

Build to Suit/ Ground Lease

Airport Tec Plaza 1.04 Acre Out Parcel

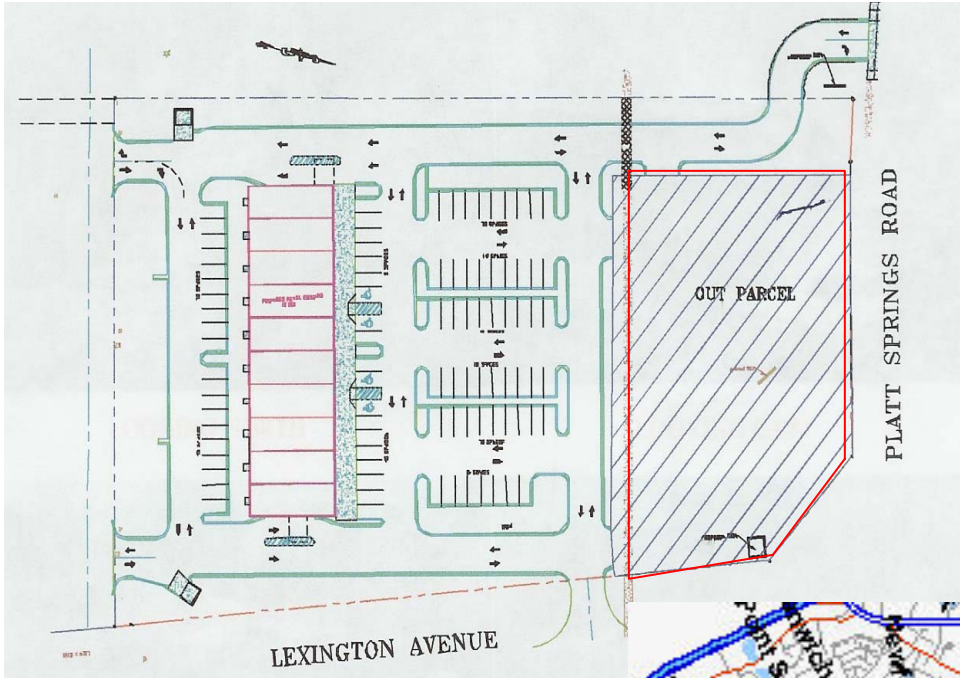
Intersection Platt Springs Road & Watling Road/Lexington Avenue
West Columbia, S.C.



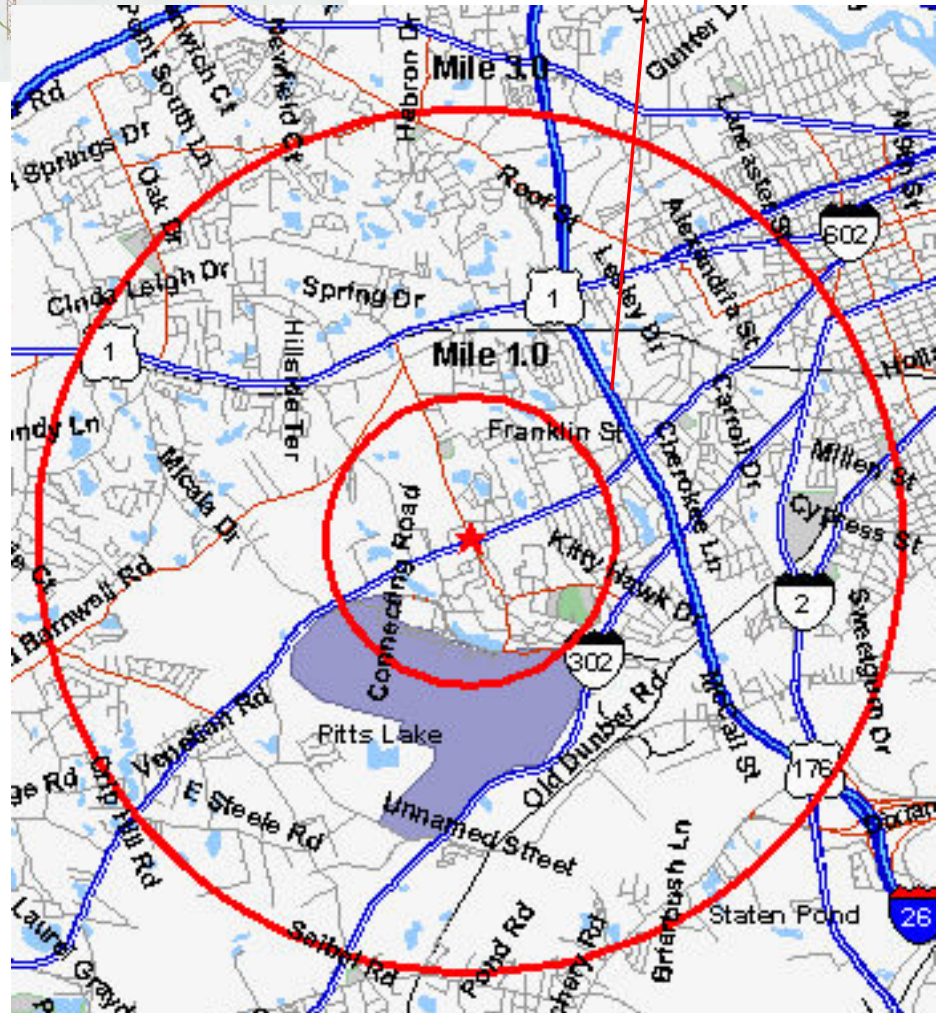
Property Information:

- ▶ Zoned: ID (Lexington County)
- ▶ Adjacent to Midlands Technical College and NCR Complex
- ▶ Near Columbia Metro Airport and Local Public High and Middle School
- ▶ Platt Springs Road (S.C. 602) recently widened to 5 lanes

For more information, contact:
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Traffic Count: Cars Per Day

- Platt Springs Road – 13,200
- Watling Road – 10,900
- Lexington Ave. – 10,600

Demographic Summary 2004	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	1,544	27,434	69,901
POPULATION (5 year projection)	1,503	28,073	71,963
MEDIUM INCOME	\$48,568	\$43,601	\$41,289