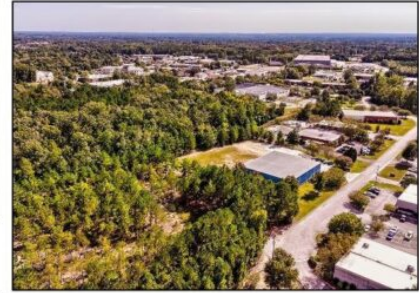


Why Choose Lott Business Park?

- ✓ **High visibility & accessibility**
- ✓ **Surrounded by established businesses**
- ✓ **Ideal for light industrial, office, or medical use**
- ✓ **Located in a fast-growing commercial corridor**



184 Lott Ct. West Columbia
Offered @ \$600,000



3.22 Acres located in a **prime location** just 1 mile from I-20 and 1 1/2 miles from I-26, this commercial property is conveniently positioned in a cul-de-sac off Hwy 378/Sunset Blvd in West Columbia, which links Lexington and Columbia. This **busy corridor**, renowned for its robust medical services and business development, **supports a strong demand** for both industrial and office facilities. **Zoned as ID**, this flexible zoning is attractive to many different business operations. Currently, Van Lott Industrial Park is **home to a variety of respected tenants/business's**, including Vision Therapy, Palmetto Spine & Sports Medicine, Labcorp, Lexington Treatment Specialists, Emcor Services Aircond, Trane, Daltile's Tile and Stone Showroom, Carolina Architectural Lighting Design, EEGO, and ACS Sound & Lighting, **benefiting from a substantial traffic count of 33,500 VPD** (Station ID #32-0187). Latitude: 34.01352; Longitude: -81.133564. Water and Sewer Available.

\$600,000

- Commercial
- LOTS AND ACREAGE
- ACTIVE

184 LOTT COURT

<https://vizorealty.com>

Prime Commercial Opportunity in West Columbia. Located in a highly sought-after area, this commercial property sits just 1 mile from I-20 and 1.5 miles from I-26, offering exceptional accessibility. Situated off Hwy 378/Sunset Blvd—an essential connector between Lexington and Columbia—this high-traffic corridor is recognized for its robust medical presence and business development. Positioned within Van Lott Industrial Park, the site is zoned ID making this very flexible zoning attractive to many different business's. Business's currently benefiting from this ideal location include Vision Therapy, Palmetto Spine & Sports Medicine, Labcorp, Lexington Treatment Specialists, Emcor Services Aircond, Trane, Daltile's Tile and Stone Showroom, Carolina Architectural Lighting + Design, EEGO, and ACS Sound & Lighting—demonstrating the area's strong commercial appeal. With a daily traffic count of approximately 33,500 (Station ID #32-0187), availability of water and sewer, this is truly a "grab-and-go" opportunity you don't want to miss. Zoning ordinances and a property survey are available in the documents section. For zoning details, refer to page 1, section 11.42 of the ordinance document. Disclaimer: CMLS has not reviewed and, therefore, does not endorse vendors who may appear in listings.



Basics

Date added: Added 11 hours ago

Category: LOTS AND ACREAGE

Status: ACTIVE

MLS ID: 595165

Price Per Acre: \$186,335

Listing Date: 2024-10-15

Type: Commercial

Lot size, acres: 3.22 acres

TMS: 004596-01-021

Building Details

Water: Available,Public

HOA Info

HOA: N

School Info

School District: Lexington Two

Elementary School: Riverbank Elementary

Secondary School: Northside

High School: Brookland-Cayce

Listing Courtesy Of

Listing Office: 10th Avenue Realty

Listing Agent: Dawn, H, Jordan

