

NEW CONSTRUCTION MIXED USE DEVELOPMENT

565-573 CHAPIN ROAD, CHAPIN, SC 29036

FOR LEASE

\$26.00 PSF NNN

**TRINITY
PARTNERS**

TRINITY-PARTNERS.COM
1501 MAIN ST. SUITE 410
COLUMBIA, SC 29201



Mixed Use Development

Phase I

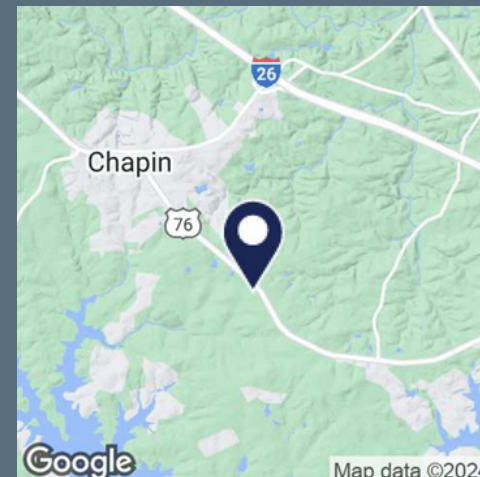
- Office or retail available for lease
- Building 1 (565 Chapin Rd.): 950 - 2,750 SF (subdividable)
- Building 2 (573 Chapin Rd.): 3,198 SF Leased

Phase II

- Flex, office, & retail
- Developer will consider build to suit on the remainder of the parcel

Property Features

- Single story office, retail, & flex warehousing
- Ample surface parking
- Zoning: ID (Lexington County)
- 8.14 AC total
- Use Type: medical, office, retail, & flex
- Traffic Count: 13,500 VPD
- Significant residential growth in the Chapin market



CONTACT

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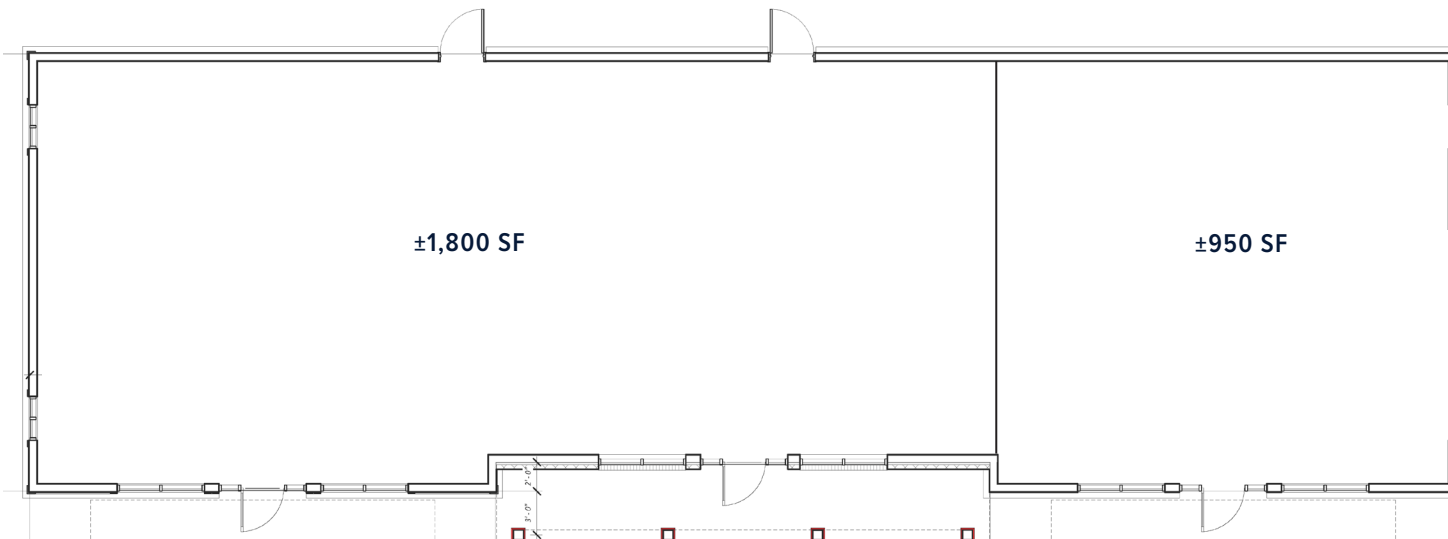
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BUILDING ONE: 565 CHAPIN RD. FLOORPLANS

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±950 - 2,750 SF AVAILABLE



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LAKE MURRAY BUSINESS PARK

SITE PLAN

\$26.00 PSF NNN



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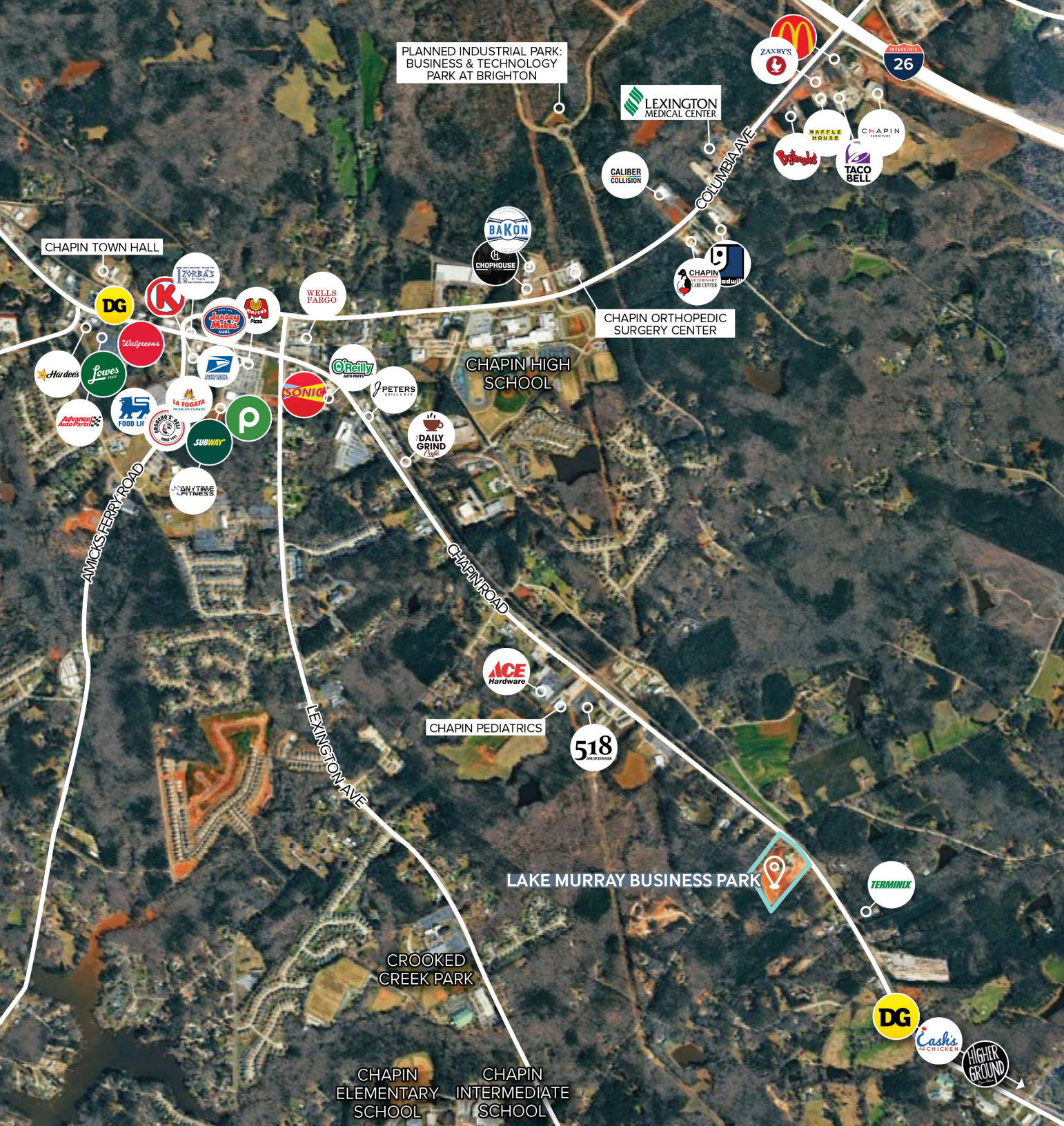
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LAKE MURRAY BUSINESS PARK

LOCATION OVERVIEW



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WHY CHAPIN, SOUTH CAROLINA

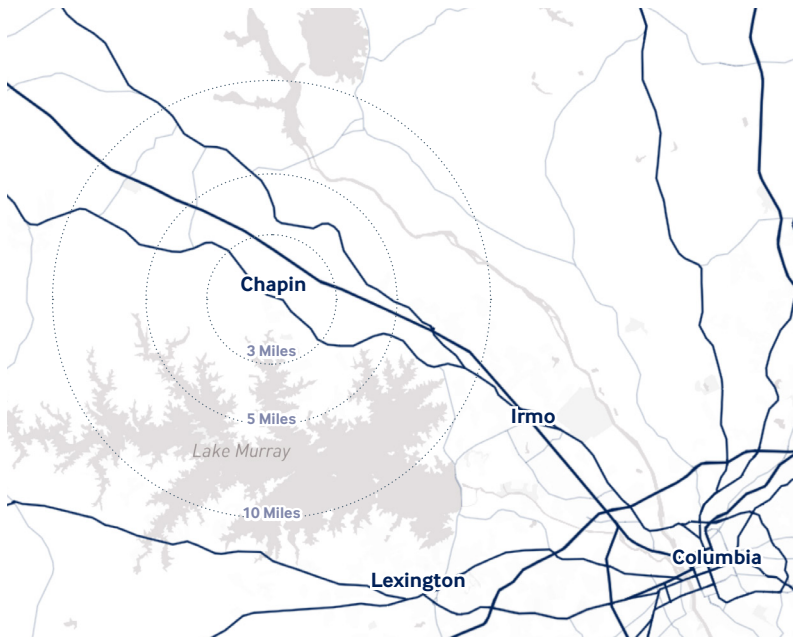
Chapin is one of the Midlands' most desirable suburban communities, known as the "Capital of Lake Murray." The area blends small-town character with strong residential growth, excellent schools, and proximity to the Columbia metropolitan area. The town attracts families, professionals, and retirees, offering recreation, strong demographics, and a business-friendly environment.



	3 Miles	5 Miles	10 Miles
2024 POPULATION	7,028	23,736	65,672
2029 PROJECTED POPULATION	7,304	25,243	69,049



	3 Miles	5 Miles	10 Miles
2024 AVERAGE HHI	\$98,878	\$126,425	\$135,320
2029 PROJECTED AVERAGE HHI	\$116,641	\$147,862	\$157,629



LOCAL ADVANTAGES

TOP-RATED LEXINGTON-RICHLAND SCHOOL DISTRICT 5

IMMEDIATE ACCESS TO LAKE MURRAY AND ITS 55,000 ACRES OF WATER

STRONG SMALL-BUSINESS ECOSYSTEM

RAPID POPULATION AND INCOME GROWTH

SHORT COMMUTE TO COLUMBIA'S EMPLOYMENT CENTERS

ECONOMIC DRIVERS

LAKE MURRAY TOURISM (500,000+ ANNUAL VISITORS)

STEADY RESIDENTIAL GROWTH

EXPANDING RETAIL, MEDICAL, AND PROFESSIONAL SERVICES

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