

Mark Williams Collision Center & Line X

1560, 1574, 1572, Whiting Way, Lugoff, SC 29078



Exclusively Listed By



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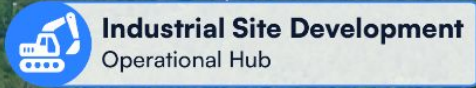
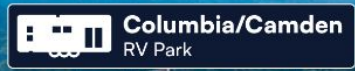
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Property Overview

Mark Williams Collision Center & Line X
1560 Whiting Way Lugoff, SC 29078





Investment Highlights

Mark Williams Collision

\$1,840,000

Business & Real Estate Included

Opportunity Highlights

- **Owner/User opportunity** — business and real estate available for purchase together or separately
- **Established AAA Approved Auto Repair** facility with more than 30 years of operating history and a strong local market presence
- **Strategically located approximately 25 miles** outside Columbia with direct frontage along Interstate I-20 with approximately $\pm 46,200$ vehicles per day

Real Estate Highlights

- Situated on approximately ± 2.95 acres
- Improved with an approximately $\pm 10,000$ SF automotive facility
- Positioned within a growing market benefiting from continued residential expansion outside the Columbia MSA driven by affordability trends
- Excellent interstate access and strong commercial exposure support long-term value and business growth

Business Highlights

- Established operation with 6 employees, including 3 experienced body technicians
- Generated approximately \$1.65 million in gross sales in 2024 and \$1.44 million in gross sales in 2025



Mark Williams Collision Center Building 1



Mark Williams Collision Center Building 2



Tenant Overview

LINE-X

Contact Broker for Pricing

Business & Real Estate Included

Company Overview

LINE-X is a leading automotive aftermarket franchise specializing in spray-on bedliners, truck accessories, vehicle upfitting, protective coatings, and fleet customization services. Founded in 1993, the company has grown into one of the most recognized brands in the truck accessory and vehicle protection industry, with hundreds of locations across North America. Its diversified revenue streams and mix of retail and commercial fleet customers provide stability, while demand for vehicle maintenance, protection, and customization supports a resilient customer base. As locations are typically franchisee-operated, tenant credit should be evaluated at both the franchisee and guarantor levels.

Opportunity Highlights

- Generating approximately **\$500,000 in annual revenue**
- **Includes all equipment** needed for both in-shop and mobile operations (Approximately \$200,000)
- Three employees currently in place for a **smooth ownership transition**
- Established LINE-X franchise with strong brand recognition and customer base and potential to increase revenue
- **Significant growth opportunity**, with the nearest competing LINE-X location located more than 35 miles away
- **Turnkey** operation with infrastructure already in place for future growth and expansion

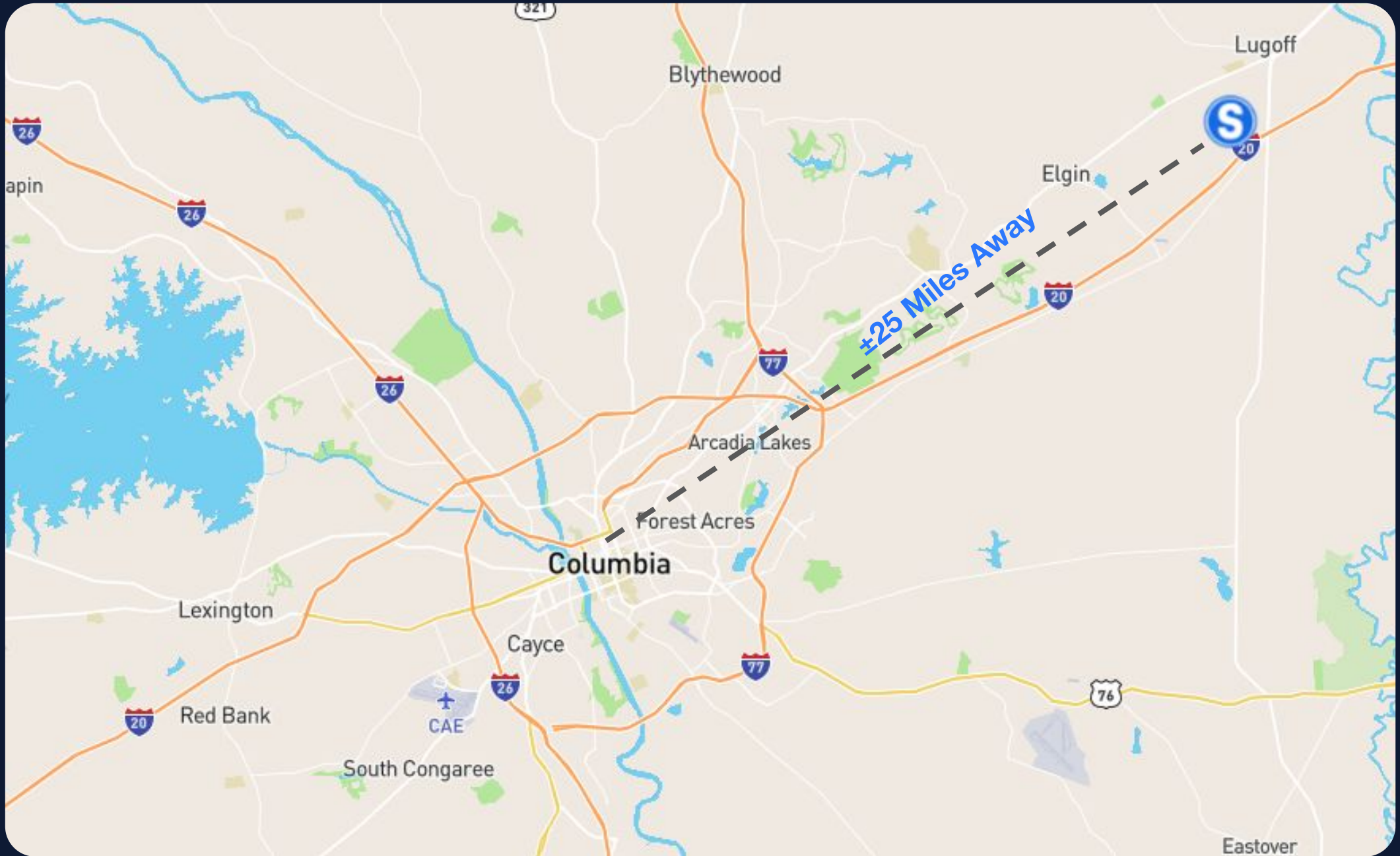


LINE-X



Market Overview

Mark Williams Collision Center & LINE X
1560 Whiting Way Lugoff, SC 29078



Lugoff, SC

Market Demographics

9,990

Total Population

\$71,800

Median HH Income

4,600

Employed Population

38

Median Age



Local Market Overview

Lugoff offers a stable and steadily growing local market supported by a strong sense of community, convenient regional access, and a balanced mix of residential and commercial development. The area continues to attract families, professionals, and retirees seeking a quieter lifestyle while remaining connected to larger employment and retail hubs nearby. Its suburban character, combined with ongoing growth throughout the Midlands region, contributes to consistent local demand across housing, retail, and service sectors.

The local economy is supported by a diverse workforce employed across healthcare, education, manufacturing, logistics, and professional services. Residents benefit from proximity to larger employment centers while enjoying the advantages of a more affordable and community-oriented environment. Continued residential expansion and infrastructure improvements have also encouraged new businesses and consumer activity throughout the area.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	7,762	23,681	87,870
Current Year Estimate	6,986	21,603	79,124
2020 Census	6,593	20,198	70,306
Growth Current Year-Five-Year	11.11%	9.62%	11.05%
Growth 2020-Current Year	5.96%	6.96%	12.54%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,999	8,970	34,551
Current Year Estimate	2,721	8,263	30,965
2020 Census	2,444	7,650	27,346
Growth Current Year-Five-Year	10.21%	8.55%	11.58%
Growth 2020-Current Year	11.33%	8.01%	13.24%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$92,840	\$96,206	\$113,451

Columbia, SC MSA

Total Population
137,000

Annual Visitors
15 Million

Tourism Economic Impact
\$2.5-\$2.8 Billion

GDP
\$50-\$55 Billion



Local Market Overview

Columbia serves as the capital of South Carolina and is the economic hub of the Midlands region. The market benefits from a diverse economy anchored by state government, the University of South Carolina, Prisma Health, Fort Jackson, and a growing manufacturing and logistics sector. This diversified employment base helps support long-term population growth and economic stability.

Strategically located at the intersection of Interstates 20, 26, and 77, Columbia provides convenient access to major Southeastern markets and experiences significant daily commuter traffic. Combined with continued residential and commercial development throughout the region, these factors create strong demand for automotive and collision repair services.

The area's retail sector is anchored by major corridors such as Harbison Boulevard, Two Notch Road, and Forest Drive, which feature a strong concentration of national retailers, restaurants, and service-oriented businesses. Supported by a growing population, high vehicle ownership rates, and a stable economic foundation, Columbia provides an attractive market for both owner-operators and investors seeking to acquire an established collision repair business and real estate asset.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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