

Hands Mill Hwy (3.39AC)

MICHAEL NEECE

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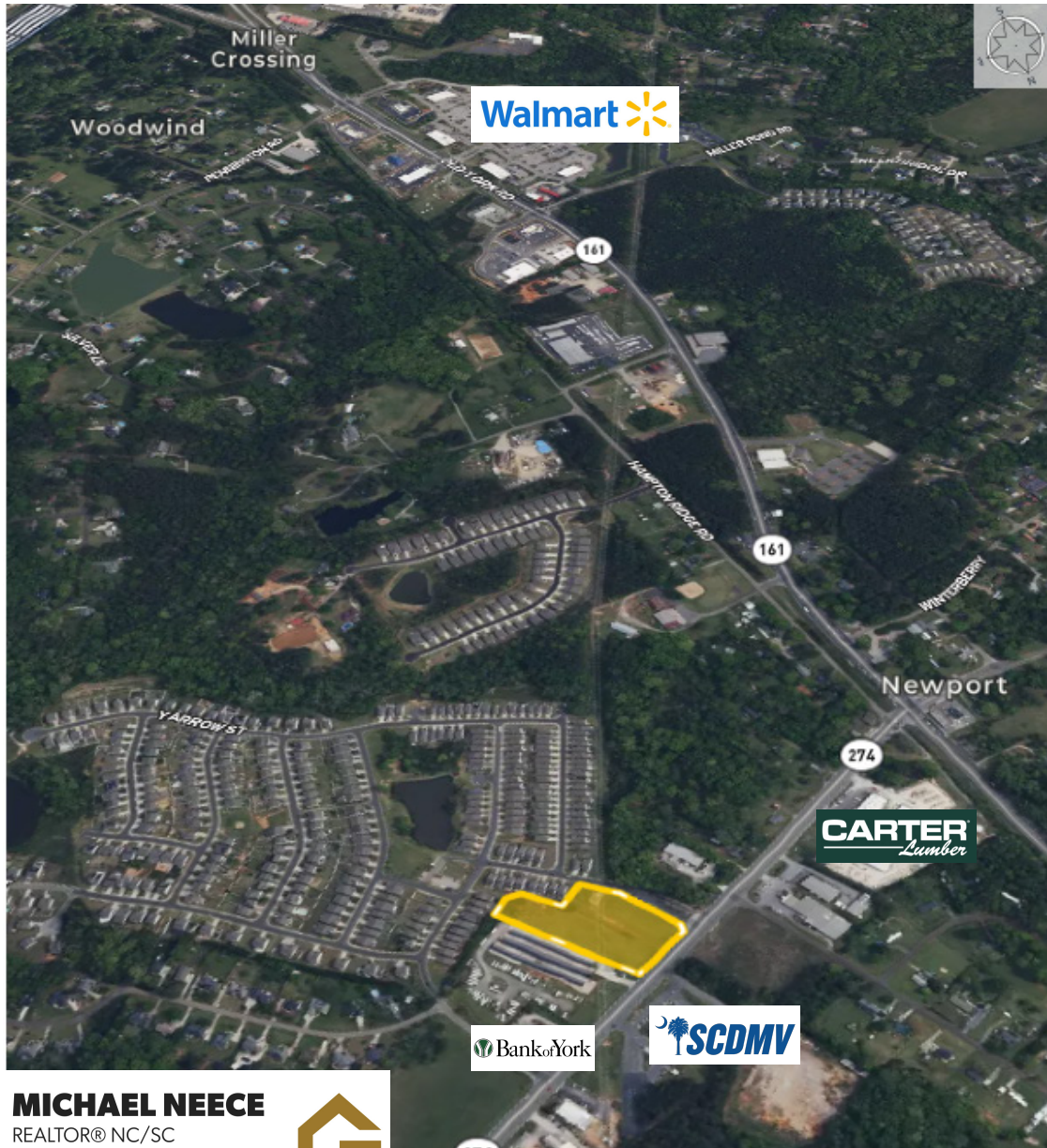


5013 Newport Lakes Drive
Rock Hill, SC 29732

**GOLDENEYE
REALTY**

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Property Details

Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Retail
Sale Type:	Investment
Total Lot Size:	3.39 AC
Zoning:	Urban Development
APN / Parcel ID:	5450000100

Prime 3.39-acre commercial site on Hands Mill Hwy, bridging Rock Hill and Lake Wylie. UD zoning offers versatile development opportunities. Flat terrain, readily accessible utilities, perfect for a range of business ventures.

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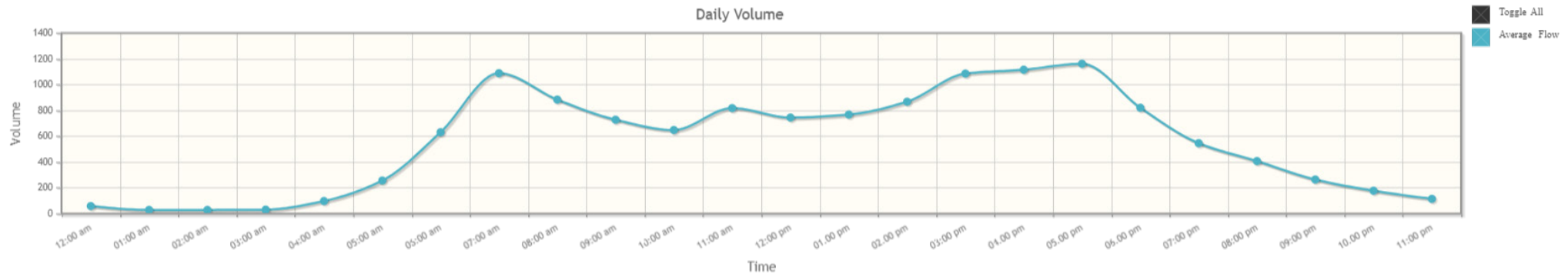
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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Hands Mill Hwy	Crystal Lakes Dr S	10,700	2017	0.17 mi
Hands Mill Hwy	Greenmeadow Dr S	10,859	2022	0.36 mi
Brakewood Drive	Brakewood Dr S	2,384	2022	0.47 mi
Mount Gallant Rd	Wigmore Ln NE	2,451	2022	0.90 mi
Old York Rd	Pennington Rd SE	30,047	2022	1.08 mi
Adnah Church Rd	Windsong Ln SW	2,967	2022	1.39 mi
Old Rawlinson Rd	Country Oaks Dr S	389	2022	1.53 mi
S Paraham Rd	Garden Ridge Dr SE	3,031	2022	1.86 mi
Rawlinson Road	Scarlet Oak Dr N	5,709	2022	1.87 mi
Rawlinson Rd	Alexandria Pkwy S	4,829	2022	1.99 mi



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Population

	2 mile	3 mile	5 mile
2010 Population	6,315	14,551	49,249
2023 Population	8,303	18,131	61,093
2028 Population Projection	9,321	20,244	68,174
Annual Growth 2010-2023	2.40%	1.90%	1.90%
Annual Growth 2023-2028	2.50%	2.30%	2.30%
Median Age	42.6	42	41.6
Bachelor's Degree or Higher	31%	34%	37%
U.S. Armed Forces	8	47	180

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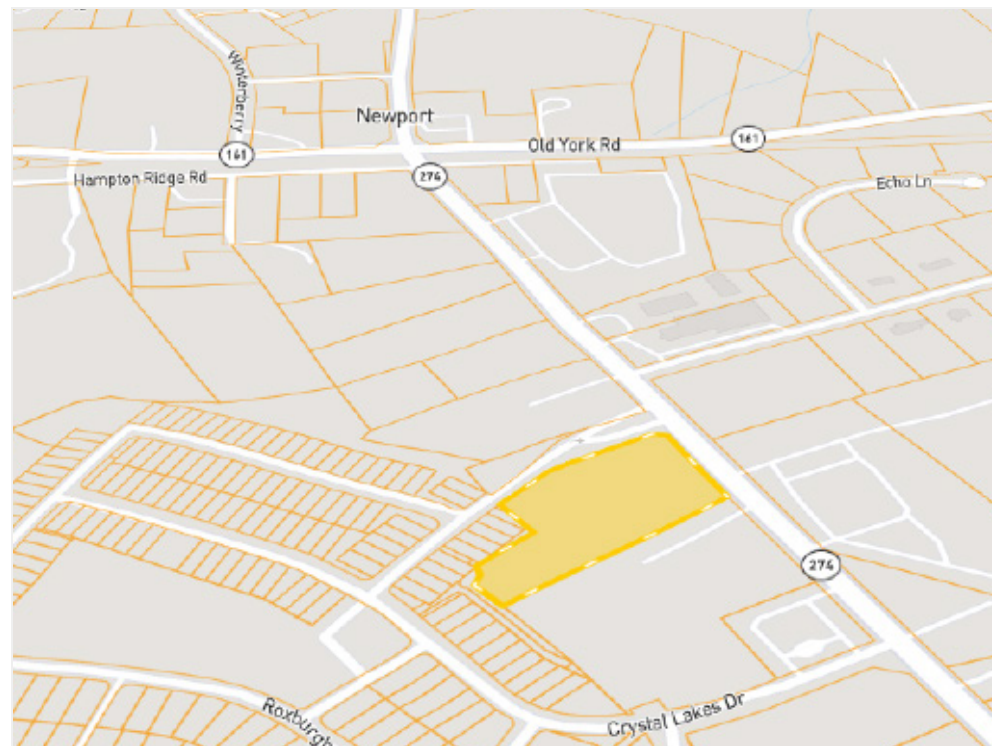
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Parcel



Aerial View



Map View

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Proposed Site Plan



CONSULTANT INFORMATION	
PROJECT MANAGER:	NEWPORT RECREATIONAL
DRAWN BY:	E. BOWERS
CHECKED BY:	E. BOWERS
FILE NAME:	JAY GREGORY
PROJECT NO.:	JG2016-270-001

PROJECT INFORMATION	
PROJECT:	NEWPORT RECREATIONAL PROPERTIES, LLC
DATE OF ISSUE:	270 HANDS MILL HWY, ROCK HILL, 29732 YORK COUNTY, SOUTH CAROLINA
SHEET:	PROPOSED SITE PLAN LAYOUT
SHEET TITLE:	
DATE OF ISSUE:	04.27.2016

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SP0201

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