

FOR SALE

1539

North Lake Drive
Lexington, SC 29072

±1,580-SF Existing Office
Building on ±1-Acre
Commercial Site Located
Near Lake Murray



SALE PRICE
\$425,000

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Property Overview

1539 North Lake Drive is an existing $\pm 1,580$ -SF building available for redevelopment for a private office or small retail uses located on a one-acre land parcel near Lake Murray.

The North Lake Drive corridor in Lexington is experiencing rapid growth, making it a prime location for office and retail development. Anchored by 1623 North Lake Drive—a brand-new mixed-use property offering high visibility, strong demographics and exposure to over 30,000 vehicles daily—the area combines excellent accessibility with expanding infrastructure and affluent households. This dynamic environment creates an ideal setting for flagship retail, restaurants and professional offices in the heart of Lexington's growth corridor.

SPECIFICATIONS

Size $\pm 1,580$ -SF Office Building | ± 1 acre

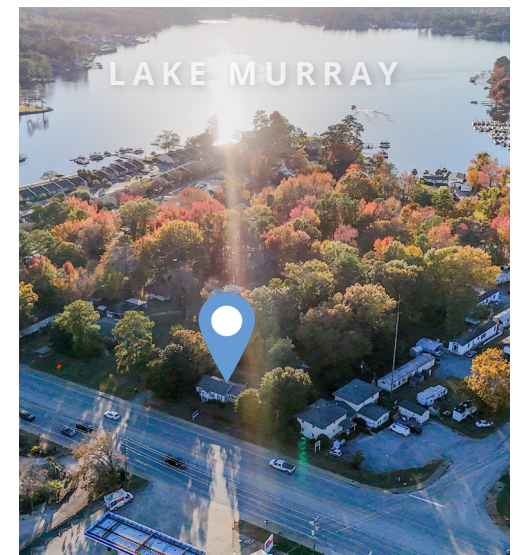
Zoning ID - Intensive Development (Lexington County)

TMS #003418-05-003 (Lexington County)

Traffic North Lake Dr: $\pm 30,000$ VPD

Frontage 145' - North Lake Dr

Utilities Water and sewer available (Town of Lexington)





Demographics

Drive Times | 2025

	5 minutes	10 minutes	20 minutes
Population	8,511	46,857	123,586
Daytime Population	6,045	48,718	138,164
Households	3,329	19,018	50,631
Average Household Income	\$143,802	\$133,106	\$118,230



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