

# LEXINGTON SOUTH CAROLINA

Corley Mill Site



Presented by:

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# Site Summary

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**PROPERTY:** 66 +/- Acre Site

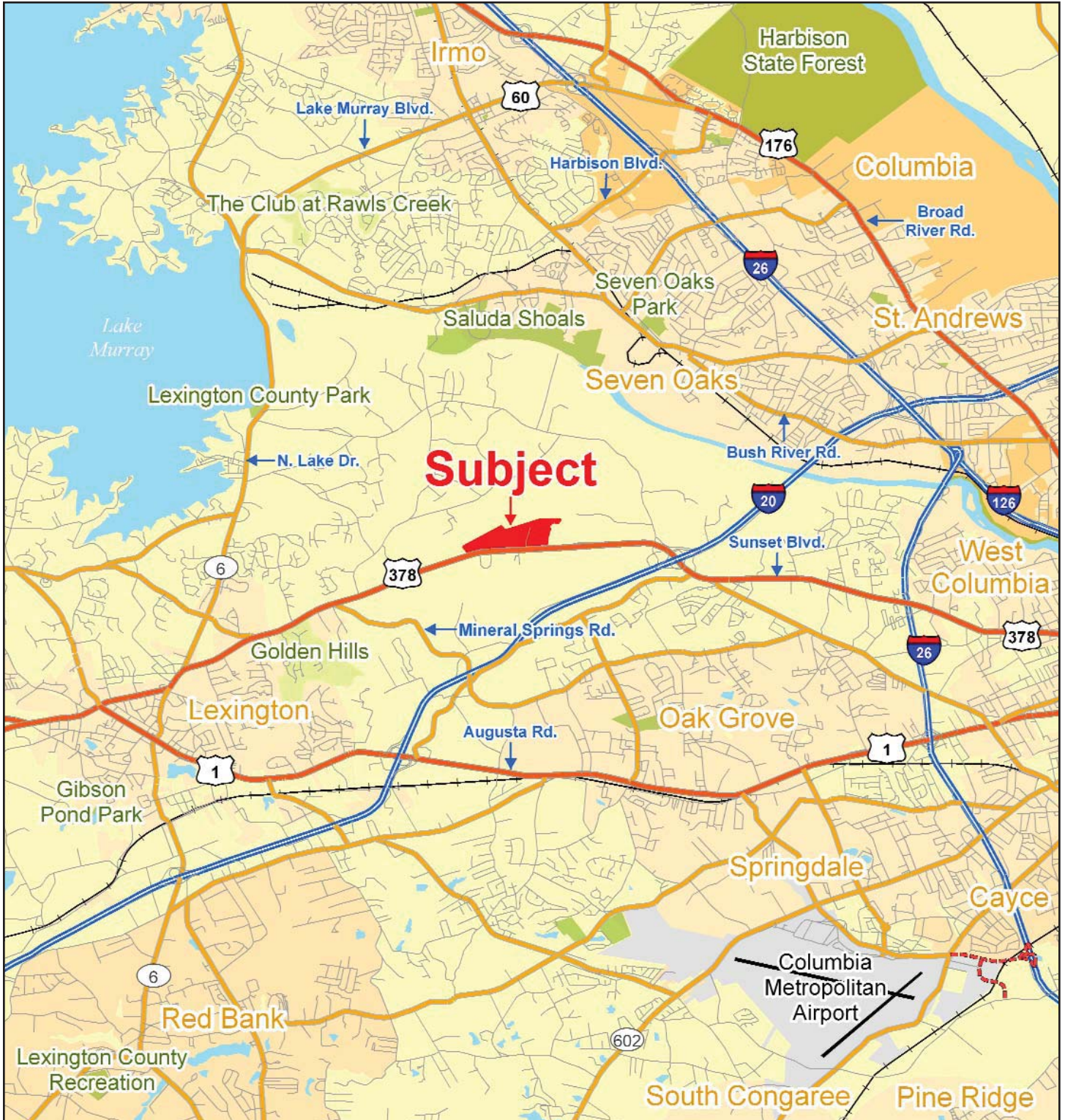
**LOCATION:** U.S. Hwy 378, Lexington, SC

**TRAFFIC GENERATORS:** Petsmart  
Cost Plus World Market  
Target

**DEMOGRAPHICS:**

	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Median HH Income	\$68,676	\$71,811	\$64,611
Residential Population	1,865	25,425	101,080
Total Employees	1,205	10,067	58,885

# Location Map





2008 Traffic Count  
36,200 VPD



MIKE ADDY CHRYSLER JEEP



Marty Rae's



378

SITE






Corley Mill Rd

2008 Traffic Count  
29,600 VPD






New High School Site  
Projected Opening: 2013  
Projected Enrollment: 2,000

Stivers Automotive

Proposed  
Traffic Light

northside  
believes better becomes

906  
STATE CREDIT UNION

first allied  
AN ADVANCED FINANCIAL COMPANY

New Roadway  
connecting 378  
to Ginny Lane

Sandhills Podiatrics

STATE FARM  
INSURANCE

Nationwide  
On Your Side

New Middle School Site  
Projected Opening: 2012  
Projected Enrollment: 1,000

378

Monkey Joe's  
popcorns & more

Twelve Mile Creek  
Office Condos

New Elementary School Site  
Projected Opening: 2011  
Projected Enrollment: 800

FRANK'S  
CAR WASH

SITE

Proposed  
Traffic Light



**Lexington**  
**Corley Mill revised**  
**Ring: 1, 3, 5 Miles**

**Latitude: 34.013717**  
**Longitude: -81.179251**

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	1,865	25,425	101,080
Male Population	51.0%	48.6%	47.8%
Female Population	49.0%	51.4%	52.2%
Median Age	40.8	37.6	37.7
<b>2010 Income</b>			
Median HH Income	\$68,676	\$71,811	\$64,611
Per Capita Income	\$29,568	\$30,990	\$30,246
Average HH Income	\$79,865	\$80,003	\$73,482
<b>2010 Households</b>			
Total Households	691	9,670	41,280
Average Household Size	2.67	2.62	2.40
<b>2010 Housing</b>			
Owner Occupied Housing Units	84.7%	77.0%	63.8%
Renter Occupied Housing Units	10.3%	17.6%	28.9%
Vacant Housing Units	5.0%	5.4%	7.4%
<b>Population</b>			
1990 Population	584	13,439	71,752
2000 Population	811	18,015	85,098
2010 Population	1,865	25,425	101,080
2015 Population	2,326	29,130	110,234
1990-2000 Annual Rate	3.34%	2.97%	1.72%
2000-2010 Annual Rate	8.46%	3.42%	1.69%
2010-2015 Annual Rate	4.52%	2.76%	1.75%

In the identified market area, the current year population is 101,080. In 2000, the Census count in the market area was 85,098. The rate of change since 2000 was 1.69 percent annually. The five-year projection for the population in the market area is 110,234, representing a change of 1.75 percent annually from 2010 to 2015. Currently, the population is 47.8 percent male and 52.2 percent female.

<b>Households</b>			
1990 Households	223	4,895	26,958
2000 Households	297	6,819	34,134
2010 Households	691	9,670	41,280
2015 Households	869	11,102	45,232
1990-2000 Annual Rate	2.91%	3.37%	2.39%
2000-2010 Annual Rate	8.59%	3.47%	1.87%
2010-2015 Annual Rate	4.69%	2.8%	1.85%

The household count in this market area has changed from 34,134 in 2000 to 41,280 in the current year, a change of 1.87 percent annually. The five-year projection of households is 45,232, a change of 1.85 percent annually from the current year total. Average household size is currently 2.40, compared to 2.44 in the year 2000. The number of families in the current year is 27,062 in the market area.

### Housing

Currently, 63.8 percent of the 44,568 housing units in the market area are owner occupied; 28.9 percent, renter occupied; and 7.4 percent are vacant. In 2000, there were 36,633 housing units - 64.1 percent owner occupied, 29.4 percent renter occupied and 6.6 percent vacant. The rate of change in housing units since 2000 is 1.93 percent. Median home value in the market area is \$147,121, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.12 percent annually to \$171,549. From 2000 to the current year, median home value changed by 2.99 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

**Lexington**  
**Corley Mill revised**  
**Ring: 1, 3, 5 Miles**

**Latitude: 34.013717**  
**Longitude: -81.179251**

	1 mile radius	3 miles radius	5 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$37,727	\$38,122	\$36,124
2000 Median HH Income	\$60,130	\$55,794	\$49,249
2010 Median HH Income	\$68,676	\$71,811	\$64,611
2015 Median HH Income	\$80,779	\$81,941	\$75,966
1990-2000 Annual Rate	4.77%	3.88%	3.15%
2000-2010 Annual Rate	1.3%	2.49%	2.68%
2010-2015 Annual Rate	3.3%	2.67%	3.29%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$18,656	\$15,764	\$15,922
2000 Per Capita Income	\$26,295	\$24,646	\$23,572
2010 Per Capita Income	\$29,568	\$30,990	\$30,246
2015 Per Capita Income	\$33,357	\$34,482	\$33,564
1990-2000 Annual Rate	3.49%	4.57%	4%
2000-2010 Annual Rate	1.15%	2.26%	2.46%
2010-2015 Annual Rate	2.44%	2.16%	2.1%
<b>Average Household Income</b>			
1990 Average Household Income	\$49,055	\$42,851	\$41,520
2000 Average Household Income	\$70,396	\$63,672	\$57,743
2010 Average HH Income	\$79,865	\$80,003	\$73,482
2015 Average HH Income	\$89,312	\$88,757	\$81,185
1990-2000 Annual Rate	3.68%	4.04%	3.35%
2000-2010 Annual Rate	1.24%	2.25%	2.38%
2010-2015 Annual Rate	2.26%	2.1%	2.01%

### Households by Income

Current median household income is \$64,611 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$75,966 in five years. In 2000, median household income was \$49,249, compared to \$36,124 in 1990.

Current average household income is \$73,482 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$81,185 in five years. In 2000, average household income was \$57,743, compared to \$41,520 in 1990.

Current per capita income is \$30,246 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$33,564 in five years. In 2000, the per capita income was \$23,572, compared to \$15,922 in 1990.

### Population by Employment

Total Businesses	165	1,045	4,915
Total Employees	1,205	10,067	58,885

Currently, 91.4 percent of the civilian labor force in the identified market area is employed and 8.6 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.0 percent of the civilian labor force, and unemployment will be 7.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 72.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.3 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.1 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 14.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 86.5 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 21.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 7.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 22.9 percent were high school graduates only (29.6 percent in the U.S.)
- 11.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 23.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 13.4 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

This conceptual plan is for discussion purposes only based on market interest at this time



Outparcels can be divided to suit based on development needs. Certain outparcels may not be sold due to anchor tenant demands for view corridors.