



FOR LEASE

MULTI-PAD DEVELOPMENT

± 0.94 Acre Pad Available

5028 Sunset Blvd, Lexington, SC



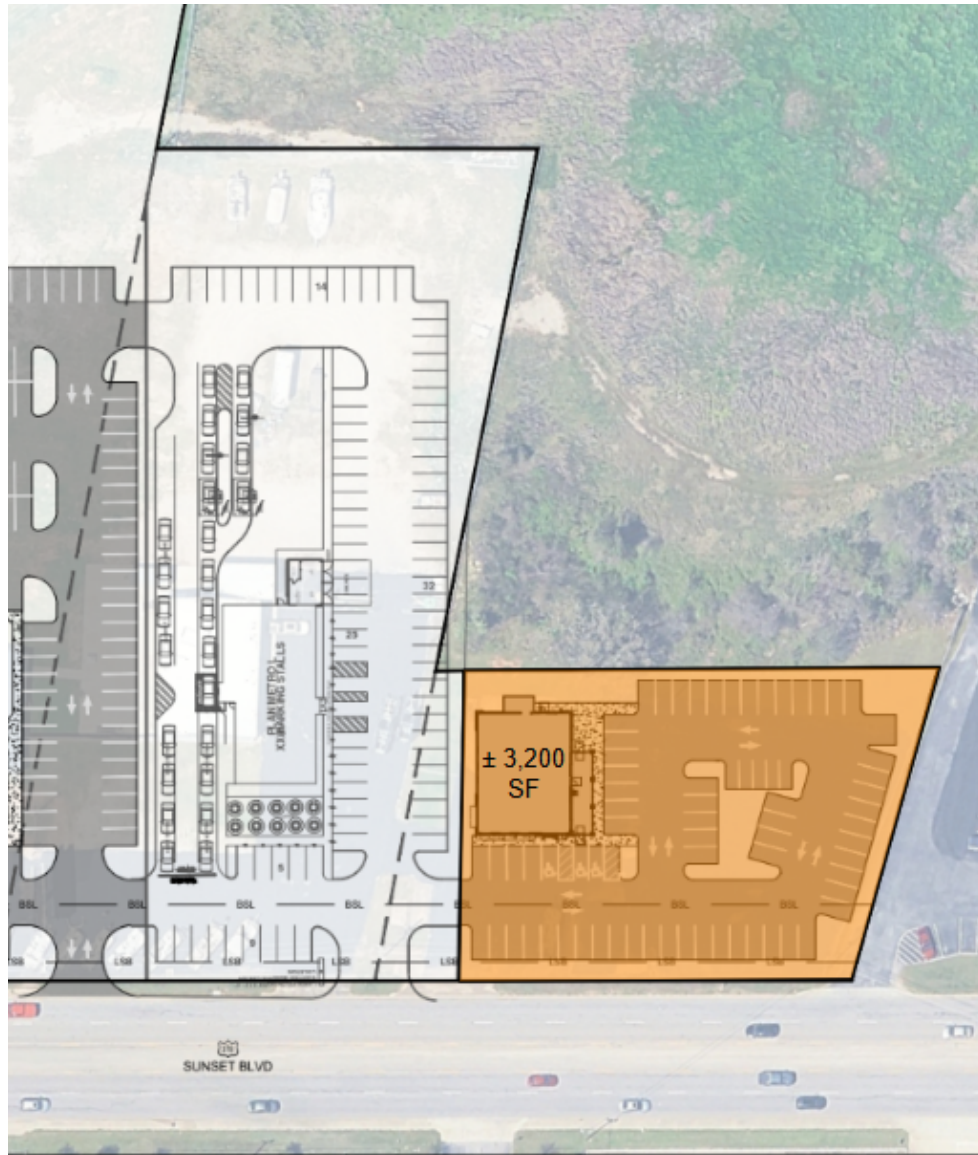
EXECUTIVE SUMMARY

Reedy River Retail at SVN Palmetto is pleased to present a retail development opportunity at 5028 Sunset Boulevard in Lexington, South Carolina. The property is positioned along Sunset Boulevard, a dominant retail corridor with traffic counts of approximately $\pm 43,200$ vehicles per day, offering excellent visibility and access.

The site features a 0.94-acre pad available for build-to-suit or ground lease. The property is located across from Target and surrounded by a dense mix of national retailers and service users. With strong co-tenancy, significant traffic exposure, and continued residential growth in the Lexington market, this location is well suited for retail, medical, financial, or QSR users seeking a high-profile presence along one of the Midlands' most active corridors.

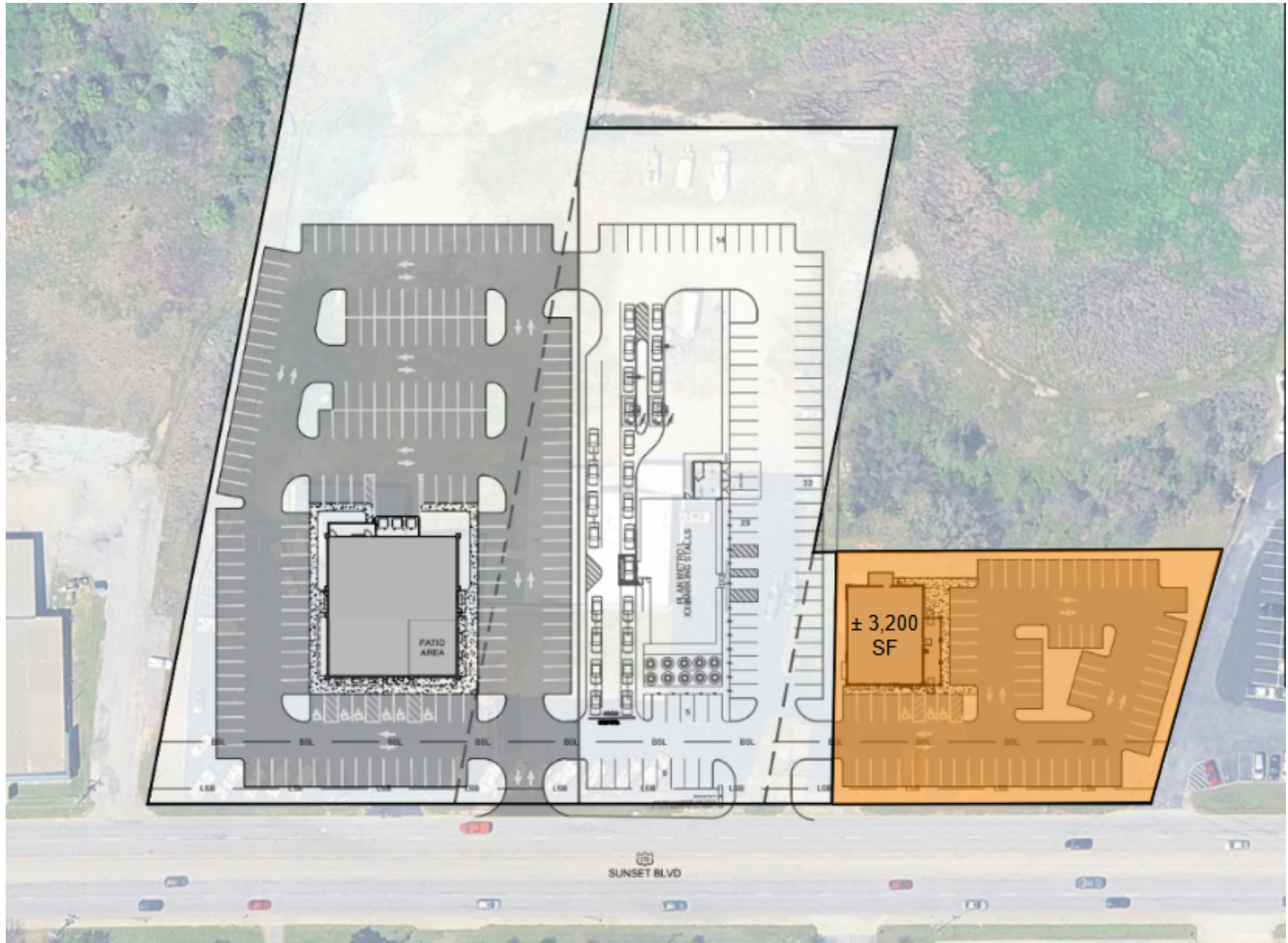


PROPERTY HIGHLIGHTS

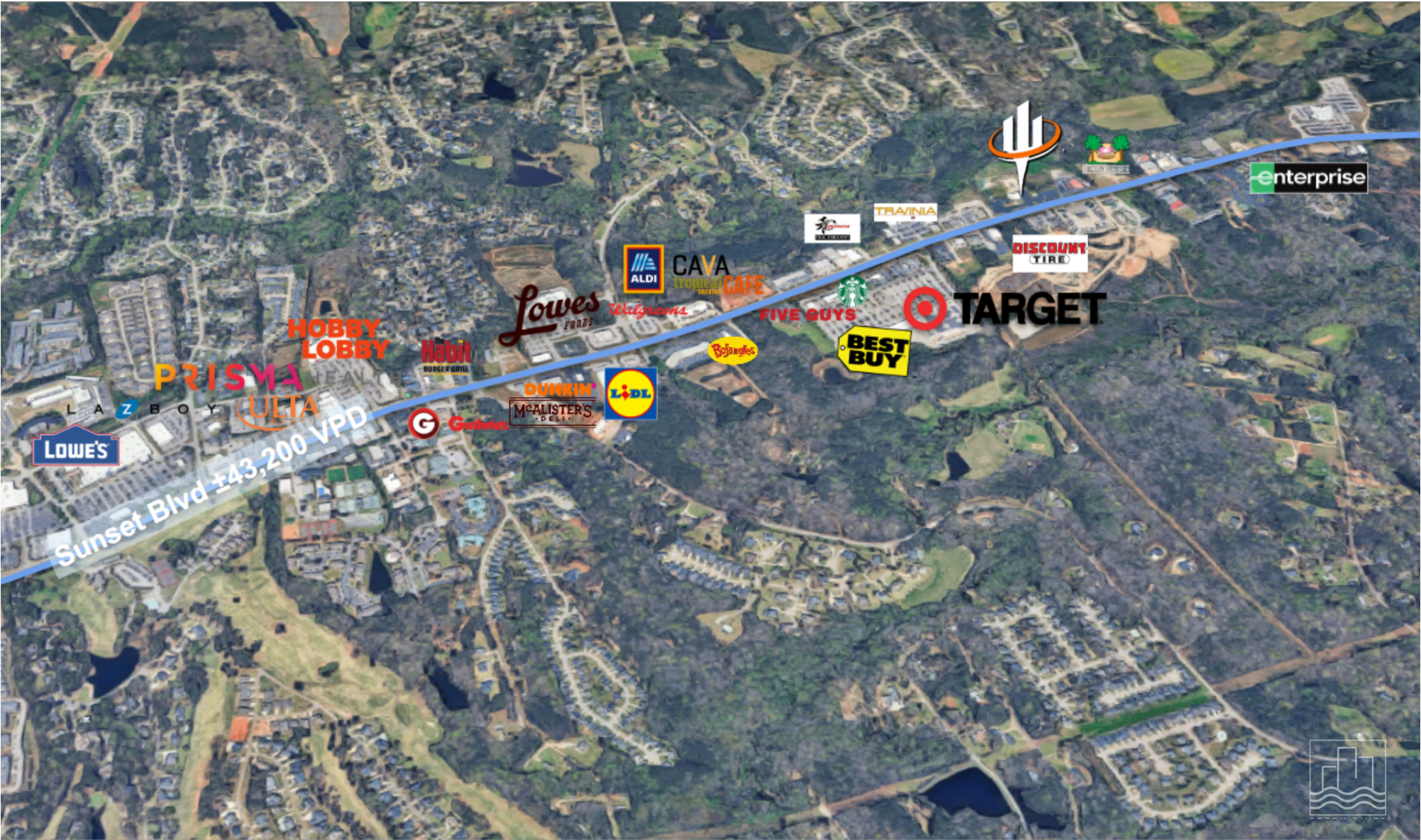


Lease Rate	Contact Broker
Space Available	±0.94 Acres
Type	Retail Pad
Delivery Timeframe	Mid 2027
Zoning	Unincorporated
Delivery Condition	Negotiable, PAD Ready
Parking Spaces	±135
Traffic	± 43,200 VPD on Sunset Blvd
Use	Ideal for Retail, Medical, Service
Access	proposed full access on Sunset Blvd
Parking Ratio	± 6.76/1,000 SF
Nearby Retailers	Target, Lowes Foods, Best Buy, Aldi, Lidl

SITE PLAN



RETAILER MAP



DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Total Population (2025)	±34,505	±103,801	±338,020
Projected Growth (2030)	+2.4%	+2.4%	+2.5%
Average HH Income	\$128,699	\$110,909	\$100,485
Daytime Employees	±10,390	±48,371	±197,228
Average Age	40.4	42.0	39.6
Median Home Value	\$441,573	\$375,676	\$355,245

Source: Site Seer Retail Data

