

1280 Black Hwy

1280 Black Hwy, York SC 29745

OFFERING MEMORANDUM

Prepared By:

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OFFERING SUMMARY

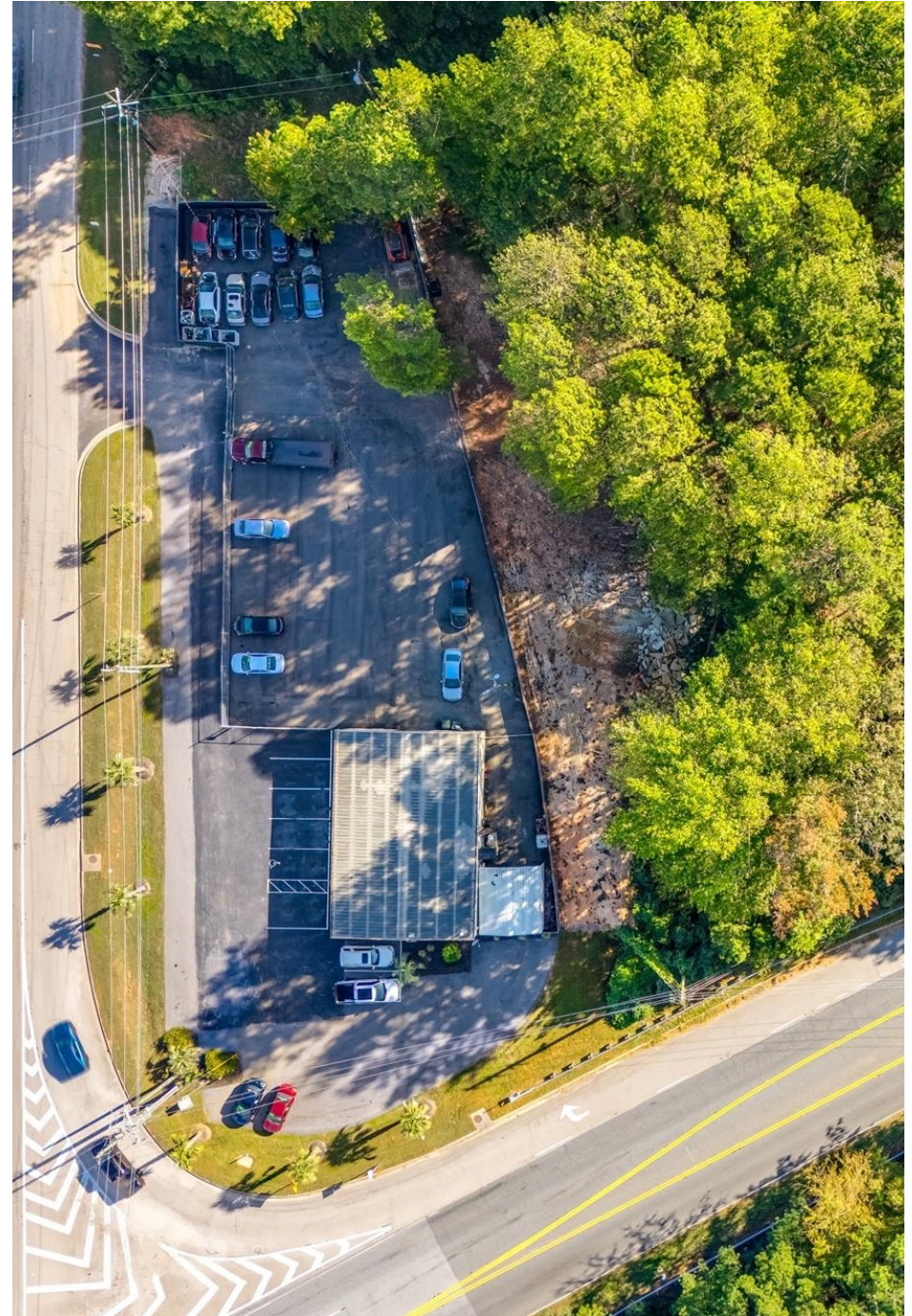
ADDRESS	1280 Black Hwy York SC 29745
COUNTY	York
NET RENTABLE AREA (SF)	2,400 SF
LAND ACRES	2.06
YEAR BUILT	1995
APN	2920000024

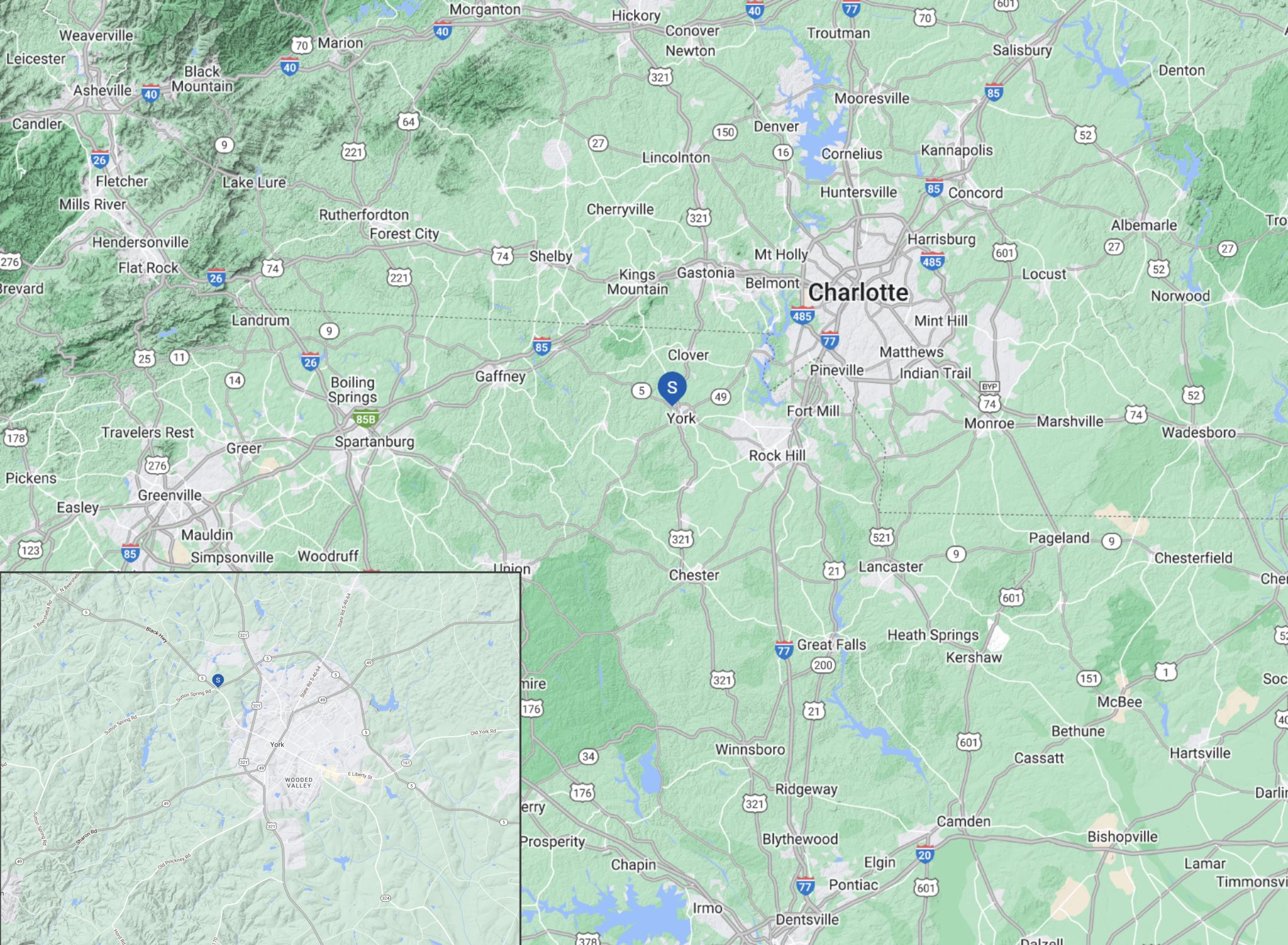
FINANCIAL SUMMARY

PRICE	\$850,000
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	1,903	13,500	20,803
2024 Median HH Income	\$64,186	\$61,948	\$63,815
2024 Average HH Income	\$89,914	\$81,953	\$82,125

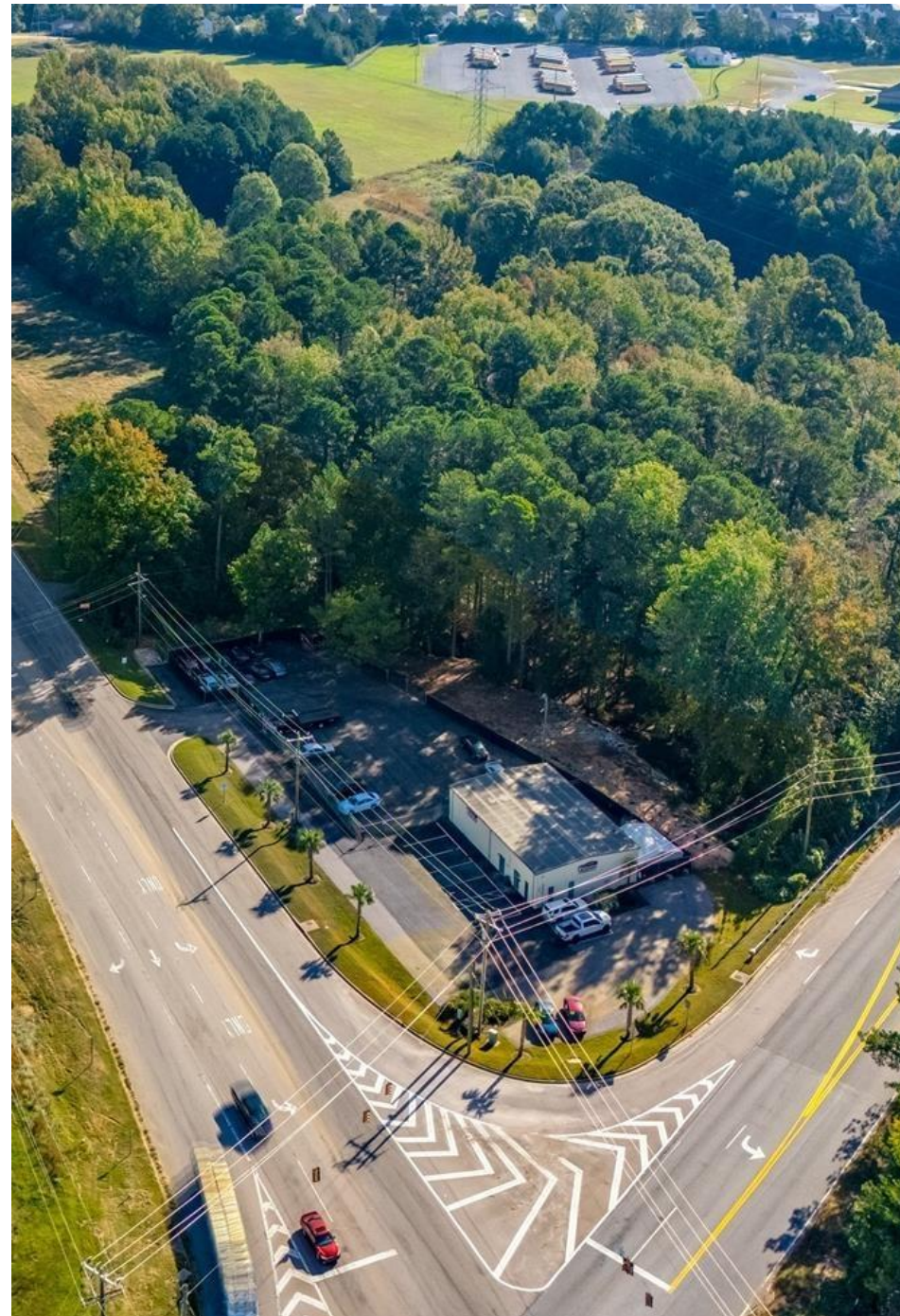
- Presenting a ±2,400 SF Warehouse for sale or lease on ±2.606 acres in York, SC. Sale price is \$850,000 and asking lease rate is \$15/SF/Year + \$5.45/SF/Year NNN fee. Opportunity awaits with this prime corner lot! With redevelopment potential at the forefront, pricing captures the future possibilities rather than current use. Possibilities are endless!
- The property is situated conveniently on Black Highway making it easily accessible for residents of York, surrounding areas, and those traveling through York.
- Location offers a spacious outdoor lot and ample parking. Easily visible location allowing for prominent signage, making it a noticeable stop for passing traffic. Located near other retail and service businesses.





PROPERTY FEATURES

NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	2,400
LAND ACRES	2.06
YEAR BUILT	1995
# OF PARCELS	1
ZONING TYPE	GC
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
GRADE LEVEL DOORS	1
FENCED PARKING	Yes



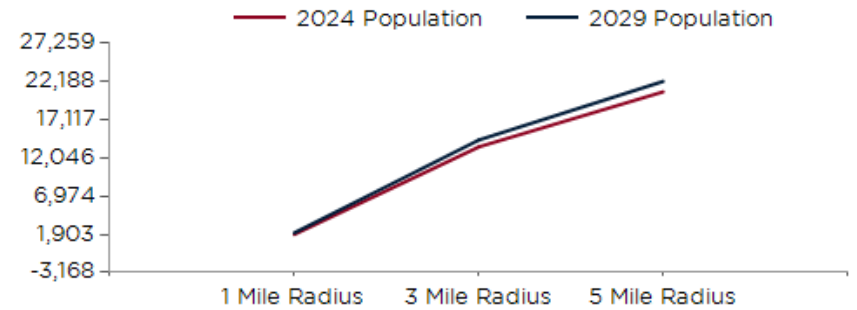




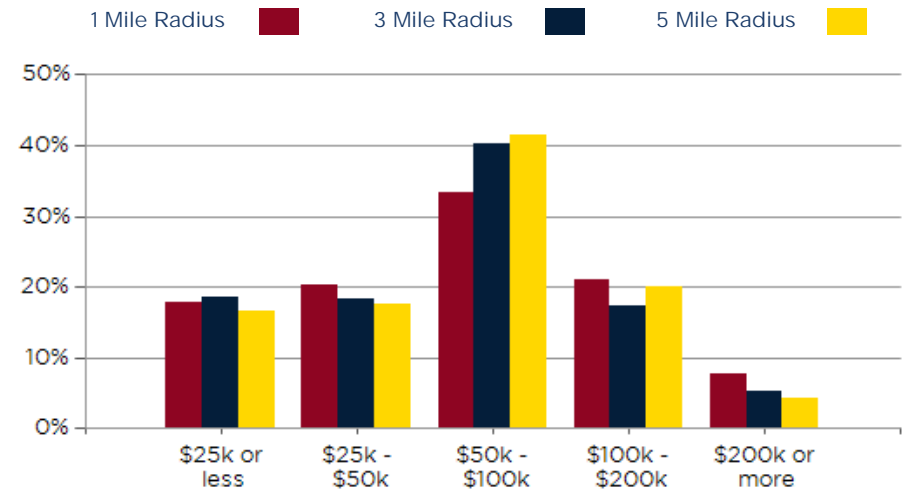
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,024	9,962	15,201
2010 Population	1,228	11,033	17,218
2024 Population	1,903	13,500	20,803
2029 Population	2,108	14,414	22,188
2024-2029: Population: Growth Rate	10.35%	6.60%	6.50%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	89	654	929
\$15,000-\$24,999	41	308	390
\$25,000-\$34,999	69	407	580
\$35,000-\$49,999	79	547	813
\$50,000-\$74,999	134	1,161	1,923
\$75,000-\$99,999	110	931	1,370
\$100,000-\$149,999	114	607	1,057
\$150,000-\$199,999	40	296	540
\$200,000 or greater	56	274	343
Median HH Income	\$64,186	\$61,948	\$63,815
Average HH Income	\$89,914	\$81,953	\$82,125

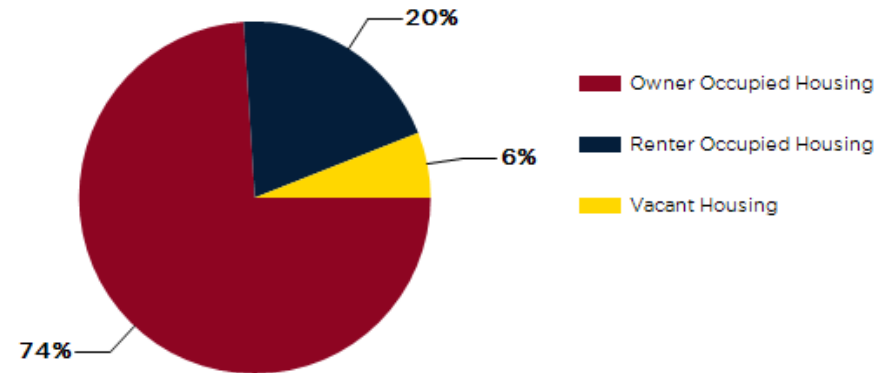
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	390	3,872	5,809
2010 Total Households	459	4,115	6,359
2024 Total Households	733	5,183	7,945
2029 Total Households	823	5,599	8,584
2024 Average Household Size	2.59	2.57	2.58
2024-2029: Households: Growth Rate	11.70%	7.80%	7.80%



2024 Household Income

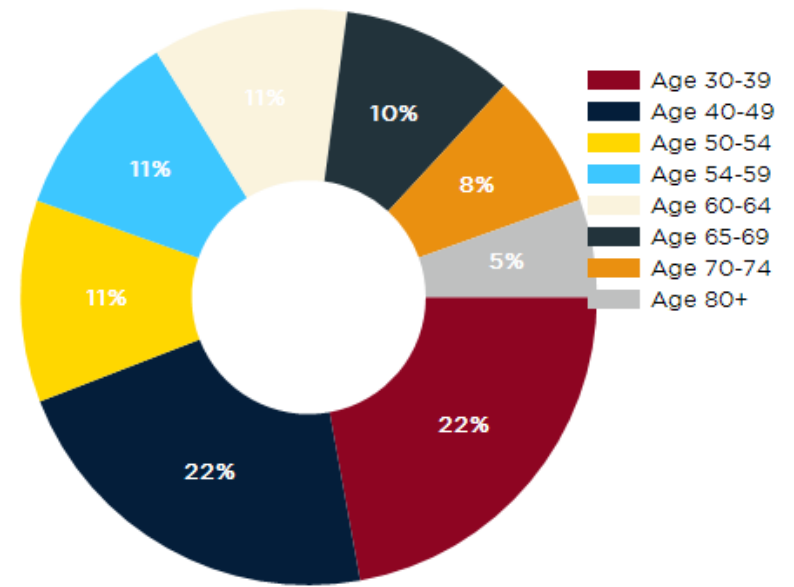


2024 Own vs. Rent - 1 Mile Radius

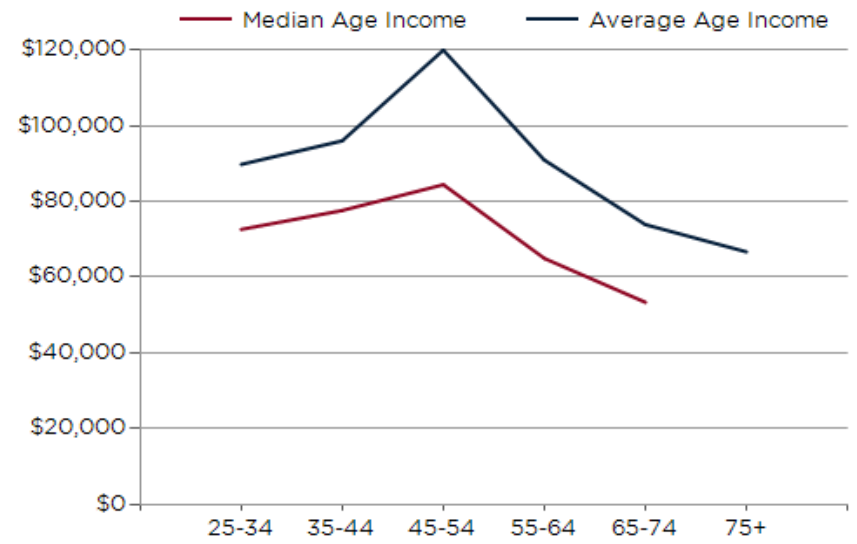


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	120	843	1,267
2024 Population Age 35-39	126	838	1,272
2024 Population Age 40-44	130	854	1,295
2024 Population Age 45-49	114	790	1,223
2024 Population Age 50-54	126	831	1,349
2024 Population Age 55-59	119	779	1,313
2024 Population Age 60-64	122	870	1,440
2024 Population Age 65-69	108	762	1,235
2024 Population Age 70-74	85	617	993
2024 Population Age 75-79	61	478	748
2024 Population Age 80-84	35	292	445
2024 Population Age 85+	27	286	392
2024 Population Age 18+	1,437	10,168	15,893
2024 Median Age	39	39	40
2029 Median Age	40	40	41



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,623	\$66,463	\$67,419
Average Household Income 25-34	\$89,794	\$83,859	\$84,131
Median Household Income 35-44	\$77,623	\$72,972	\$75,775
Average Household Income 35-44	\$96,031	\$90,022	\$91,719
Median Household Income 45-54	\$84,437	\$74,492	\$76,177
Average Household Income 45-54	\$119,998	\$99,116	\$98,633
Median Household Income 55-64	\$64,964	\$63,033	\$65,680
Average Household Income 55-64	\$90,940	\$82,960	\$83,536
Median Household Income 65-74	\$53,353	\$52,912	\$56,156
Average Household Income 65-74	\$73,893	\$69,456	\$71,525
Average Household Income 75+	\$66,688	\$67,070	\$63,712



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