

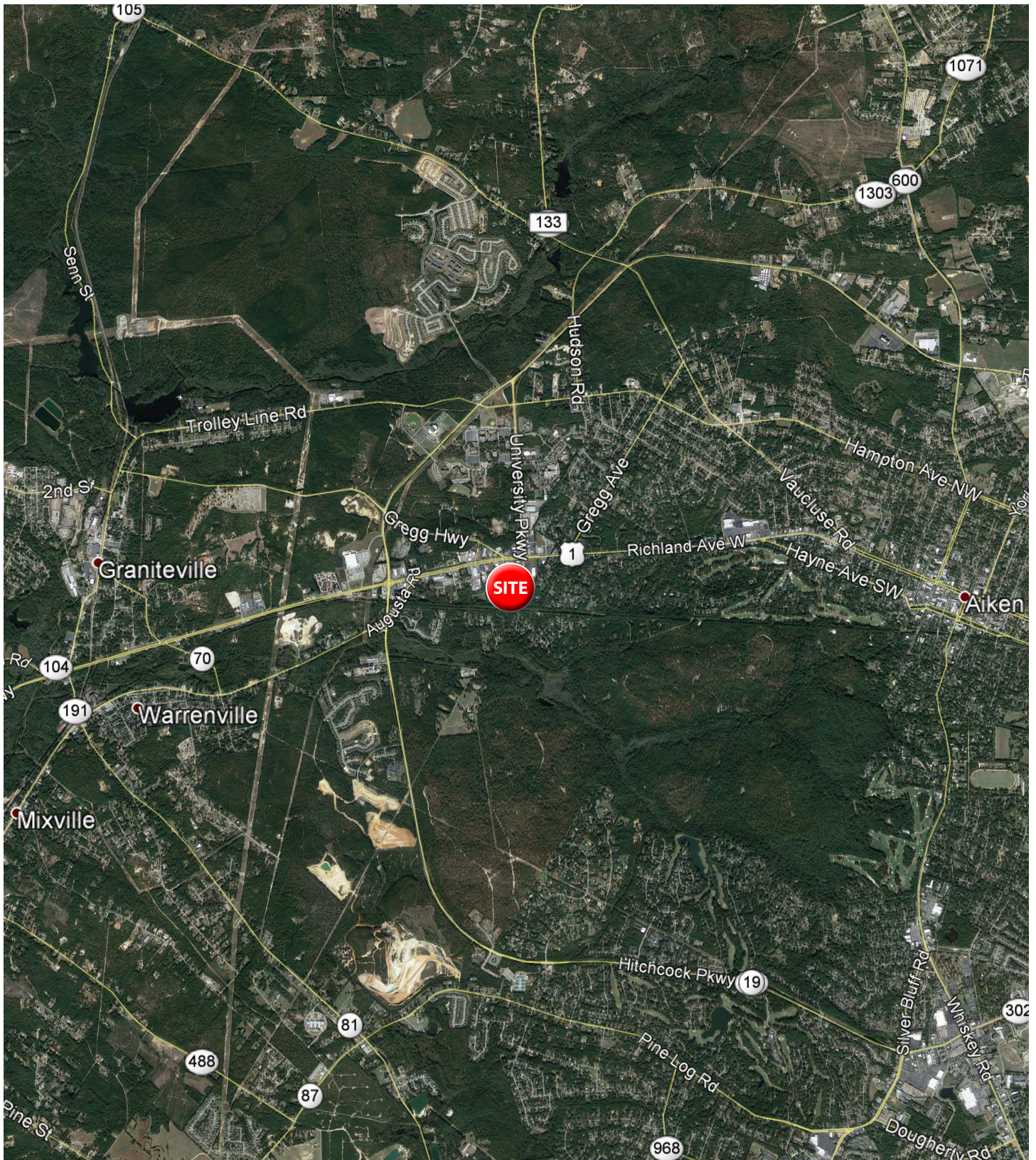
SHOPPES AT WHITE KNOLL

1788 & 1792 S. LAKE DRIVE
LEXINGTON, SC 29073



Max Dufour, Leasing
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LOCATION





INLINE RETAIL AVAILABLE

Space	Tenant
1	Advance America
2	Sport Clips
3	Tobacco & Vape
4	Bliss Beauty
5	Sally Beauty
6	Spa #1 Nails
7	The UPS Store
8	Hibachi Express
9	GameStop
10	La Fogata Mexican Rest.
11	Hwy 55 Restaurant
12	Dollar Tree
13	Shoe Department
14	US Wings & Deli
15	AVAILABLE 1,200 SF
16	Cricket Wireless
17	Little Caesar's Pizza

Outparcels	Tenant
1	National Tire & Battery
2	Taco Bell
3	Rush's
4	Jiffy Lube



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WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889

PROPERTY PHOTOS



TRADE AREA SNAPSHOT



**Estimated
Population**

104,952



**Estimated
Households**

39,640



**Average HH
Income**

\$80,860



**Median HH
Income**

\$63,545



**Total
Businesses**

1,576



**Total
Employees**

13,785



TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.8151/-81.2452

Trade Area	Trade Area
Population	
2023 Estimated Population	104,952
2028 Projected Population	112,125
2020 Census Population	101,485
2010 Census Population	89,819
Projected Annual Growth 2023 to 2028	1.4%
Historical Annual Growth 2010 to 2023	1.3%
Households	
2023 Estimated Households	39,640
2028 Projected Households	42,971
2020 Census Households	37,876
2010 Census Households	33,004
Projected Annual Growth 2023 to 2028	1.7%
Historical Annual Growth 2010 to 2023	1.5%
Age	
2023 Est. Population Under 10 Years	12.9%
2023 Est. Population 10 to 19 Years	14.5%
2023 Est. Population 20 to 29 Years	12.3%
2023 Est. Population 30 to 44 Years	21.8%
2023 Est. Population 45 to 59 Years	19.3%
2023 Est. Population 60 to 74 Years	15.2%
2023 Est. Population 75 Years or Over	4.0%
2023 Est. Median Age	36.3
Marital Status & Gender	
2023 Est. Male Population	49.6%
2023 Est. Female Population	50.4%
2023 Est. Never Married	31.2%
2023 Est. Now Married	47.3%
2023 Est. Separated or Divorced	16.3%
2023 Est. Widowed	5.2%
Income	
2023 Est. HH Income \$200,000 or More	3.8%
2023 Est. HH Income \$150,000 to \$199,999	6.3%
2023 Est. HH Income \$100,000 to \$149,999	15.6%
2023 Est. HH Income \$75,000 to \$99,999	13.8%
2023 Est. HH Income \$50,000 to \$74,999	21.5%
2023 Est. HH Income \$35,000 to \$49,999	12.3%
2023 Est. HH Income \$25,000 to \$34,999	8.7%
2023 Est. HH Income \$15,000 to \$24,999	6.9%
2023 Est. HH Income Under \$15,000	11.1%
2023 Est. Average Household Income	\$80,860
2023 Est. Median Household Income	\$63,545
2023 Est. Per Capita Income	\$30,590
2023 Est. Total Businesses	1,576
2023 Est. Total Employees	13,785

TRADE AREA DEMOGRAPHICS

Lat/Lon: 33.8151/-81.2452

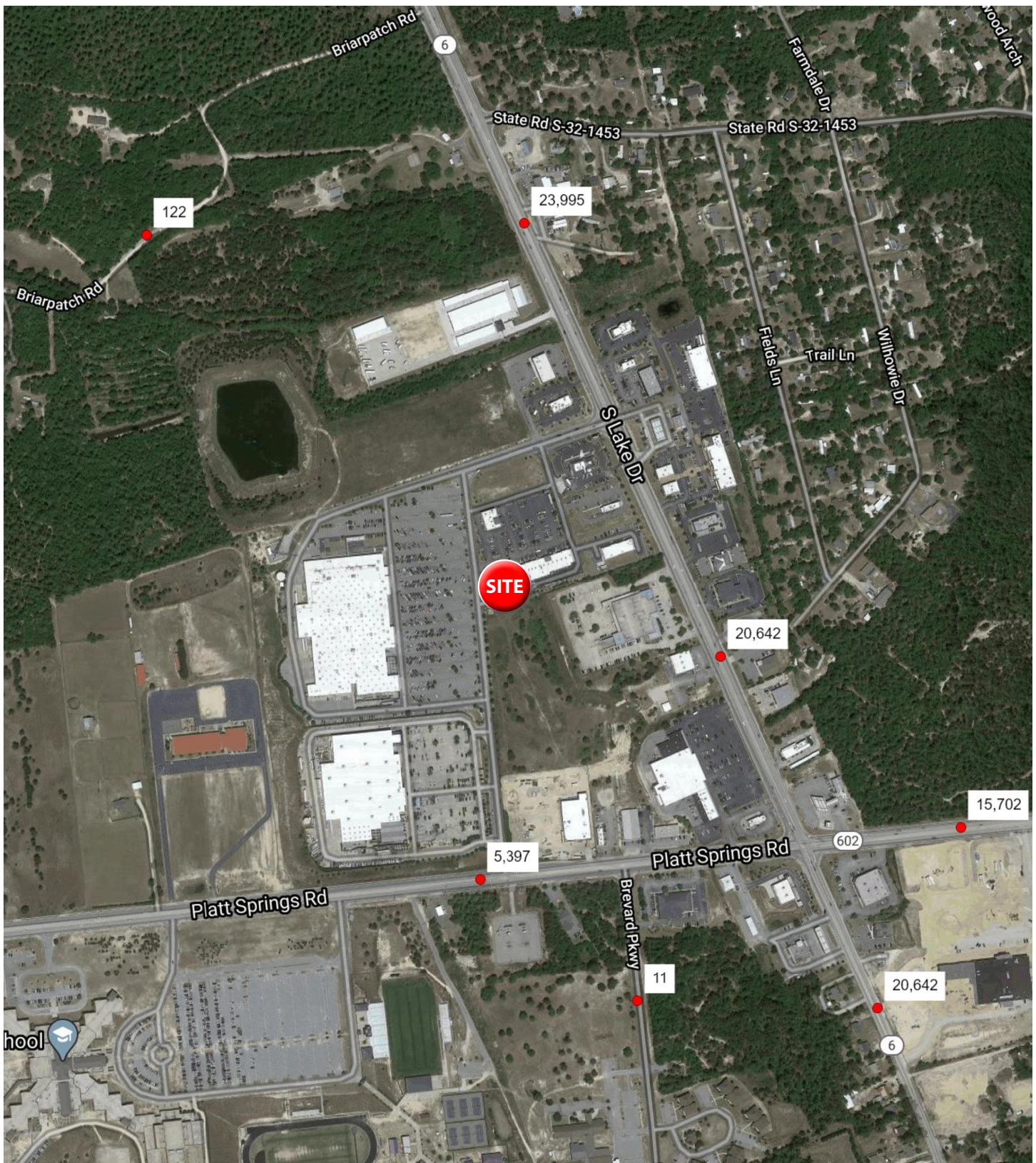
Trade Area	Trade Area
Race	
2023 Est. White	73.1%
2023 Est. Black	17.6%
2023 Est. Asian or Pacific Islander	1.2%
2023 Est. American Indian or Alaska Native	0.4%
2023 Est. Other Races	7.7%
Hispanic	
2023 Est. Hispanic Population	7,671
2023 Est. Hispanic Population	7.3%
2028 Proj. Hispanic Population	7.3%
2020 Hispanic Population	9.5%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	70,309
2023 Est. Elementary (Grade Level 0 to 8)	3.8%
2023 Est. Some High School (Grade Level 9 to 11)	10.1%
2023 Est. High School Graduate	34.5%
2023 Est. Some College	22.5%
2023 Est. Associate Degree Only	10.1%
2023 Est. Bachelor Degree Only	13.0%
2023 Est. Graduate Degree	6.2%
Housing	
2023 Est. Total Housing Units	43,475
2023 Est. Owner-Occupied	76.4%
2023 Est. Renter-Occupied	14.8%
2023 Est. Vacant Housing	8.8%
Homes Built by Year	
2023 Homes Built 2010 or later	16.8%
2023 Homes Built 2000 to 2009	19.6%
2023 Homes Built 1990 to 1999	18.6%
2023 Homes Built 1980 to 1989	14.4%
2023 Homes Built 1970 to 1979	11.8%
2023 Homes Built 1960 to 1969	4.2%
2023 Homes Built 1950 to 1959	2.3%
2023 Homes Built Before 1949	3.5%
Home Values	
2023 Home Value \$1,000,000 or More	0.3%
2023 Home Value \$500,000 to \$999,999	2.1%
2023 Home Value \$400,000 to \$499,999	3.7%
2023 Home Value \$300,000 to \$399,999	6.7%
2023 Home Value \$200,000 to \$299,999	22.8%
2023 Home Value \$150,000 to \$199,999	19.8%
2023 Home Value \$100,000 to \$149,999	16.4%
2023 Home Value \$50,000 to \$99,999	15.8%
2023 Home Value \$25,000 to \$49,999	5.9%
2023 Home Value Under \$25,000	6.4%
2023 Median Home Value	\$157,265
2023 Median Rent	\$717

TRADE AREA DEMOGRAPHICS

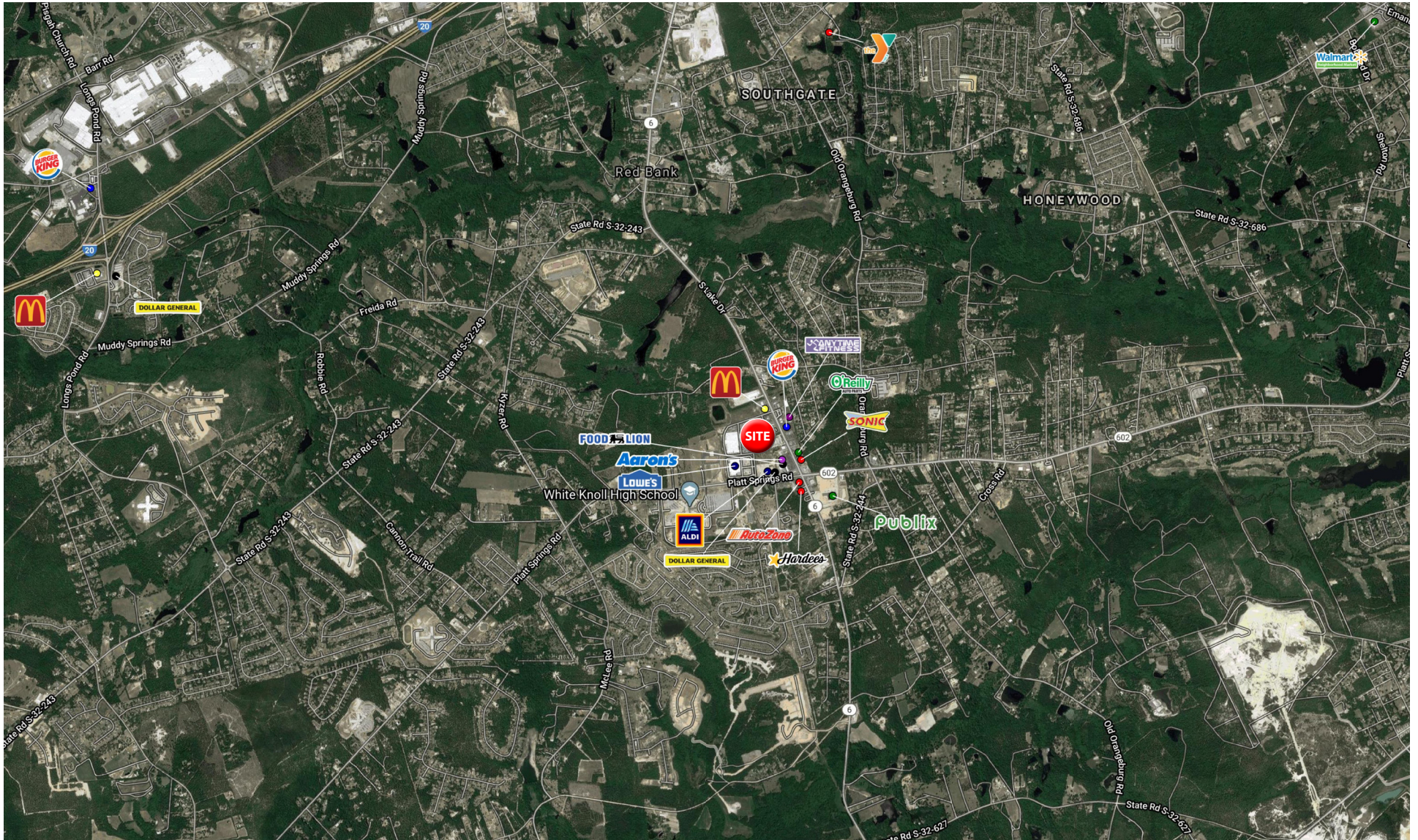
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	81,829
2023 Est. Civilian Employed	60.0%
2023 Est. Civilian Unemployed	2.3%
2023 Est. in Armed Forces	0.3%
2023 Est. not in Labor Force	37.4%
2023 Labor Force Males	49.2%
2023 Labor Force Females	50.8%
Occupation	
2023 Occupation: Population Age 16 Years or Over	49,115
2023 Mgmt, Business, & Financial Operations	14.0%
2023 Professional, Related	20.1%
2023 Service	12.1%
2023 Sales, Office	23.6%
2023 Farming, Fishing, Forestry	0.4%
2023 Construction, Extraction, Maintenance	13.9%
2023 Production, Transport, Material Moving	15.9%
2023 White Collar Workers	57.8%
2023 Blue Collar Workers	42.2%
Transportation to Work	
2023 Drive to Work Alone	80.6%
2023 Drive to Work in Carpool	10.0%
2023 Travel to Work by Public Transportation	0.2%
2023 Drive to Work on Motorcycle	0.2%
2023 Walk or Bicycle to Work	0.8%
2023 Other Means	0.8%
2023 Work at Home	7.5%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	16.2%
2023 Travel to Work in 15 to 29 Minutes	38.8%
2023 Travel to Work in 30 to 59 Minutes	40.2%
2023 Travel to Work in 60 Minutes or More	4.7%
2023 Average Travel Time to Work	26.2
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$2.4 B
2023 Est. Apparel	\$84.09 M
2023 Est. Contributions, Gifts	\$133.14 M
2023 Est. Education, Reading	\$73.81 M
2023 Est. Entertainment	\$135.54 M
2023 Est. Food, Beverages, Tobacco	\$370.93 M
2023 Est. Furnishings, Equipment	\$84.32 M
2023 Est. Health Care, Insurance	\$222.96 M
2023 Est. Household Operations, Shelter, Utilities	\$777.76 M
2023 Est. Miscellaneous Expenses	\$45.33 M
2023 Est. Personal Care	\$32.22 M
2023 Est. Transportation	\$441.97 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRS^{INC}

REAL ESTATE INVESTMENTS

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