

PENDLETON VILLAGE

1504 CAROLINA PLACE DR, FORT MILL, SC 29708



Warren Norman
COMPANY



OFFERING SUMMARY

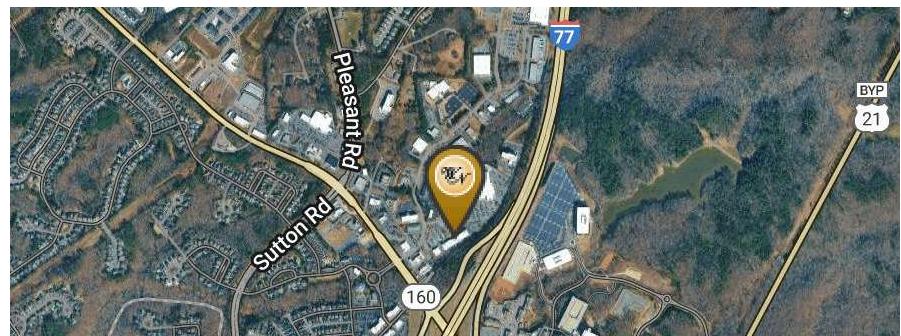
Available SF:	1,200 SF
Lease Rate:	\$35.00 - 40.00 SF/yr (NNN)
Lot Size:	5.69 Acres
Year Built:	2009
Building Size:	29,439 SF
Zoning:	GC
Market:	York County

PROPERTY OVERVIEW

Prime real estate opportunity in Fort Mill, SC. Close proximity to I-77, Lowe's Home Improvement, and Baxter Village makes this an ideal location.

PROPERTY HIGHLIGHTS

- Located on Hwy 160, off I-77 Exit 85
- Across from Baxter Village residential community
- 36,800 VPD along Hwy 160



for more information, contact:

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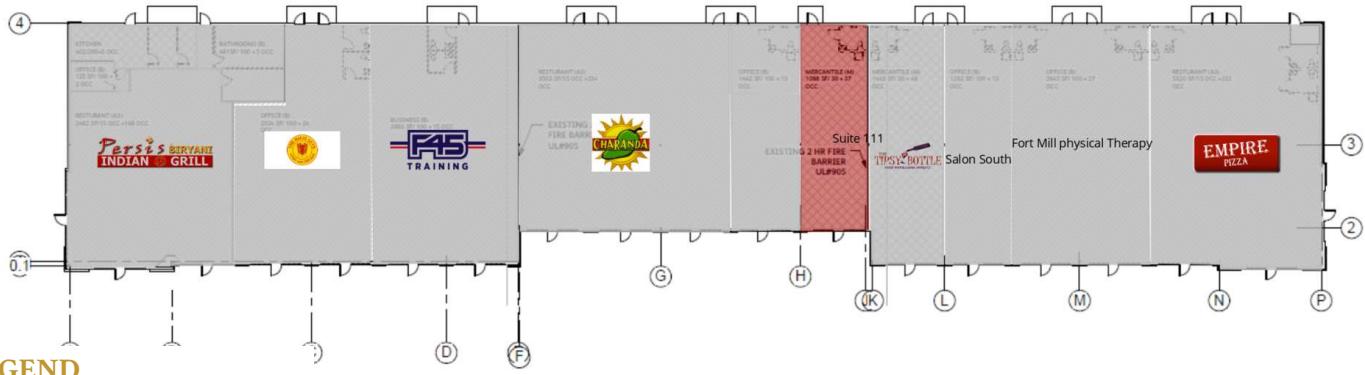


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LEGEND

Available

Unavailable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 101	Persis	3,682 SF	NNN	-	-
Suite 102	Halal Guys	2,408 SF	NNN	-	-
Suite 104	-	2,966 SF	NNN	-	-
Suite 107	Charanda	4,000 SF	NNN	-	-
Suite 110	Cabinets by appointment	800 SF	NNN	-	-
Suite 111	Available	1,200 SF	NNN	\$35.00 - 40.00 SF/yr	-
Suite 112	Tipsey Bottle	1,907 SF	NNN	-	-
Suite 113	Salon South	1,094 SF	NNN	-	-
Suite 114	Fort Mill physical Therapy	1,870 SF	NNN	-	-
Suite 117	Empire Pizza	4,200 SF	NNN	-	-

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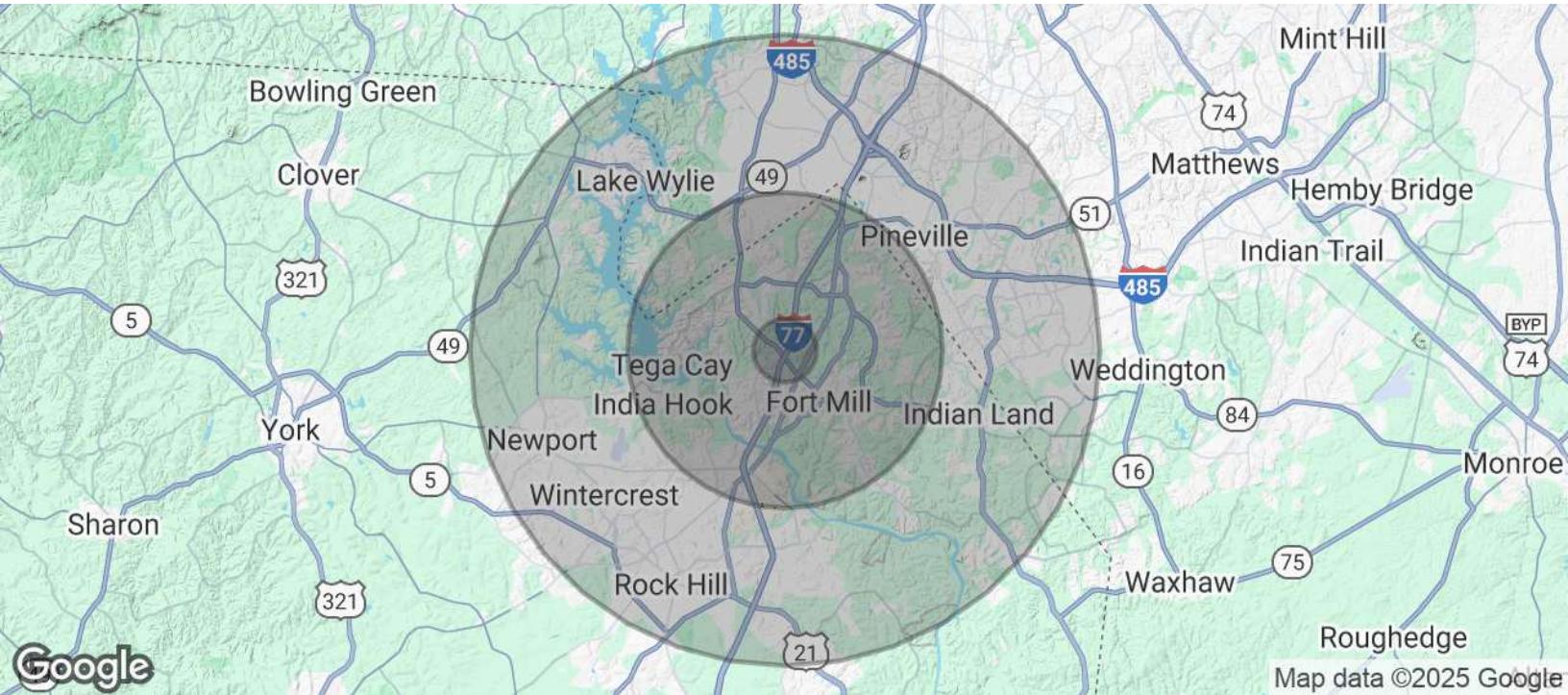


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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,079	68,927	325,839
Average Age	34.0	36.3	34.9
Average Age (Male)	34.3	35.7	34.1
Average Age (Female)	33.8	36.8	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,161	26,554	127,483
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$82,321	\$81,561	\$75,041
Average House Value		\$265,301	\$249,325

2020 American Community Survey (ACS)

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