

406

LEXINGTON AVE

 CHAPIN, SC 29036



- ±0.52 AC of Commercial Land in the Heart of Downtown Chapin
- Level Topography
- Great site for a retail strip center, office, medical office, among many other uses
- Excellent visibility with 112' of frontage on Chapin Rd.
- Traffic Counts (Vehicles Per Day):
Lexington Ave.: 8,325 VPD
Chapin Rd.: 13,540 VPD
- Zoning: GC, General Commercial
- Water & sewer available
- Proximate to Chapin High School, Chapin Crossing, and the new Lowe's Foods of Chapin



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Demographics

Income Demographics

	2-mile	5-mile	10-mile
Avg Household Income	\$97,198	\$116,159	\$116,550
Median Household Income	\$75,296	\$93,934	\$94,633

Population Demographics

	2-mile	5-mile	10-mile
2021 Population	4,584	21,426	69,700
2026 Projection	4,880	22,790	73,716
Annual Growth 2010-2021	1.9%	2.3%	2.1%
Annual Growth 2021 - 2026	1.3%	1.3%	1.2%

Age & Education

	2-mile	5-mile	10-mile
Median Age	39.9	44.9	44.2
Bachelor's Degree or Higher	32%	41%	42%

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