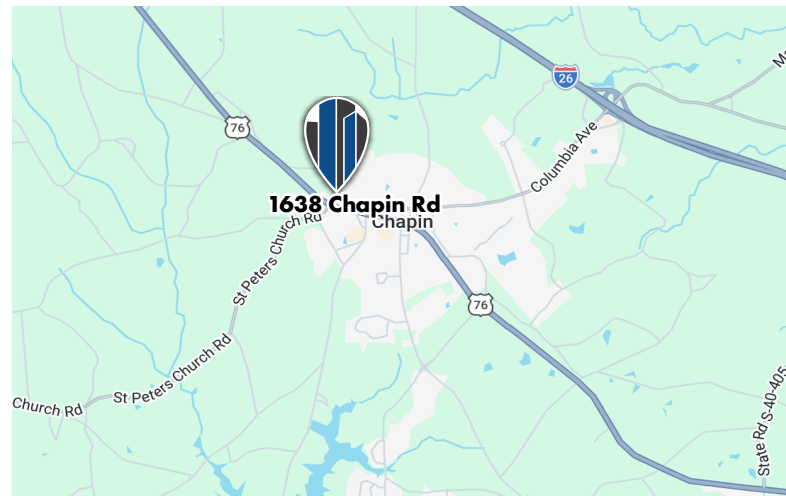




## FOR SALE

- 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.

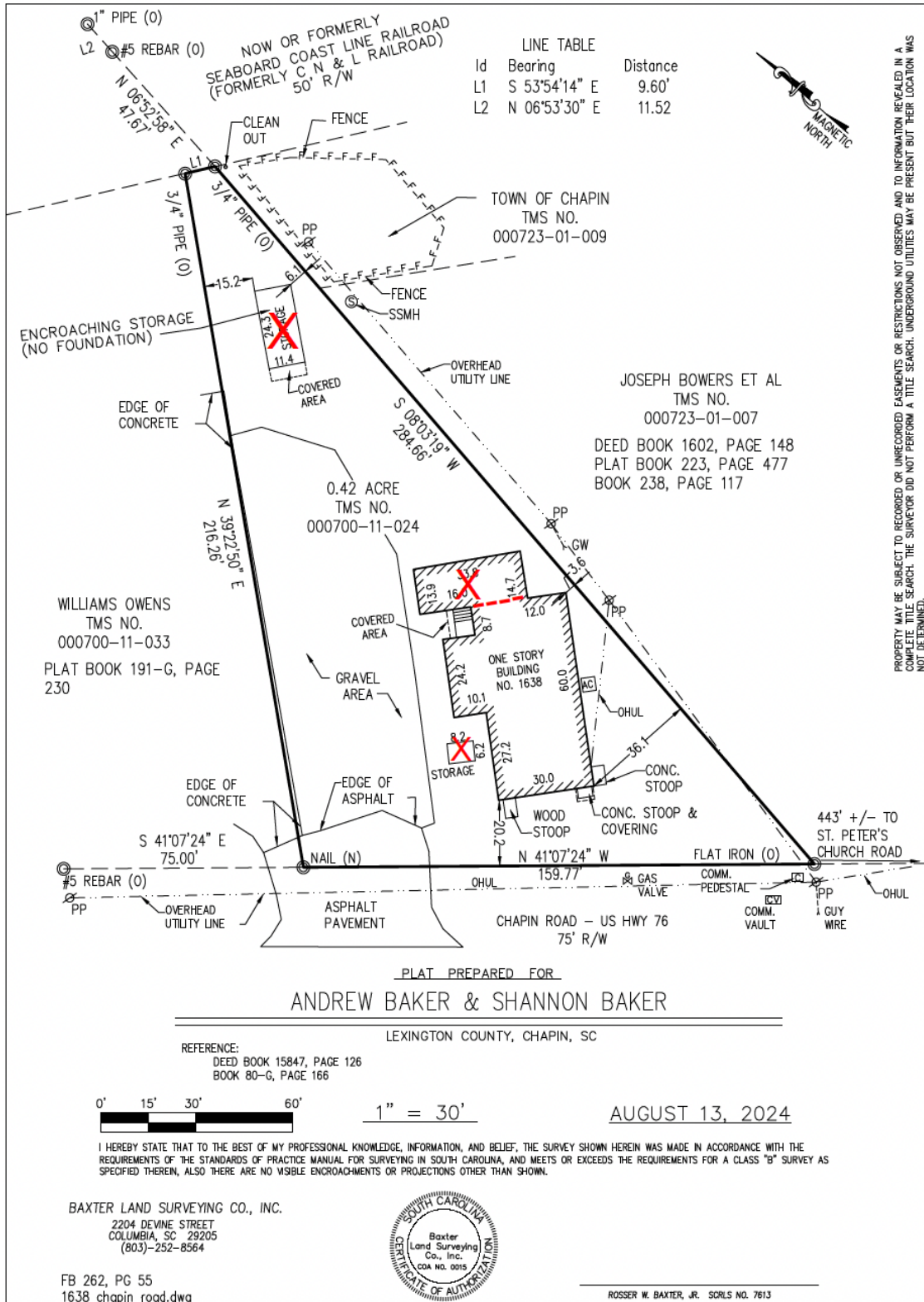
**Sales Price: \$539,000**



## DEMOGRAPHICS

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





PROPERTY MAY BE SUBJECT TO UNRECORDED EASEMENTS OR RESTRICTIONS NOT OBSERVED AND TO INFORMATION REVEALED IN A COMPLETE TITLE SEARCH. THE SURVEYOR DID NOT PERFORM A TITLE SEARCH. UNDERGROUND UTILITIES MAY BE PRESENT BUT THEIR LOCATION WAS NOT DETERMINED.