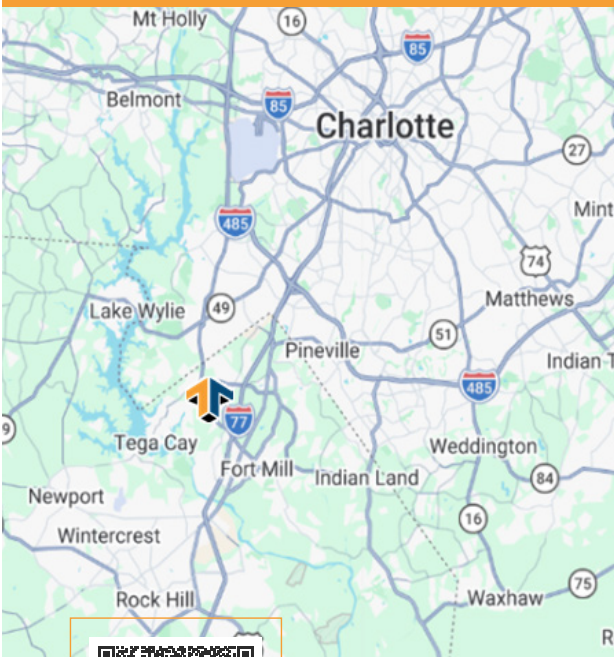


**FOR SALE**

**\$1,200,000**



**EXCELLENT DEVELOPMENT OPPORTUNITY**



- ±2.425 AC Development Site (access road installed)
- Zoned General Commercial in York County - Allowing a wide range of uses including Retail, Medical/Professional, Storage and more
- Located at the Corner of Coltharp Road & Pleasant Road (signalized intersection), just off of Highway 160 W and nearby West Town Market featuring Harris Teeter, CVS, Truist, Circle K, Goodyear, Wendy's, Moe's Konnichiwa other nearby retailers including Walgreens, Sherwin Williams, Burger King, QT
- Also near Baxter Village & Kingsley Town Center!
- Adjacent to Home2 Suites and Habersham, a Single Family Home Development by Pulte Homes
- Excellent Traffic Counts & Demographics!



**Debbie Weatherby**  
 Vice President/Broker  
 Direct: 803-992-6110 | [Debbie@tuttleco.com](mailto:Debbie@tuttleco.com)

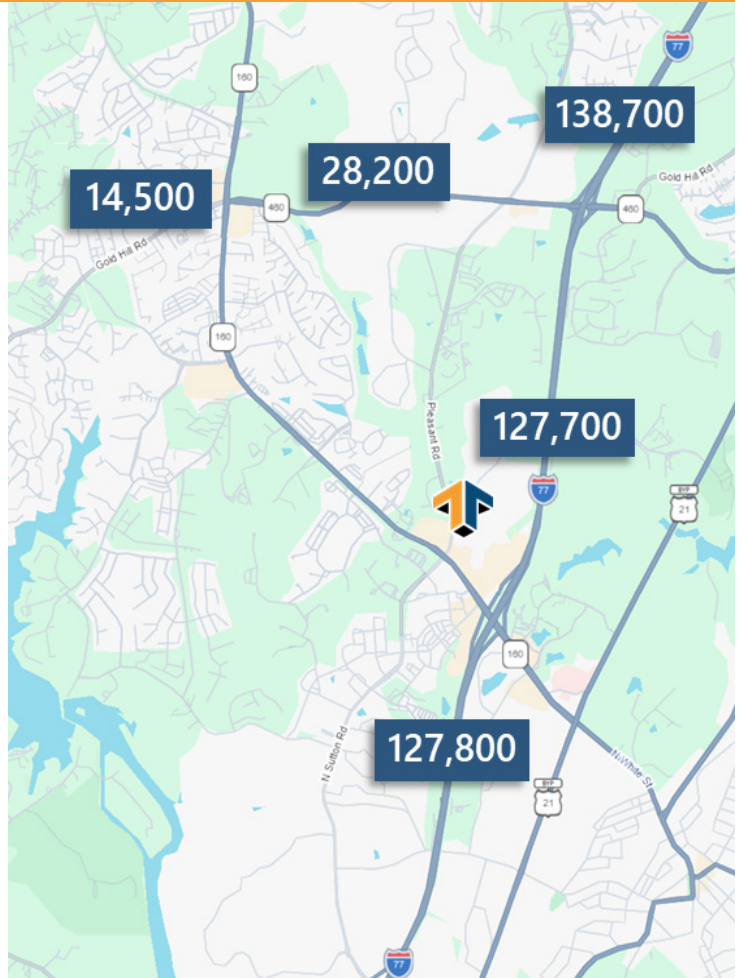
**PROPERTY OVERVIEW**

**Charlotte MSA Access**

±35 Minutes

**Interstate Access**

I-77 via Highway 160



**Market Snapshot | 5-Mile Radius**

<b>2024 Population</b>	±129,054
<b>Projected Population Growth (2024 - 2029)</b>	±2.4%
<b>Median Household Income</b>	±\$101,608
<b>Average Household Income</b>	±\$125,684
<b>Total Households</b>	±48,802



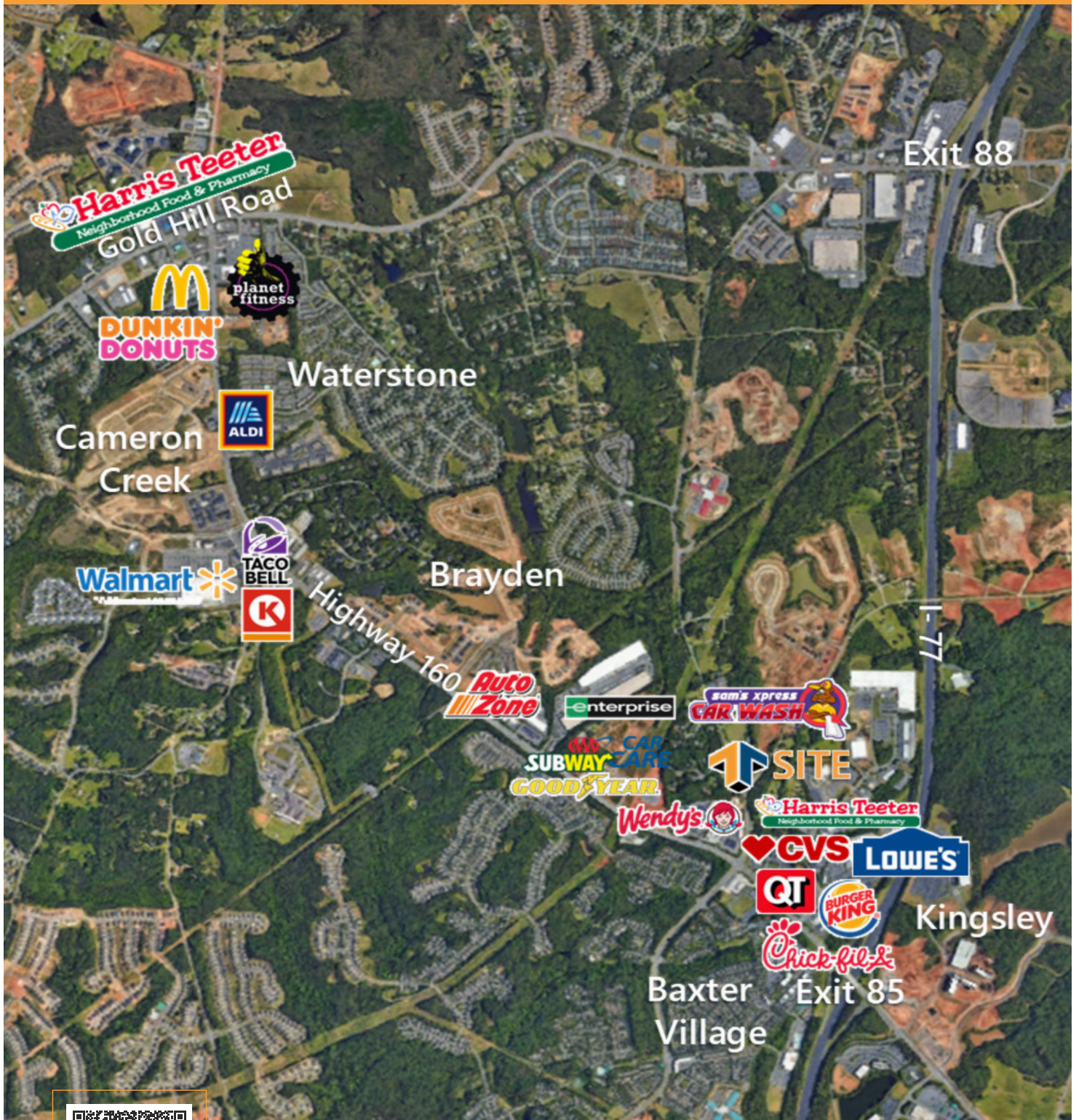
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LOCATION AERIAL

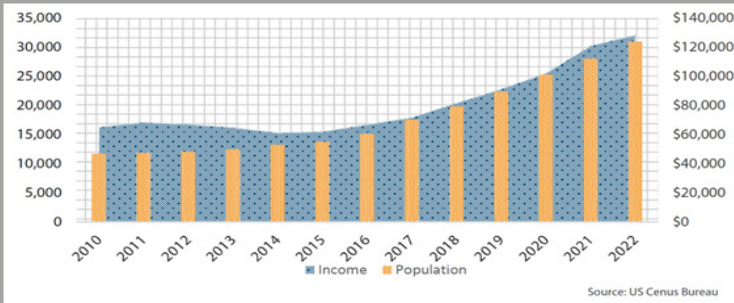


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## AREA AMENITIES & ATTRACTIONS



Fort Mill celebrated its 150th Anniversary in 2023 and continues to grow. Fort Mill's population has increased more than 150% with a current population of over 30,000. Fort Mill is South Carolina's fastest growing city with a 10.1% population annual growth rate. The median household income of Fort Mill is ±\$128,000 versus ±\$83,300 for the entire United States (as of 2022).



### MAIN STREET

Located ±20 Miles from Downtown Charlotte, Fort Mill is one the fastest growing communities in South Carolina with a Vibrant Downtown, Extraordinary Dining and Multiple Shopping Districts



### KINGSLEY

± 2,100 AC Heirloom Community with ±150,000 SF of Restaurants/Small Shops, ±1,200,000 SF of Offices and ±238 Multi-Family Units, with 48 over Retail and an Existing Hotel with a Future Hotel Site



### BAXTER VILLAGE

± 1,033 AC Pedestrian Village Market with ±1,400 Homes, ±250,00 SF of Shops, Offices and Restaurants and ±400 AC of Open Space with Parks and Trails

The Fort Mill Area is home to major employers such as Piedmont Medical Center, Black & Decker, LPL Financial and Atrium Health.

Fort Mill is conveniently located with convenient access to Highway 21 and Interstate 77.



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