

HENDRIX CROSSING

LEXINGTON, SC



100% LEASED

Location

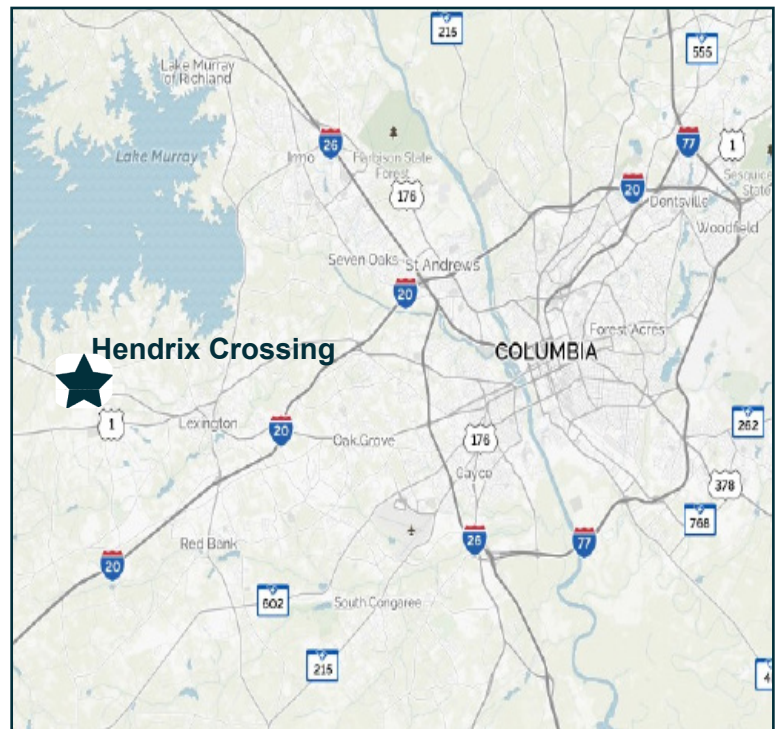
US HWY 378 & Charter Oak Road
Lexington, SC 29072

Property Features

- Serving the strong demographic area of Lake Murray and Lexington.
- Lexington County is one of the fastest growing areas in South Carolina.
- Lexington is one of the most desirable suburbs of Columbia, South Carolina.
- Parking Ratio: 5.02 per 1,000 SF

Traffic Counts

HWY 378	13,900 cars per day
Charter Oak Road	9,900 cars per day



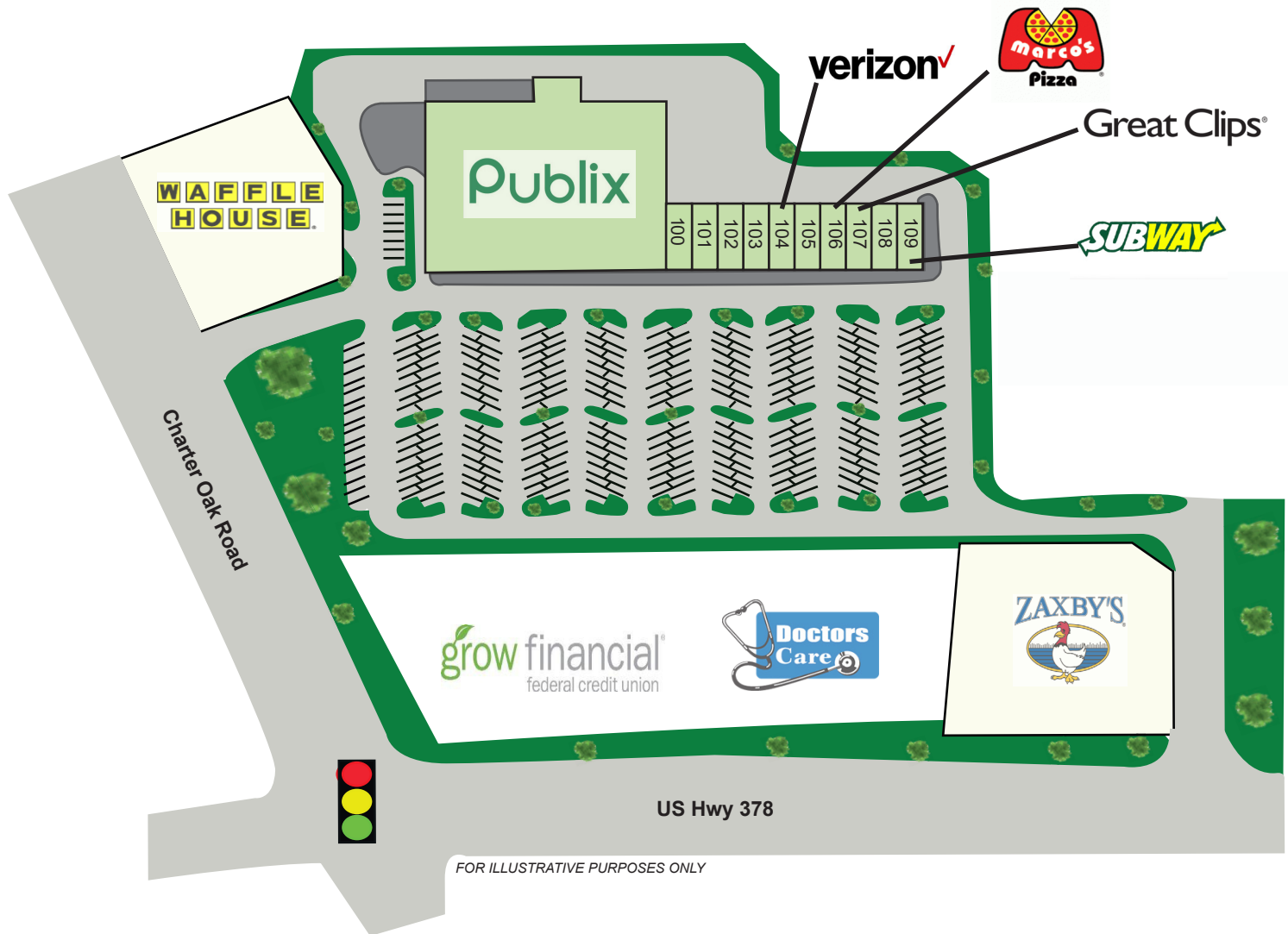
Demographics

	1 mile	3 mile	5 mile
Population	2,476	20,237	50,560
Avg. HH Income	\$109,340	\$106,716	\$100,742

Lynda Lange
Broker
(919) 256-6591
llange@magnoliacos.com
www.magnoliacos.com
4040 ed dr. · suite 201 · raleigh, nc 27612



LEXINGTON, SC



Suite	Tenant	SF
847	Publix	45,600
100	Ship N Print Solutions	1,500
101	Bella Nails	1,500
102	Palm Beach Tan	1,800
103	ABC Packaging	1,200
104	Verizon Wireless	2,625
105	San Jose Mexican Restaurant	1,500
106	Marco's Pizza	1,712
107	Great Clips	1,275
108	Carolina Physical Therapy	1,425
109	Subway	1,575



REAL ESTATE AND MANAGEMENT COMPANY, LLC

Lynda Lange
Broker
(919) 256-6591
llange@magnoliacos.com
www.magnoliacos.com
4040 ed dr. · suite 201 · raleigh, nc 27612