

VIEW ONLINE 

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±1,500 - ±6,000 SF New Construction Retail Space

2875 Sunset Boulevard, West Columbia, SC 29169

This property is located in one of the most rapidly-growing areas of the Columbia, South Carolina MSA. Lexington County is characterized by high residential and commercial growth. The property is ideally suited for restaurants, boutique fitness centers, soft goods retailers, service businesses, or shop space users.

FEATURES

- Available: ±6,000 SF contiguous space, subdividable to ±1,500 SF
- Retail frontage along Sunset Boulevard/US-Highway 378
- New construction on a highly-desirable retail corridor
- Located off of I-26, less than 2 miles from I-20 and 4 miles from Downtown Columbia
- Monument signage available
- Across the street from Lexington Medical Center (438 beds; 6,500+ employees) and the brand new Freddy's Steakburgers
- Building sits on an outparcel of two newly-constructed hotels
- Traffic Counts:
 - Sunset Boulevard: 26,500 VPD
 - I-26: 92,700 VPD
- Contact brokers for lease rate

Contact us:

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NEARBY RETAILERS AERIAL

Demographics (2018 Estimate)



Population

1 mile: 5,484
3 miles: 47,977
5 miles: 131,305



Households

1 mile: 2,392
3 miles: 21,404
5 miles: 63,238



Projected Population (2023)

1 mile: 6,081
3 miles: 50,803
5 miles: 139,590

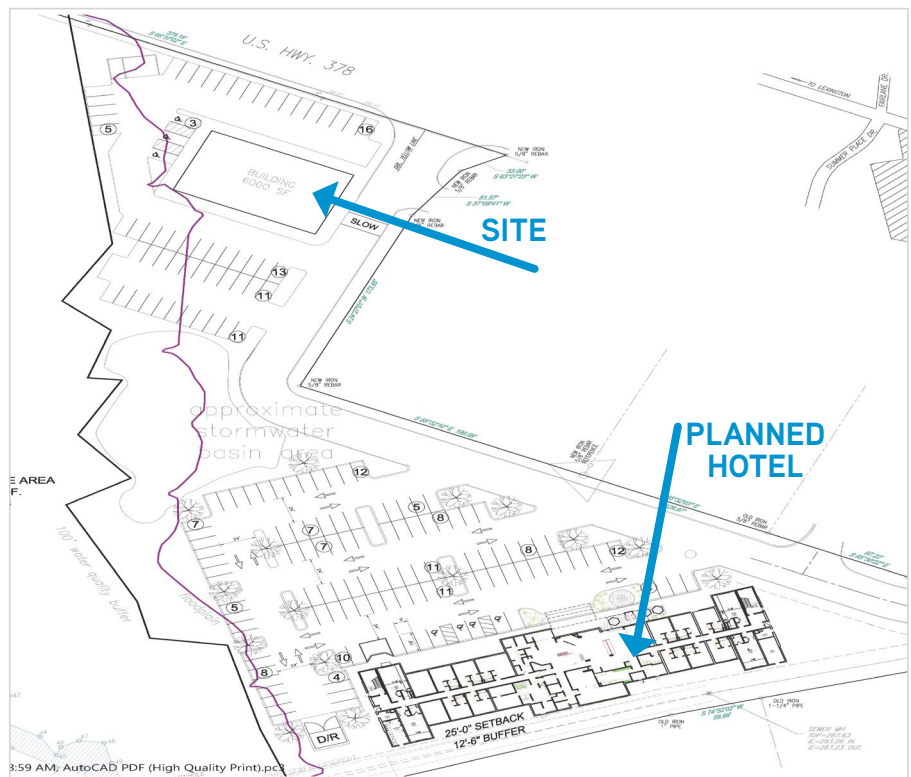


Avg. Household Income

1 mile: \$74,279
3 miles: \$61,521
5 miles: \$63,238

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SITE PLAN

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