

DEVELOPEMENT SITE  
GROUND LEASE



VICTORY  
VILLAGE  
DEVELOPMENT

SANDY BANKS

AUGUSTA HWY

±225 FT

±16,500 VPD

AUGUSTA HWY

Lexington, SC

±2.26 ACRES

HIGH GROWTH DEVELOPMENT SITE

## Company Overview

At Southern Visions, our leadership team and dedicated staff bring decades of experience and expertise to every project. For more than 35 years, under the direction of the Robert P. Wilkins Family, Southern Visions has been a trusted name in real estate development and marketing throughout the Midlands.

Our portfolio includes the successful development of 28 residential subdivisions and five commercial office parks, consistently delivering high-quality, market-driven projects tailored to each client's unique goals.

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35+ Years of Experience  
28 Residential Communities Developed  
5 Commercial Office Parks Completed

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## Development Overview

Southern Visions is committed to delivering thoughtfully planned, high-quality commercial developments. Our approach combines expertise in land planning, surveying, engineering, and design with thorough market research to create projects that are both innovative and community-focused.

With an emphasis on precision, transparency, and long-term value, we work closely with qualified professionals to ensure each development enhances both livability and investment performance.

## DISCLAIMER

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The prospective purchaser is solely responsible for conducting their own due diligence. The information contained in this Offering Memorandum is provided for informational purposes only and is not intended to be all-inclusive or to contain every detail a potential purchaser may require. Additional information and opportunities to inspect the property will be made available to interested and qualified parties upon request.

Southern Visions Real Estate, acting as the Seller's representative in this transaction, makes no representation or warranty, expressed or implied, regarding the accuracy or completeness of the information contained herein. The Owner reserves the right, at its sole discretion, to reject any and all offers or expressions of interest at any time, with or without notice. No legal obligation or commitment shall be created by the delivery of this Offering Memorandum, and a binding agreement to sell the property shall only exist if and when a written purchase agreement has been fully executed and approved by all parties.





Augusta Hwy  
±16,500 VPD

CHARTER OAK RD  
±13,200 VPD

PISCAH CHURCH RD  
±10,300 VPD



Proposed Site of  
**Walmart**



OLDE FARM RD  
±10,200 VPD

Proposed Site  
**Parker's kitchen**



**VICTORY VILLAGE DEVELOPMENT**

±16,500 VPD



**Subject**

# Property Overview

## HIGHLIGHTS

- High-visibility frontage along Augusta Hwy connecting Lexington area and surrounding growth.
- Location is an ideal investment opportunity for businesses looking to capitalize on the area's growth.
- Positioned Near New Target-Anchored Retail Development
- Ideal for Retail, QSR, Bank, or Service Development
- Strong Traffic Counts – ±16,500 VPD



# Property Highlights



## PROPERTY

±2.26 Acre Ground Lease Opportunity

## LOCATION

Situated along Augusta Highway (US-1) in Lexington County, South Carolina, the property benefits from strong visibility and accessibility along one of the region's primary commercial corridors connecting Lexington and the greater Columbia market. The property benefits from strong visibility along Augusta Highway, which carries approximately 16,500 vehicles per day.

## ZONING

General Commercial - Lexington County

## INFORMATION

Augusta Highway is experiencing significant commercial expansion driven by continued residential growth and new retail development throughout Lexington County. A new Target-anchored shopping center currently under development nearby will introduce additional national retailers, restaurants, and service businesses to the corridor, further strengthening the area as a regional retail destination.

The surrounding trade area continues to see strong housing growth and increasing consumer demand for retail and service amenities. As new development continues to expand along Augusta Highway, strategically positioned commercial sites are becoming increasingly attractive for national retailers, restaurant operators, and service-oriented businesses.



**63,420**

3 Mile Day Time Population



**±2.26**

±2.26 Acres



**16,500**

± VPD



# Augusta Hwy Area Overview

Augusta Highway (US-1) is one of Lexington County's primary commercial corridors and continues to experience significant retail and residential growth. The corridor serves as a major connection between the Town of Lexington, surrounding residential communities, and the greater Columbia metropolitan area. Strong daily traffic and expanding residential development have made Augusta Highway an increasingly attractive location for new commercial investment.

Recent development activity in the area includes the construction of a new Target-anchored retail center along Augusta Highway. This project is expected to introduce a substantial amount of new retail space along with additional restaurant and service-oriented outparcel development. Major national retailers frequently cluster around Target developments, further strengthening the corridor as a regional shopping destination.

Continued residential growth throughout western Lexington County is driving increased demand for retail, dining, and service businesses. As new housing communities expand throughout the surrounding area, Augusta Highway is emerging as one of the region's most active retail corridors, creating strong long-term opportunities for strategically positioned commercial sites.

- Major Lexington County commercial corridor
- Near new Target-anchored retail development
- Rapid residential growth in surrounding trade area
- Increasing demand for retail and restaurant uses
- Strong visibility and commuter traffic



# SITE PLAN

Victory Village | Lexington



| SUITE             | TENANT NAME        | SPACE SIZE |
|-------------------|--------------------|------------|
| 1A                | Target             | 128,851 SF |
| 1B                | Academy Sports     | 63,300 SF  |
| 201               | LOI                | 1,730      |
| 202               | Negotiating LOI    | 1,730      |
| 203               | Negotiating LOI    | 1,730      |
| 204               | Negotiating LOI    | 1,730      |
| 205               | Negotiating LOI    | 1,730      |
| 206               | Available          | 1,730      |
| 207               | Available          | 1,730      |
| 208               | Available          | 1,730      |
| 209               | Available          | 1,730      |
| Outparcel 3       | Under Contract     | 1.07 Acres |
| Outparcel 4       | Under Contract     | 1.05 Acres |
| Outparcel 5       | Under Contract     | 0.74 Acres |
| 701 (Outparcel 6) | Dave's Hot Chicken | 2,660      |
| 702 (Outparcel 6) | Chipotle           | 2,450      |



| Population                  | 1-Mile | 3-Mile | 5-Mile  |
|-----------------------------|--------|--------|---------|
| Estimated Population (2024) | 19,490 | 63,420 | 115,087 |
| Projected Population (2029) | 21,149 | 64,724 | 117,257 |

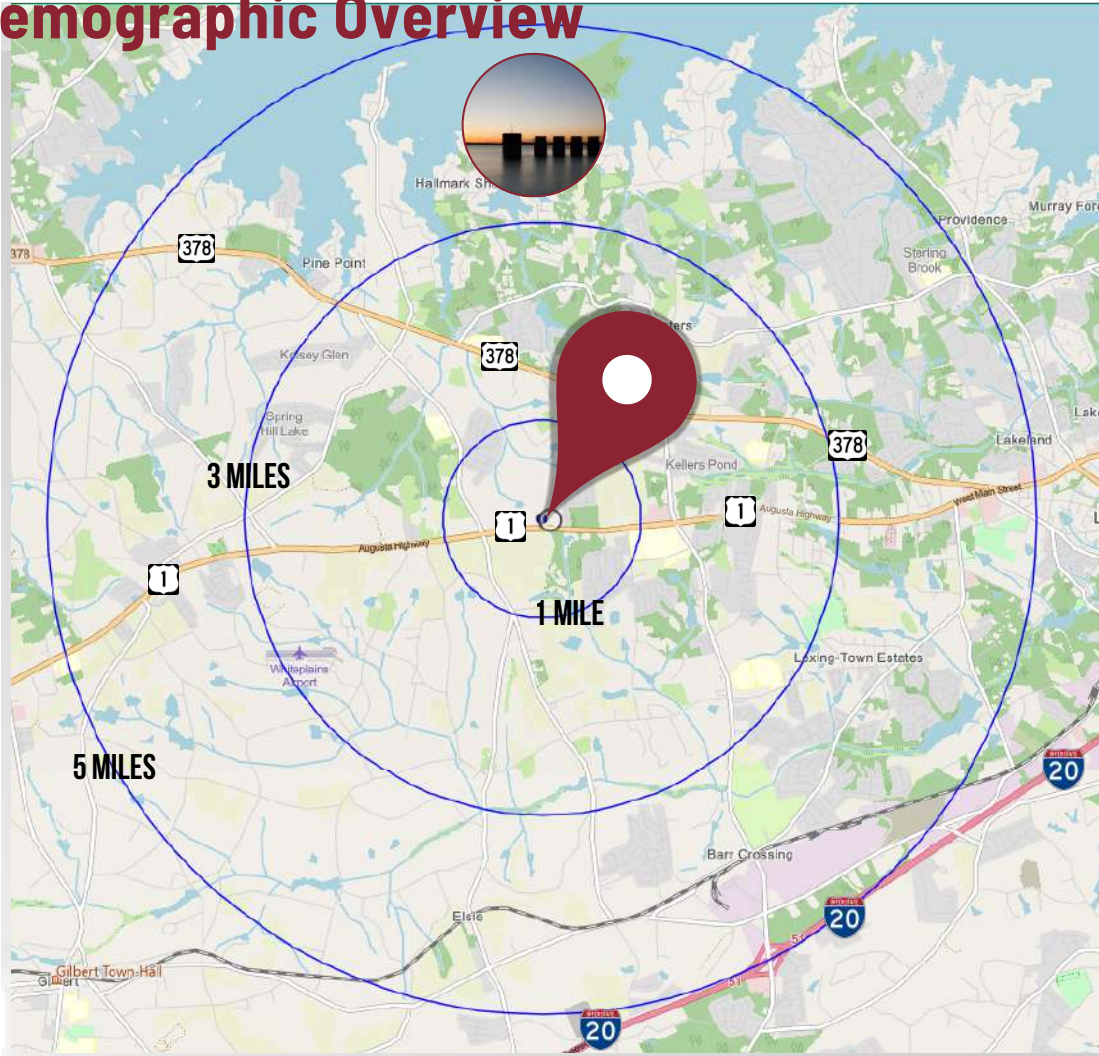


| Households                  | 1-Mile | 3-Mile | 5-Mile |
|-----------------------------|--------|--------|--------|
| Estimated Households (2024) | 2,487  | 14,787 | 31,308 |
| Projected Households (2029) | 3,058  | 15,696 | 34,144 |



| Income Median                | 1-Mile   | 3-Mile   | 5-Mile    |
|------------------------------|----------|----------|-----------|
| Household Income (2024)      | \$64,614 | \$80,303 | \$88,900  |
| Est. Household Income (2029) | \$78,500 | \$94,000 | \$101,008 |

## Demographic Overview



**460,000**  
LABOR FORCE IN THE  
COLUMBIA  
METROPOLITAN AREA



**5 MILLION**  
PEOPLE WITHIN A 60-  
MINUTE DRIVE



**43%**  
HOLD A BACHELOR'S  
DEGREE OR HIGHER

## # 2 city for Millennial Movers

A TOP 5 U.S. CITY FOR MILLENNIALS  
FOR THE LAST 2 YEARS ~ SMART  
ASSET

## Surge city 2020 Top 50 Best U.S. Cities

FOR STARTING A BUSINESS  
~ INC. MAGAZINE



Proposed Site of Walmart



Proposed Site Parker's Kitchen



2536 STUDENTS



PHES



PHES 707 STUDENTS  
PHES 950 STUDENTS

±19,500 VPD

±5,100 VPD

±13,200 VPD

±18,000 VPD

±18,000 VPD

±10,300 VPD

±5,400 VPD

OLDE FARM RD ±13,200 VPD

Traffic Count Summery



PHS 707 STUDENTS  
PHES 950 STUDENTS

**5** FROM SUBJECT  
PROPERTY  
**MINUTES**

STORSAFE  
ExtraSpace Storage  
Planet Fitness  
RAINIER BEER  
7-ELEVEN  
China King  
Lexington Modern Dental  
THE NAIL BAR

**HWY 378**  
±19,500 VPD



FUTURE HOME OF

Publix  
SAN JOSE  
Waffle House  
palm beach tan.  
grow financial  
NOVANT HEALTH  
Great Clips  
MAVIS TIRE  
ZAXBYS  
SUBWAY  
verizon  
Mud Wash  
SHIP N PRINT SOLUTIONS  
Big Blue Marble Academy

Lowe's  
Starbucks  
Arby's  
McDonald's

Proposed Site of  
**Walmart**



# Lexington Overview

Lexington is the largest municipality in Lexington County and one of the fastest-growing areas in the Columbia metropolitan region. Located just 12 miles west of Downtown Columbia, Lexington offers a balance of suburban quality of life and convenient access to the state capital's business, government, and cultural hubs.

- **Population Growth:** The Town of Lexington reported a population of 23,568 at the 2020 Census, while the greater Lexington area is estimated at 111,549 residents. The market has been recognized as the fastest-growing community in the Midlands, driven by in-migration, strong schools, and high quality of life.
- **Affluence & Stability:** Median household incomes consistently outpace state averages, supported by a mix of professional, medical, logistics, and government employment bases.



- **Accessibility:** Lexington is positioned along US-378, I-20, and US-1, providing direct connectivity to Columbia, Greenville/Spartanburg, and Charleston. Columbia Metropolitan Airport is just 11 miles away.
- **Recreation & Lifestyle:** The community is anchored by Lake Murray, one of the region's premier recreation and tourism destinations, drawing millions of visitors annually for boating, fishing, and lakefront living.
- **Workforce & Education:** Home to Lexington County School District One, one of the state's fastest-growing school systems, and within a short drive of the University of South Carolina and Midlands Technical College, Lexington benefits from a highly educated and skilled workforce.

With a growing population, rising household incomes, and proximity to both Columbia and Lake Murray, Lexington offers a stable and expanding base for retail, medical, office, and mixed-use development.

# Employment Drivers & Economic Anchors

The Augusta Hwy corridor benefits from a diverse and resilient employment base—anchored by manufacturing, logistics, education, healthcare, and federal institutions. These drivers generate consistent daytime population, commuter activity, and service demand, creating long-term stability and growth potential for commercial users.

## Lexington-Based Anchors

- **Michelin Tire Manufacturing Plant** – One of Lexington’s largest employers with 1,600+ employees. A \$159 million expansion is underway, further solidifying its long-term industrial presence.
- **Southeastern Freight Lines HQ** – Corporate headquarters for a major less-than-truckload (LTL) logistics provider, employing hundreds in operations, management, and support services.
- **US Foods Distribution Facility** – Regional distribution hub supporting restaurants, healthcare, and institutional food supply chains.
- **FBI Columbia Field Office** – New 87,000 sq ft federal facility opened in 2023, consolidating FBI operations for the Columbia metro into Lexington County.
- **Lexington County School District One HQ** – Among South Carolina’s fastest-growing school systems, employing 4,000+ staff and serving 28,000+ students.



## Regional Anchors (10–12 mi range)

- **Lexington Medical Center** (≈10 mi) – Regional hospital and one of the Midlands’ largest employers with 6,500+ employees.
- **University of South Carolina** – Downtown Columbia (≈12 mi) – Flagship university with 36,000+ students and 6,400 faculty/staff, fueling education and research employment.
- **South Carolina State Government Complex** (≈12 mi) – Over 32,000 public-sector jobs clustered around the State House.
- **BlueCross BlueShield of South Carolina** (≈12 mi) – Corporate HQ with 11,000 employees in insurance, IT, and corporate services.
- **Prisma Health Midlands** – Richland Campus (≈15 mi) – Regional healthcare network with 15,000+ employees across the Midlands.
- **Columbia Metropolitan Airport** (≈11 mi) – Regional airport with 1,800+ direct jobs and critical logistics influence.
- **Lake Murray** (≈1 mi) – A major recreational and tourism driver attracting millions of annual visitors, fueling hospitality and retail demand.

## LEXINGTON COUNTY MAJOR EMPLOYERS





## Columbia Overview

Columbia's central location places it within a 24-hour drive of approximately two-thirds of the U.S. population, making it a strategic hub for commerce and distribution. The region is served by a strong interstate network including I-20, I-26, I-77, and I-95, providing efficient regional and national connectivity.

Columbia is less than two hours from a major deep-water port, offers air cargo service through Columbia Metropolitan Airport, and benefits from dual rail access via CSX and Norfolk Southern.

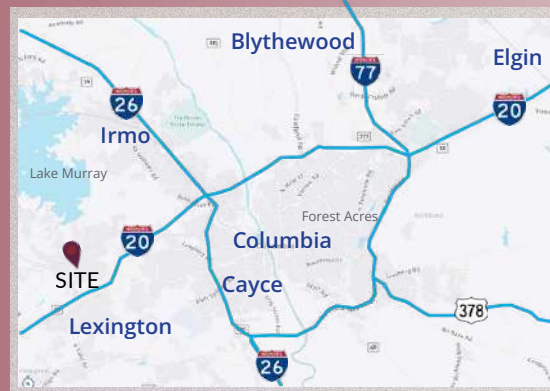
### Key Employers & Logistics Operators

- Amazon operates a 1-million-square-foot distribution hub with planned expansion.
- UPS maintains its Southeast regional air hub at Columbia Metropolitan Airport, serving nine states.
- Sysco operates its only South Carolina distribution center from Columbia.
- Southern Glazer's Wine and Spirits manages South Carolina operations from its Columbia location near I-77.
- Sentinel Transport provides non-emergency medical transportation services across the region.

### Economic Growth Drivers

Columbia continues to attract advanced logistics, distribution, and service-oriented companies due to its central location, transportation infrastructure, and skilled workforce.

## Interstate Network



## Economy & Labor Market

Columbia's ease of accessibility is a major factor in site selection for both businesses and residents. Its central location draws many to the area for its convenience and connectivity.

The Columbia, SC Metropolitan Statistical Area (MSA) consists of six counties strategically located in the heart of South Carolina—positioned halfway between the Port of Charleston and the South Carolina Inland Port in the Upstate.

Three major interstates run directly through the Columbia region, offering short drive-time access to Charlotte, NC; Atlanta, GA; Charleston, SC; and Greenville, SC, among others.

Columbia also benefits from South Carolina's strong statewide import/export infrastructure. The region is experiencing increased activity from new companies supporting the growing automotive sector and a wide range of advanced manufacturing industries.

## Major Employers



PRISMA  
HEALTH



Kraft Heinz

Walmart  
Save money. Live better.

Husqvarna

MICHELIN



UNIVERSITY OF  
SOUTH CAROLINA

AT&T

TRANE

LEXINGTON  
MEDICAL CENTER

nephron  
pharmaceuticals  
corporation

MARK  
ANTHONY  
BREWING



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