

741 Hwy. 601 S., Lugoff, SC 29078

For Sale / Lease

\$6.25 PSF (NNN)

±8,000 SF Warehouse with Large Buildout for Sale/Lease

- One dock high door and one roll-up door
- ±2,600 SF office buildout with 6 offices, a reception area, large kitchenette, storage area, and a spacious and fully conditioned work room
- Raw land at the back of the property that could be utilized for additional parking or future building expansion
- Just 0.7 miles from I-20
- Zoned I1 (Industrial) by Kershaw County
- Contact for Sale Pricing



**TRINITY
PARTNERS**

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1501 MAIN STREET SUITE 410
COLUMBIA, SC 29201
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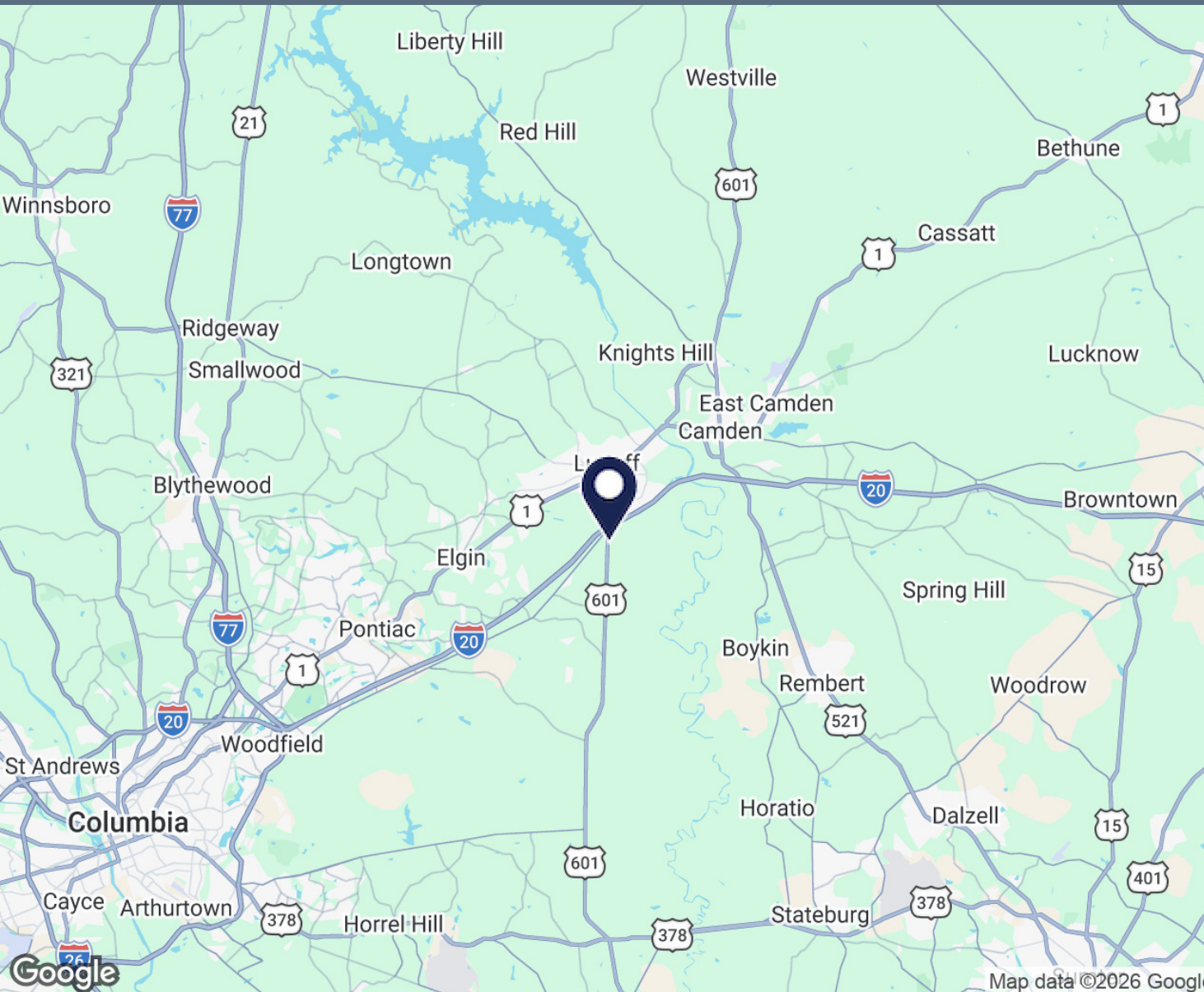
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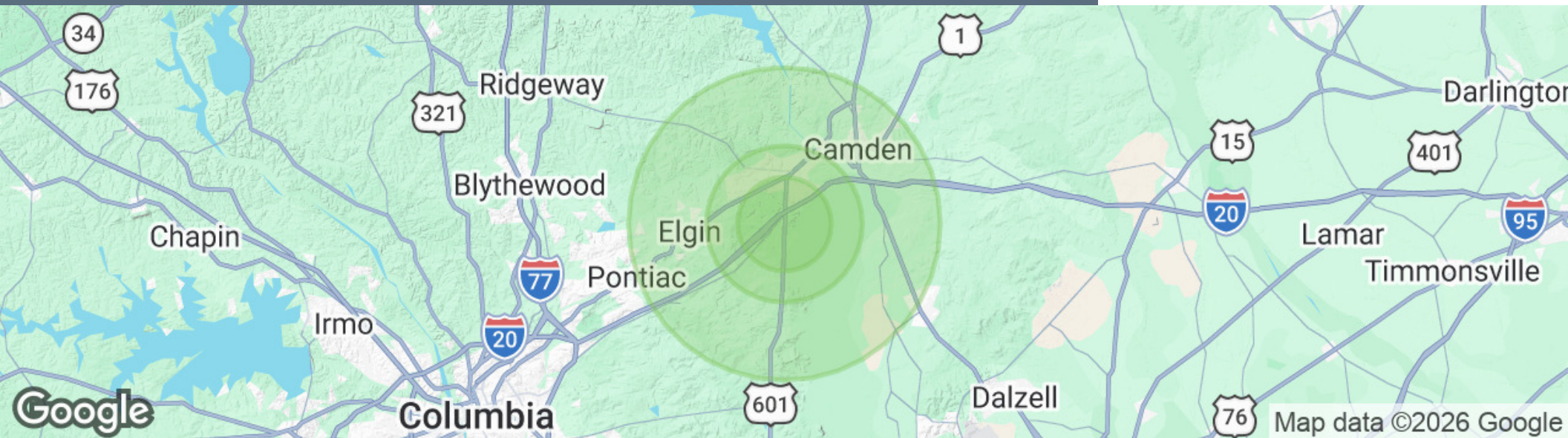
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- Lugoff - 5 Minutes
- Elgin - 10 Minutes
- Camden - 15 Minutes
- Columbia - 25 Minutes
- Florence - 50 Minutes



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Population

	3 Miles	5 Miles	10 Miles
Total Population	3,071	15,128	61,826
Average Age	46.4	40.0	40.4
Average Age (Male)	46.2	38.8	39.9
Average Age (Female)	46.1	40.6	41.2

Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	1,289	6,039	23,915
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$78,292	\$77,443	\$94,489
Average House Value	\$194,039	\$214,070	\$241,178

2023 American Community Survey (ACS)