

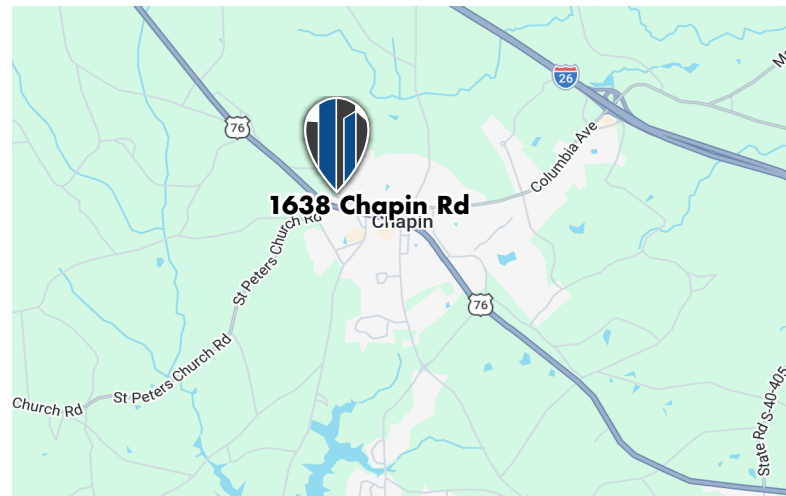


FOR SALE OR LEASE

- 1,800 SF Retail / showroom (plus additional storage)
- 0.41 Acres
- Lexington County TMS: 00070011024
- Located in the heart of Chapin with excellent visibility
- Town of Chapin GC zoning
- Built in 1970, completely renovated in 2025-2026
- New Roof, electrical, HVAC, ductwork, ADA restrooms, kitchenette, plumbing, paint, windows, doors, pavement, etc.

Sales Price: \$499,000

Lease Rate: \$25/SF NNN



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	1,241	7,220	18,596
TOTAL HOUSEHOLDS:	478	2,833	7,586
AVERAGE HH INCOME:	\$84,277	\$87,895	\$103,533



