



2554 HWY 378

Gilbert, SC

±4.98 ACRES HIGH GROWTH AREA SIGNALIZED CORNER



Property Overview

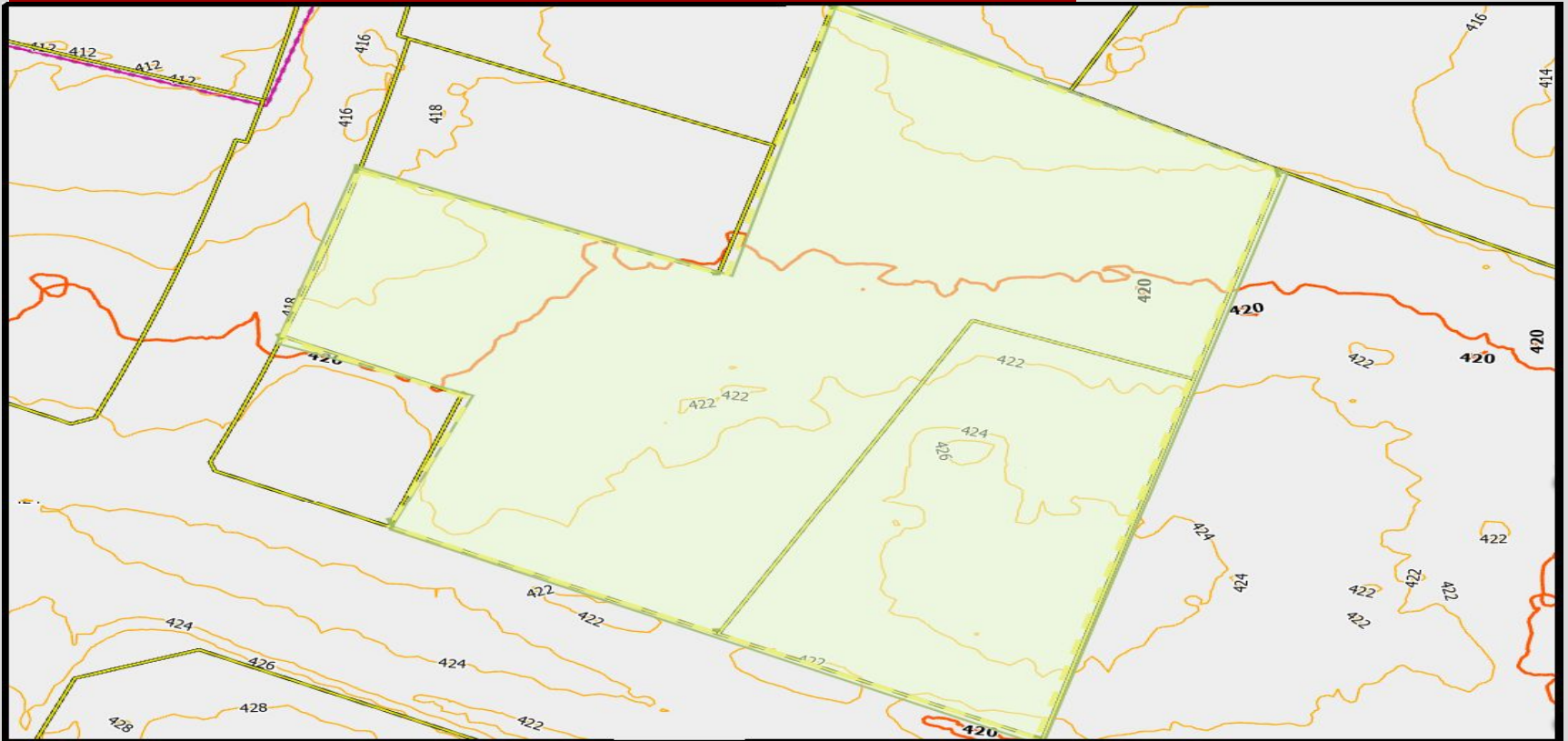
- **±4.98 Acres** Commercial Site
- Located along US Highway 378 in Lexington County, the property benefits from strong visibility and accessibility along one of the region's primary commercial corridors connecting Lexington to the greater Columbia market. The site is positioned just on Highway 378, with traffic counts of approximately 15,300 vehicles per day.
- The Highway 378 corridor continues to experience strong commercial and residential growth, establishing it as one of Lexington County's most active development corridors. Increasing population density, ongoing development in the immediate area, and convenient access to Lexington and the greater Columbia market are driving demand for retail, restaurant, and service-oriented businesses, creating an exceptional opportunity for long-term commercial growth.

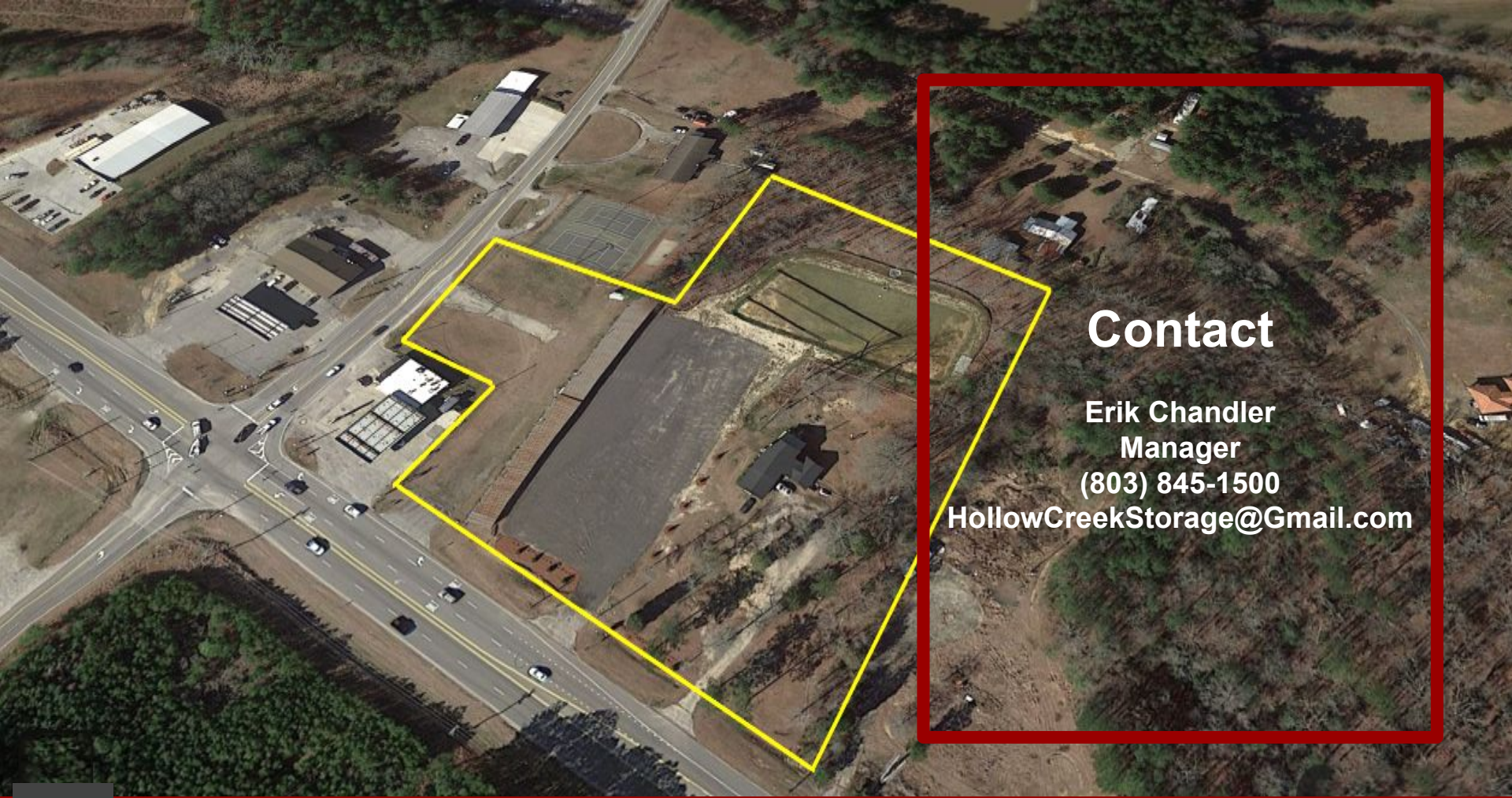
Property Highlights

- **±4.98 Acres** Commercial Site (Two parcels offered as one)
- Strong Traffic Counts **±15,300** VPD
- **Signalized Corner**
- Dual street frontage
 - **+445ft** - US HWY 378
 - **±157ft** - Beulah Church Rd
- Zoning - Classified under **Intensive Development**, allowing for a wide range of commercial applications. - Lexington County
- **Sewer** Connection in place
- **Water** Available from local authority
- Located within a fast growing corridor
- Neighbored by Established National Brands
- Ideal for Retail, QSR, Bank, Medical or Service Development

DISCLAIMER The prospective purchaser is solely responsible for conducting its own independent due diligence regarding the property. The information contained in this Offering Memorandum is provided for informational purposes only and is not intended to be exhaustive or to include all information that a prospective purchaser may require in evaluating the opportunity. Additional information and opportunities to inspect the property will be made available to qualified and interested parties upon request. Prospective purchasers are encouraged to independently verify all information and conduct their own investigations. The Owner reserves the right, in its sole discretion, to reject any or all offers or expressions of interest at any time, with or without notice. Delivery of this Offering Memorandum does not create any legal obligation or commitment on the part of the Owner or Seller. A binding agreement for the sale of the property shall exist only upon the full execution and approval of a written purchase agreement by all parties.

PROPERTY ELEVATION





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