



**FOR SALE OR LEASE**

# ±7,500-SF Building on ±1.5 Acres in Prime Lexington Location Off Hwy 1 & Hwy 378

General use commercial building can be re-purposed for a wide variety of uses including office, event space, church, after school program and more

**200 Wise Ferry Road | Lexington, SC**

**REDUCED Sale Price:**

**\$1,750,000**

Lease Rate:

**\$16.00/SF**

Net Utilities and Janitorial

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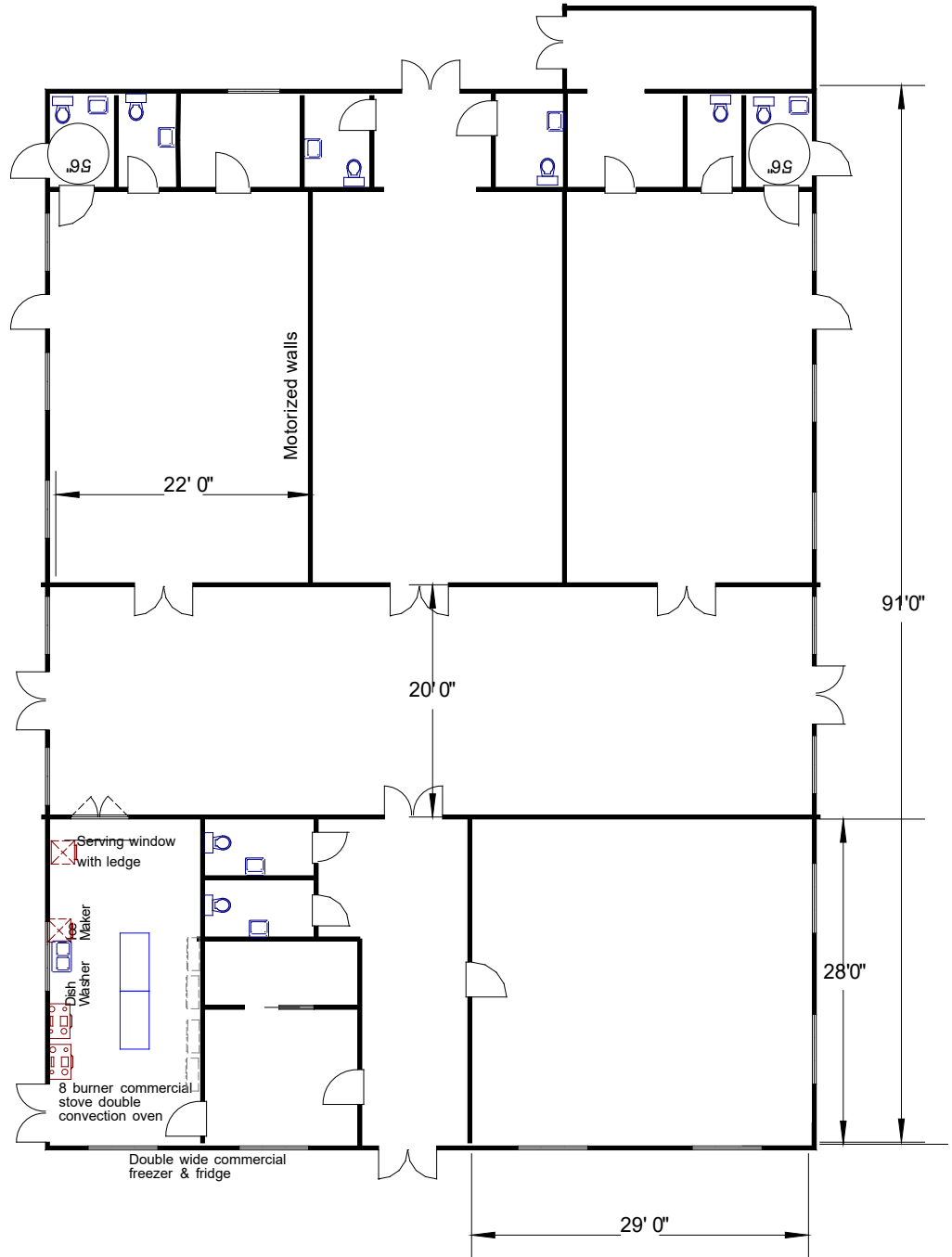
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## FOR SALE OR LEASE

200 Wise Ferry Road  
Lexington, SC

### Highlights

- 7,500-SF freestanding single-story building
- Situated on ±1.5 acres
- Ample parking with room for expansion
- Full commercial kitchen
- Can be subdivided for multiple uses
- Ideal uses include event space, community center, church, after school program, supportive living community, medical/dental facility or retail/office



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Large open spaces



High ceiling



Large cleared lot



Full commercial kitchen



Covered entrance





200 Wise Ferry Road is located in a rapidly growing area just outside of Downtown Lexington and south of Lake Murray with many new residential developments in the surrounding area. It offers convenient access to both Highway 378 and Highway 1.

**Lexington Marketplace**  
New ±208,000 SF retail development — projected opening Fall 2026

**CONTACT**

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Demographics 2025 est.	3 mile	6 miles	9 miles
Total Population	31,976	79,059	170,526
Number of Households	11,754	30,321	66,913
Average HH Income	\$136,613	\$124,813	\$120,254
Population Growth 2030	34,389	84,504	181,512

Traffic Counts	
Highway 378	±19,500 VPD
Highway 1	±24,400 VPD

