

# FOR SUBLEASE 4500 SF OFFICE

5300 Sunset Blvd., Ste. A , Lexington, SC 29072



*Exclusively Presented By*

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**ROI COMMERCIAL, LLC**

1300 Sumter Street

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## PROPERTY SUMMARY

**Available SF:**

**Lease Rate:**

**Building Size:**

N/A  
15,000 SF

## PROPERTY OVERVIEW

Great office sublease available soon location on Hwy 378  
Includes lighted signage on monument and building  
Longer term lease negotiable

## LOCATION OVERVIEW

Sublease office space located on major retail corridor of  
Sunset Boulevard  
Located at a signalized intersection

## PROPERTY HIGHLIGHTS

- 7 private offices
- Large open area (cubicles negotiable)
- Data room w/ three 220 volt 30 amp circuits
- Storage room/mop sink/water fountain
- Two restrooms with three showers
- Reception area, Conference room, Kitchen Storage
- Ample surface parking

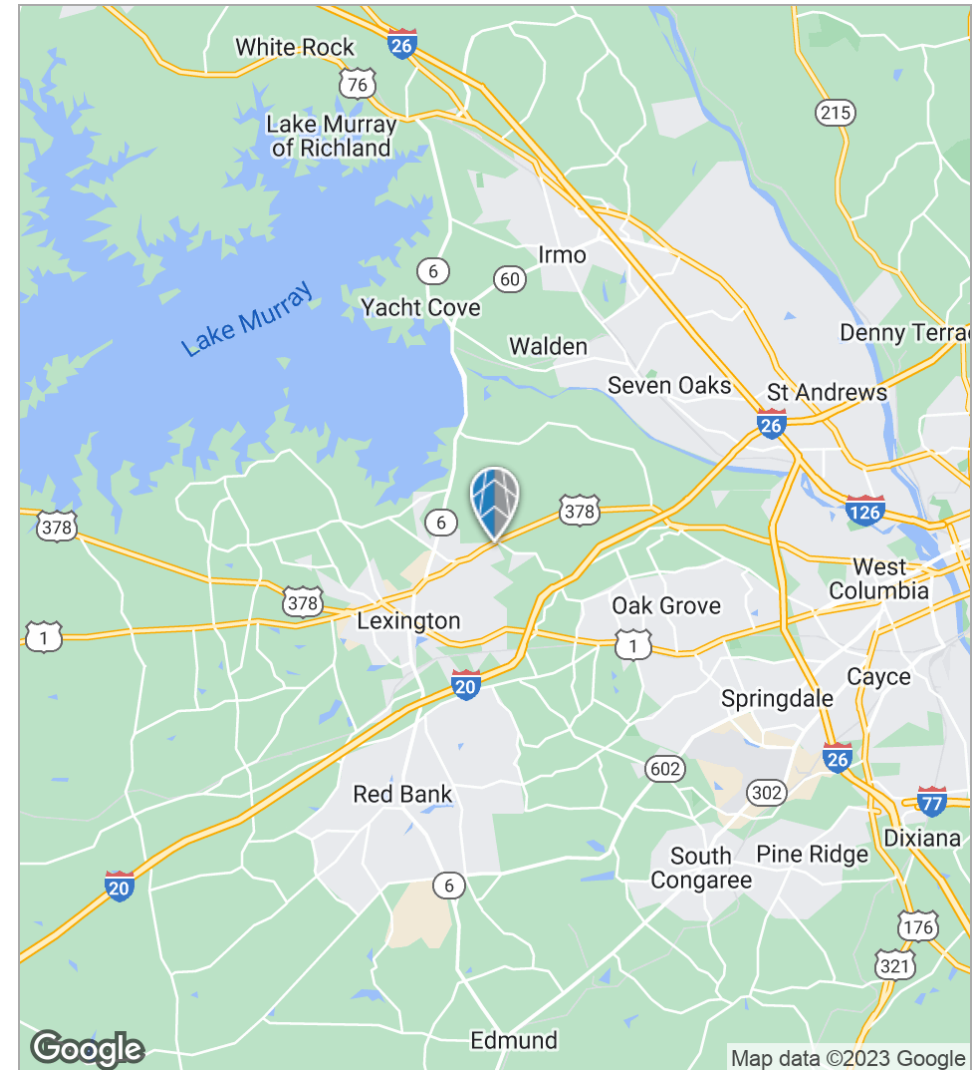
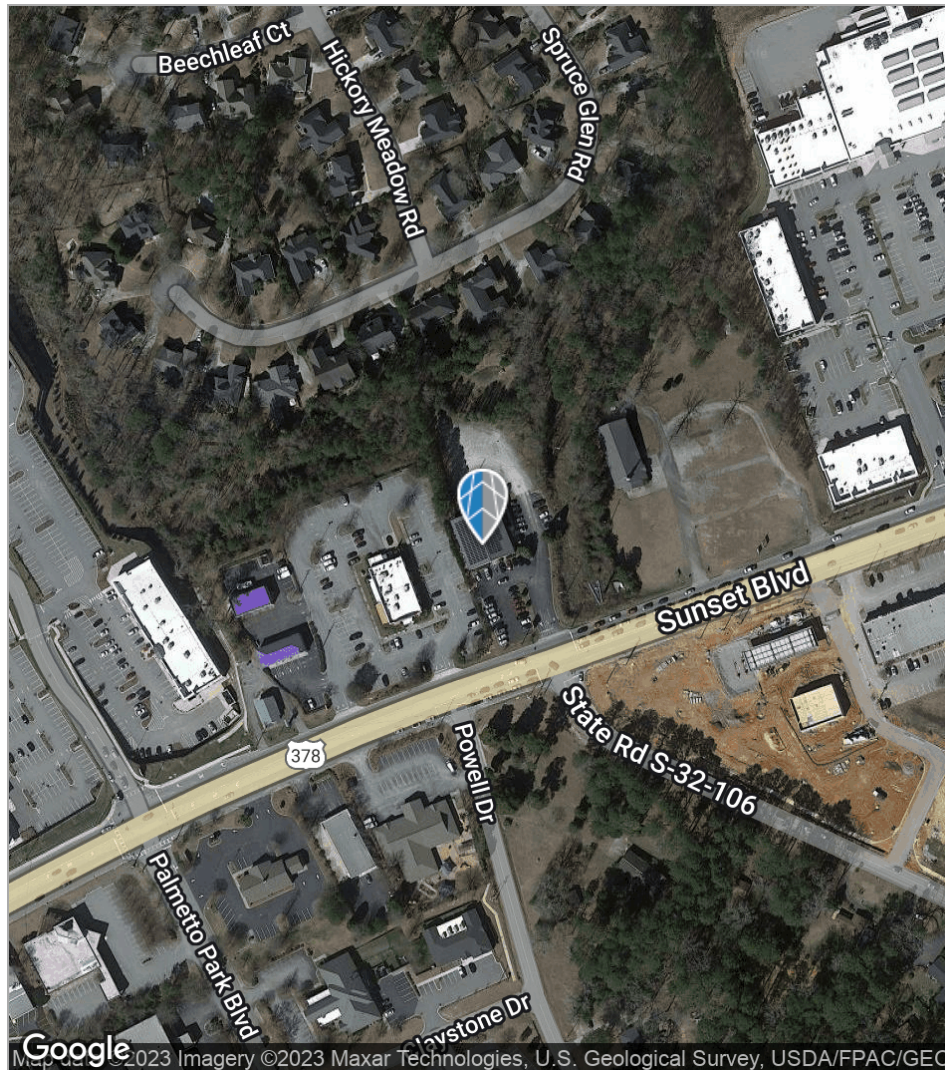


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## LOCATION MAPS

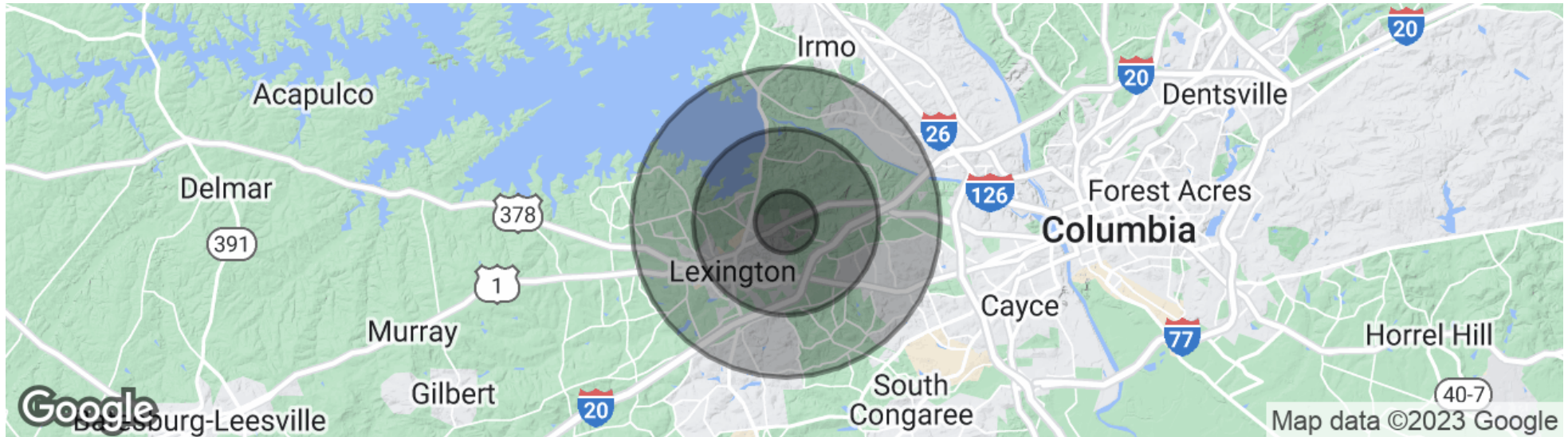


**ROI Commercial**  
Retail. Office. Industrial.



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#### POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 4,542  | 25,378  | 73,792  |
| Median age          | 35.5   | 37.5    | 38.4    |
| Median age (Male)   | 34.0   | 36.6    | 37.4    |
| Median age (Female) | 36.3   | 38.4    | 39.2    |

#### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,756     | 9,967     | 28,992    |
| # of persons per HH | 2.6       | 2.5       | 2.5       |
| Average HH income   | \$85,684  | \$81,941  | \$76,527  |
| Average house value | \$222,631 | \$219,690 | \$164,838 |

*\* Demographic data derived from 2020 ACS - US Census*