

OFFERING MEMORANDUM



FOR SALE | 1224 OLD CHEROKEE RD.

Lexington, South Carolina | Educational & Commercial Facility

±9081sqft. | ±2.12 Acres



OLD CHEROKEE RD ±400 FT ±11,500 VPD

PROPERTY SUMMARY

Executive Overview

Southern Visions Realty is pleased to present the opportunity to acquire 1224 Old Cherokee Road, a purpose-built educational and commercial facility located in one of Lexington County's fastest-growing markets. Situated on approximately ± 2.13 acres, the property features approximately 9,081 square feet of well-maintained space originally designed for childcare and educational operations.

The building includes welcoming reception areas, administrative offices, multiple classrooms, kitchen facilities, indoor activity space, multiple restrooms, and outdoor playground areas. Its adaptable floor plan provides an excellent opportunity for childcare operators, private schools, educational users, therapy providers, churches, nonprofit organizations, medical users, or professional office conversion, subject to applicable approvals.

Located within the highly desirable Lexington market, the property benefits from exceptional residential growth, strong household incomes, and convenient access to major transportation corridors.

Property Highlights

- ± 2.13 Acres
- $\pm 8,223$ SF Commercial Building
- Purpose-Built Educational Facility
- Flexible Floor Plan
- Move-In Ready
- Indoor Activity Space
- Outdoor Playground
- Kitchen Facilities
- Ample Parking
- Covered Entrance
- High-Growth Lexington Market
- Strong Residential Growth
- Excellent Owner-User Opportunity

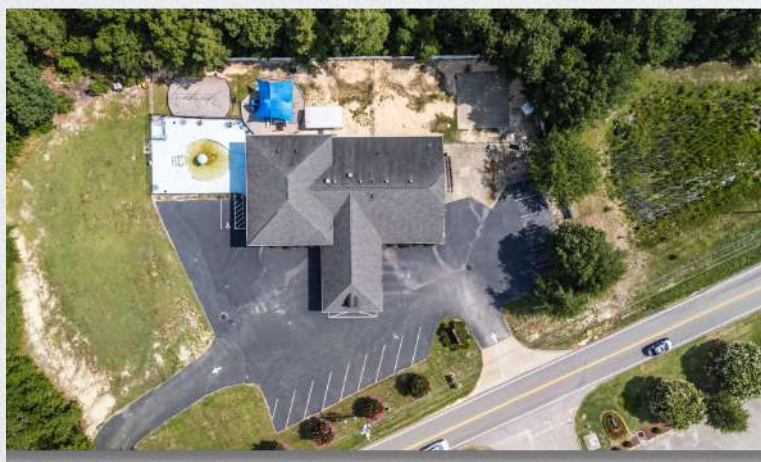
Potential Uses

- Childcare Center
- Early Learning Center
- Private School
- Tutoring Center
- Therapy Center
- Pediatric Medical Office
- Behavioral Health
- Church
- Nonprofit Organization
- Community Center
- Professional Office

Property Overview

HIGHLIGHTS

- Purpose-built commercial building on a 2.13-acre site, offering flexibility for a range of institutional, educational, medical, or office uses
- Location is an ideal investment opportunity or businesses looking to capitalize on the area's growth.
- Exceptional Road Frontage with Strong Traffic Counts.
- ±11,500 VPD Old Cherokee Rd.
- ±33,200 VPD Hwy 378 (2 miles from subject property).



Property Highlights



PROPERTY

9,918 Sq Ft building on ±2.13 Acres

LOCATION

This commercial property is positioned within an established growth corridor and is situated on Old Cherokee Rd near Old Chapin Rd, with convenient access to US-378 and downtown Lexington.

ZONING

General Commercial - Lexington County

PROPERTY FEATURES

Purpose-built educational facility featuring reception and administrative areas, multiple classrooms, kitchen facilities, indoor activity space, outdoor playground, covered entrance, and ample on-site parking.



53,420

3 Mile Day Time Population



2.13

±2.13 Acres



11,500

± VPD





Sterling
Brindge by
Mungo
Homes

Sterling
Brindge by
Mungo
Homes

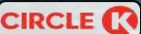
Palmetto
Lawn and
Landscaping

New
Providence
Elementary
School



Wingard
Park

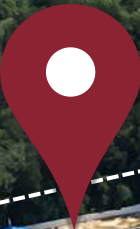
Vista
Springs
Subdivision



OLD CHEROKEE RD

Mt. Horeb
United
Methodist
Church

Mt. Horeb
United
Methodist
Church
Community
Center



±400 FT ±11,500 VPD

Demographic Overview



POPULATION

	1-Mile	3-Mile	5-Mile
2025 Estimates	11,177	53,441	107,578
2010-2020 Growth	7.24%	19.63%	25.91%
2020-2025 Growth	5.47%	4.12%	4.04%
2025-2030	6.20%	5.14%	6.49%



MEDIAN INCOME

2030 Projections	\$116,406	\$104,025	\$99,269
2010-2020 Growth	10.93%	19.74%	24.85%
2020-2025 Growth	6.82%	6.28%	6.04%
2025-2030	7.56%	6.58%	7.96%



HOUSEHOLDS

2025 Estimates	25:1	20:1	10:1
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MEDIAN AGE

2024 Median Age	43.8	40.2	40.7
Under 20	2,894	14,204	28,630
20-25	601	2,529	4,703
25-45	2,366	14,080	27,050
45-65	2,928	14,165	30,214
Over 65	1,828	6,904	13,753

AREA SNAPSHOT



107,578
POPULATION (5-Mile)



53,441
DAYTIME POPULATION (3-Mile)



25.91%
POPULATION GROWTH

(5-Mile, 2010-2020)



\$116,406
AVERAGE HOUSEHOLD INCOME
(1-Mile)



\$355,530
AVERAGE HOME VALUE (5-Mile)

PROPERTY PHOTOS









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 Old Cherokee Rd. area 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.

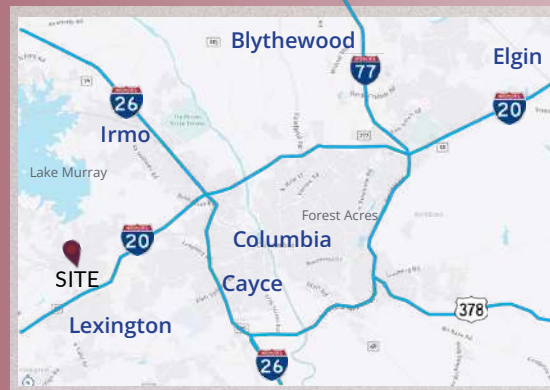
Key Employers & Logistics Operators

- 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



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.

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

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

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.



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