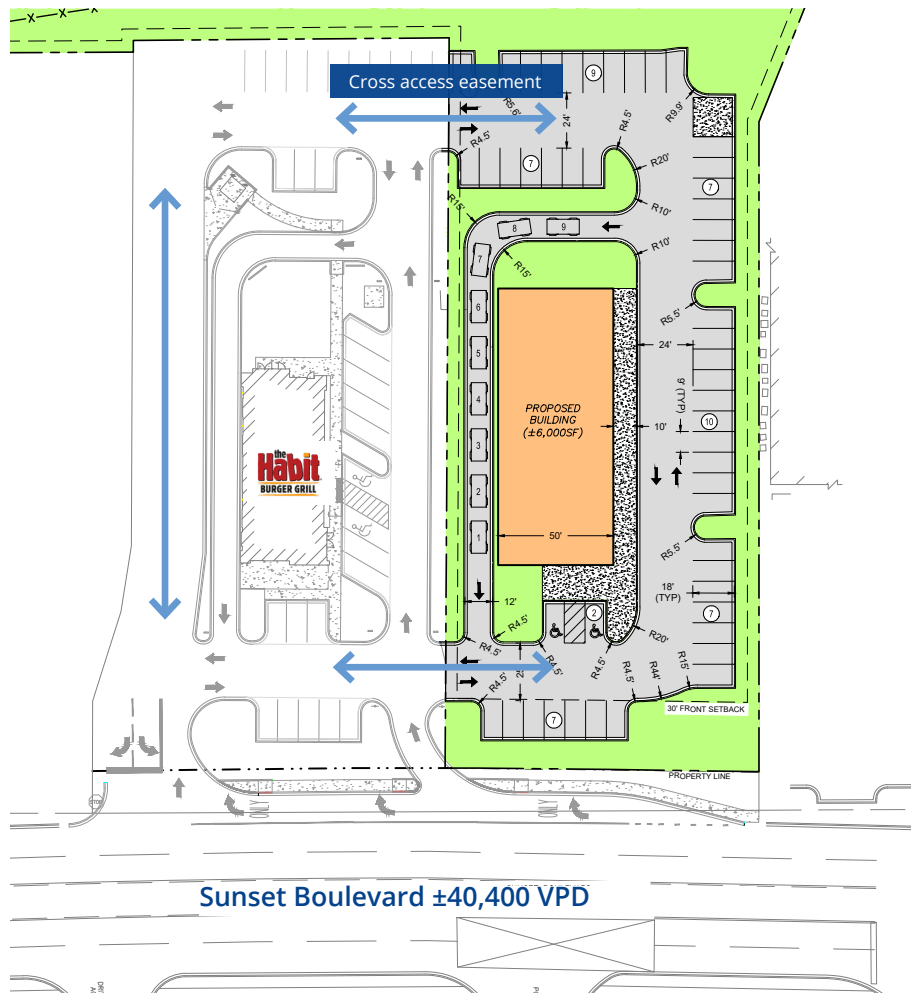
HIGHLIGHTS

- 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

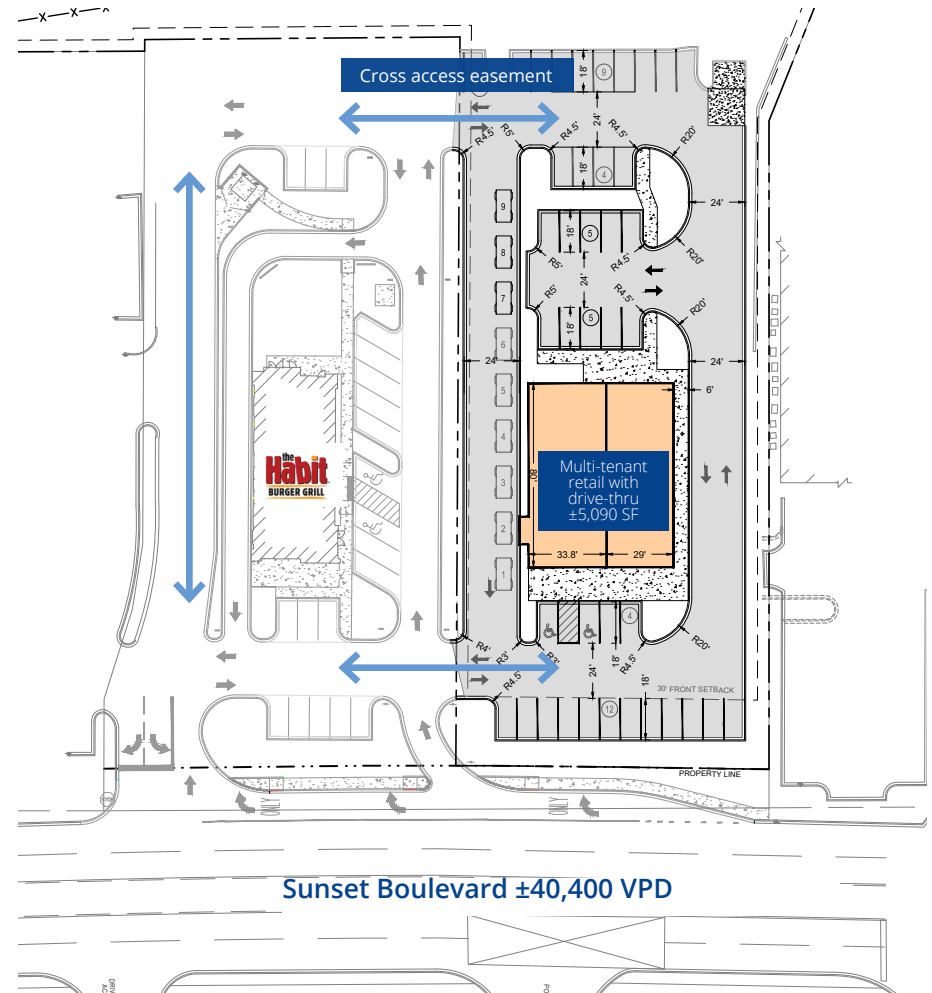
**Detention area to be conveyed with parcel under separate easement with Habit Burger*

Proposed Site Layouts

Single tenant with drive-thru

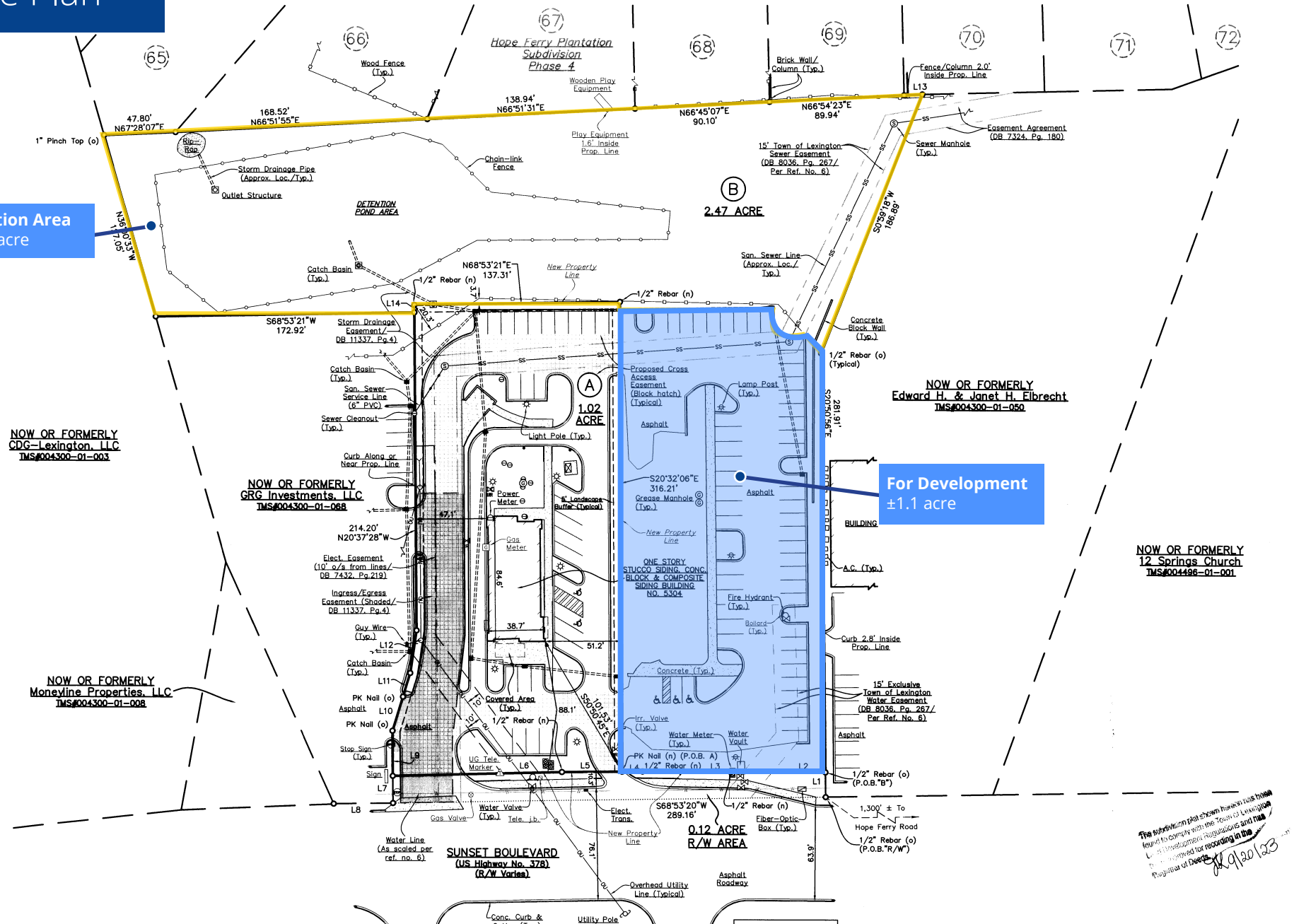


Multi-tenant retail with drive-thru



Site Plan

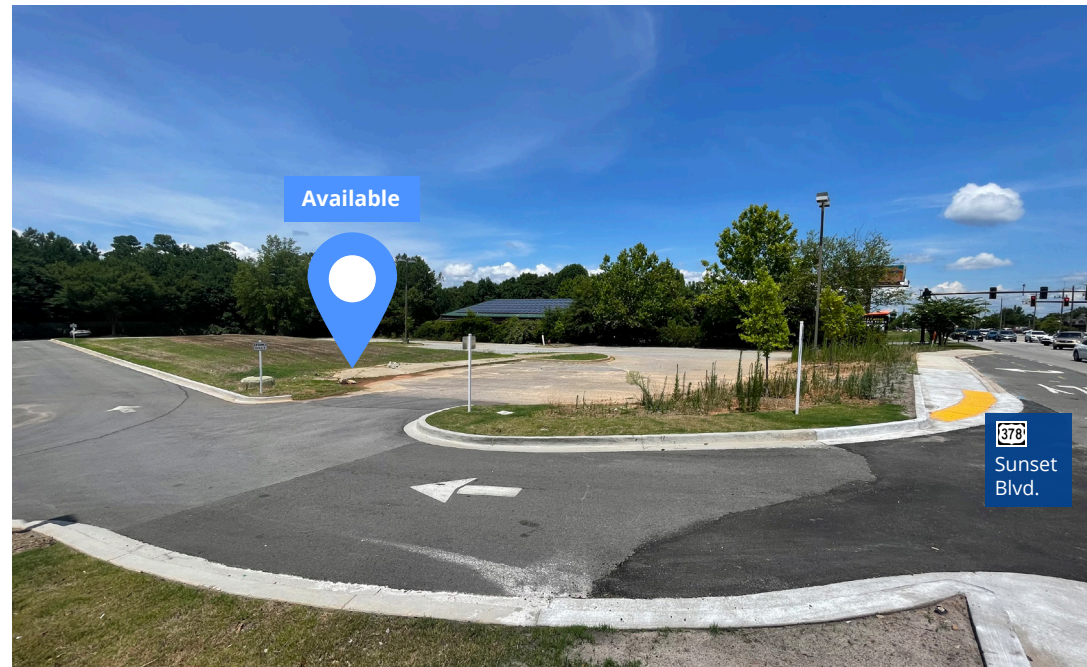
Detention Area
±1.37 acre



*The owner of this parcel is to insure and maintain the drive easement, stormwater drainage easement and detention pond. All taxes, insurance, and maintenance costs shall be shared with The Habit Burger on a 2/3 to subject property owner 1/3 to Habit Burger basis.

5302 SUNSET BLVD

±1.1 Acre Development Site



Lexington Retail



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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