

5.13 ACRES - COMMERCIAL / RETAIL CENTER OPPORTUNITY

3055 Mona Drive | Fort Mill, SC 29715 - Retail Site

3 PARCELS AVAILABLE FOR SALE

Plan Includes 16,200sf Medical/Office & 11,400sf Retail

Outparcel - Ideal for Restaurant or Drive-Thru Pad

Adjacent to Highpoint at Fort Mill - Retirement Community/Assisted Living

Presented By:

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EXECUTIVE SUMMARY I



OFFERING SUMMARY

Price Per Acre	Call for Pricing
Lot Size	5.13+/- Acres Total
Zoning	Neighborhood Commercial (NC), Conditional
Market	Fort Mill, SC
County	York County
Parcel #	7190000202

PROPERTY HIGHLIGHTS

- High visibility off Highway 21 (future 5 lane Hwy)
- Adjacent to the new 240,000+/- SF Highpoint at Fort Mill Retirement Community
- Adjacent to new elementary & middle school sites
- Next to The Commons at Fort Mill (144 Units) and Willows at Fort Mill (318 Units)
- Within walking distance to several other residential communities:
Beckett Farms -> 280 Units; Ryan Homes townhome community Grantham Place, Pulte Homes community Springview Meadows; Meritage Homes community Anniston Chase; Southeast famous age restricted community Carolina Orchards and Regent Parkway 2,000 +/- residences



EXECUTIVE SUMMARY II

11,400 SF Retail Site Available



PROPERTY OVERVIEW

High-visibility commercial property located in high-growth York County/Fort Mill submarket,

Advantageous zoning to support retail or mixed-use retail/office/medical office uses.

Adjacent to new 214-unit senior living development.

UTILITIES / INFRASTRUCTURE - ONSITE

Electricity Supply	Yes
Electricity Supply	York County Electric Cooperative
Water/Sewer	Utility connection can be established via Hwy 21 side of the property
Water/Sewer Utility	York County Water & Sewer
Easements	Potential access easement via adjacent property/development (see proposed site plan). Easement to access BMP on adjacent property

ZONING INFORMATION

The Neighborhood Commercial District (NC) is: (1) Designed to provide residential areas with small-scale commercial services, professional offices, and convenience uses; (2) Intended to principally serve residential neighborhoods located within the Urban Services Boundary; and (3) Generally appropriate for areas designated as Neighborhood Center on the Comprehensive Plan Future Land Use Map and other areas where small-scale commercial uses are appropriate.

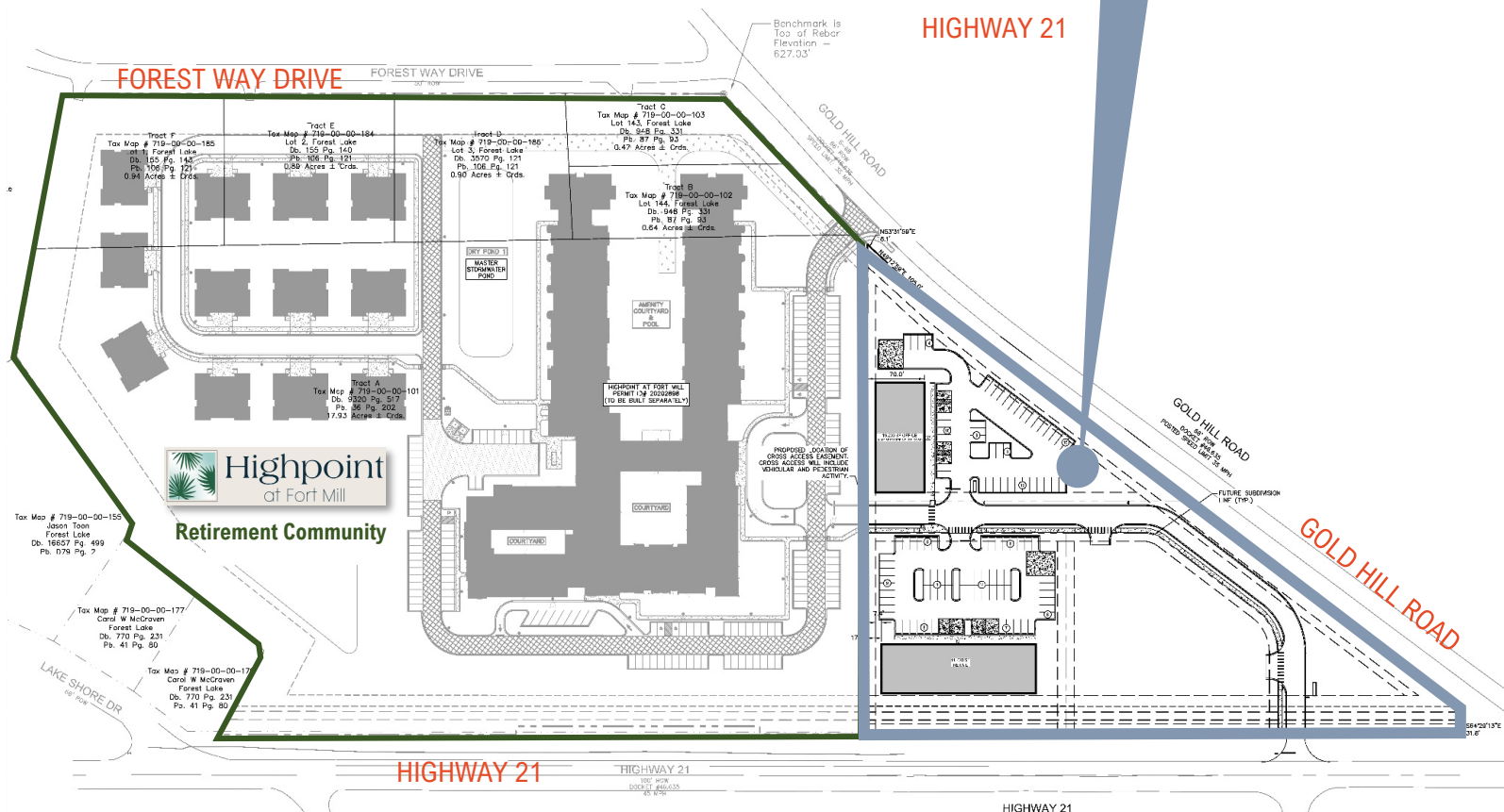
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PROPOSED SITE PLAN

PARCELS FOR SALE - APPROVED USES / SUGGESTIONS

- 1 16,200 sf Medical / Office
- 2 11,400 sf Retail
- 3 Outparcel – Restaurant or Drive-Thru Pad



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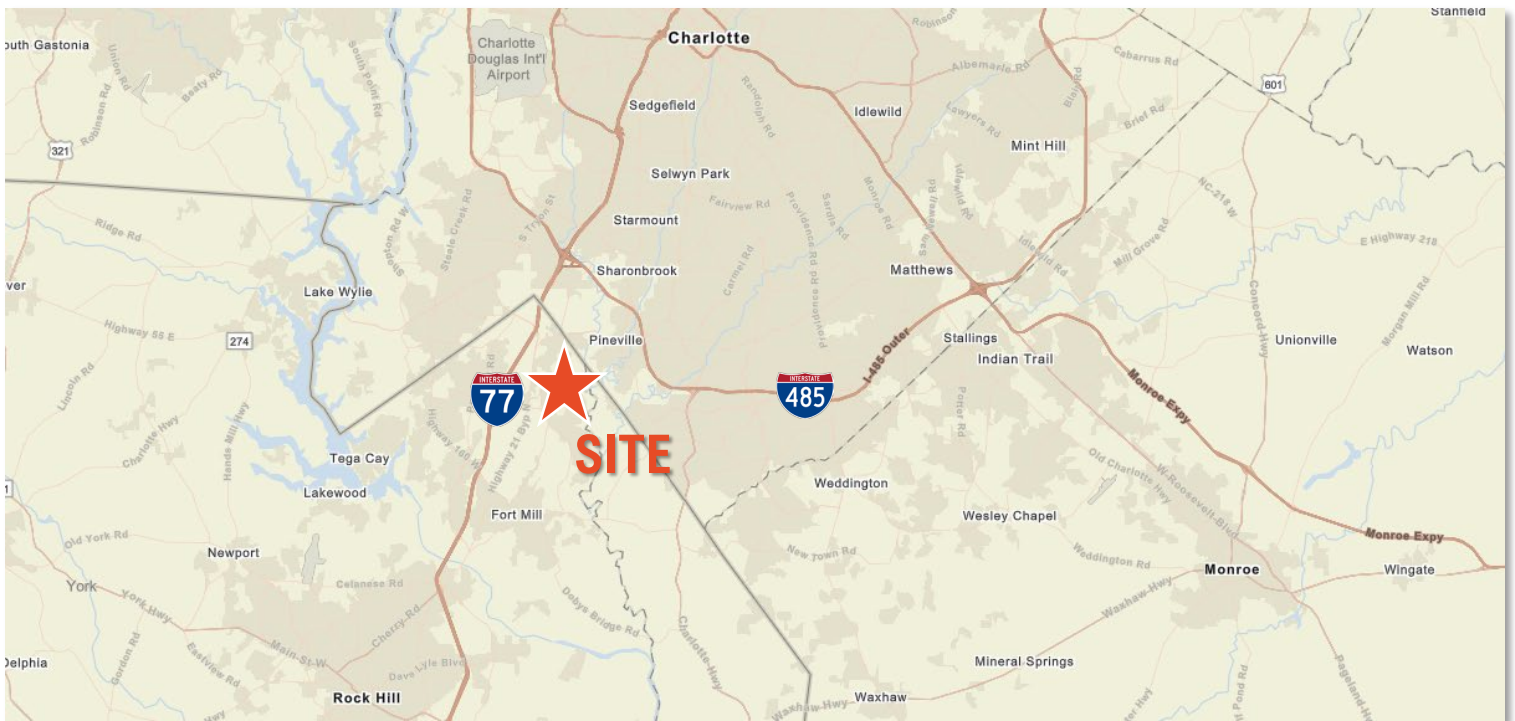
TRAFFIC COUNTS

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.45	Charlotte Highway	Ivy Field Dr (0.11 miles S)	2021	7,100
0.57	Gold Hill Road	Forest WayDr (0.1 miles E)	2021	4,900
0.60	US 21	Regent Pkwy (0.05 miles N)	2021	18,000
0.71		Saint Michaels Way (0.27 miles NW)	2019	132,800
0.72	Springfield Parkway	Old Nation Rd (0.04 miles SE)	2021	14,800
0.79	Springfield Parkway	Gold Hill Rd (0.22 miles NW)	2021	10,600
0.80	US Hwy 21	Lakes Blvd (0.06 miles N)	2014	16,700
0.83	Springfield Pkwy	Hwy 21 Byp (0.42 miles E)	2016	11,000
0.89	I- 77	Carowinds Blvd (1.07 miles NE)	2017	119,400
1.02	I 77	Lakes Blvd (0.0 miles)	2021	122,100
1.08	Springfield Parkway	Springfield Pkwy (0.11 miles N)	2021	16,900
1.22	Pleasant Road	Melbourne Dr (0.15 miles N)	2021	8,000
1.39	US Hwy 21	Hwy 51 (0.18 miles S)	2017	22,000
1.45	Carowinds Boulevard	Springhill Farm Rd (0.14 miles N)	2021	22,000
1.67	Pineville-Rock Hill Rd	Flint Hill Rd (0.12 miles E)	2014	18,000
1.68	Steele St	Springfield Pkwy (0.08 miles SE)	2017	18,600
1.80	Springhill Farm Road	Centre Cir (0.04 miles E)	2021	9,600
1.82	Springhill Farm Rd	Centre Cir (0.06 miles W)	2017	10,400
1.87	Gold Hill Rd	Onyx Rdg (0.06 miles NW)	2014	22,000
1.88	Pineville-Rock Hill Rd	Quarry Overlook Dr (0.01 miles W)	2017	15,100
1.91	Andrew L Tucker Road	Pineville-Rock Hill Rd (0.03 miles S)	2021	4,100
1.92	Rock Hill-Pineville Road	Pineville-Rock Hill Rd (0.01 miles W)	2021	13,300
1.94	Pleasant Road	Steele Creek Dr (0.03 miles SW)	2021	11,200
1.95	Old Nation Road	Hillcrest Dr (0.11 miles S)	2021	1,750
1.96	Springfield Parkway	A O Jones Rd (0.03 miles SE)	2021	16,900
2.00	Rock Hill-Pineville Rd	Miller Rd (0.01 miles E)	2018	15,500
2.02	Nations Ford Rd	State 1127 Rd (0.81 miles N)	2016	5,200
2.05	Carowinds Blvd	Ave of the Carolinas (0.11 miles SE)	2017	38,400
2.11	Carowinds Boulevard	Pleasant Rd (0.22 miles NW)	2021	37,800
2.12	Charlotte Hwy	Old Nation Rd (0.08 miles NE)	2017	1,950

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LOCATION MAPS



COMMERCIAL REAL ESTATE SERVICES

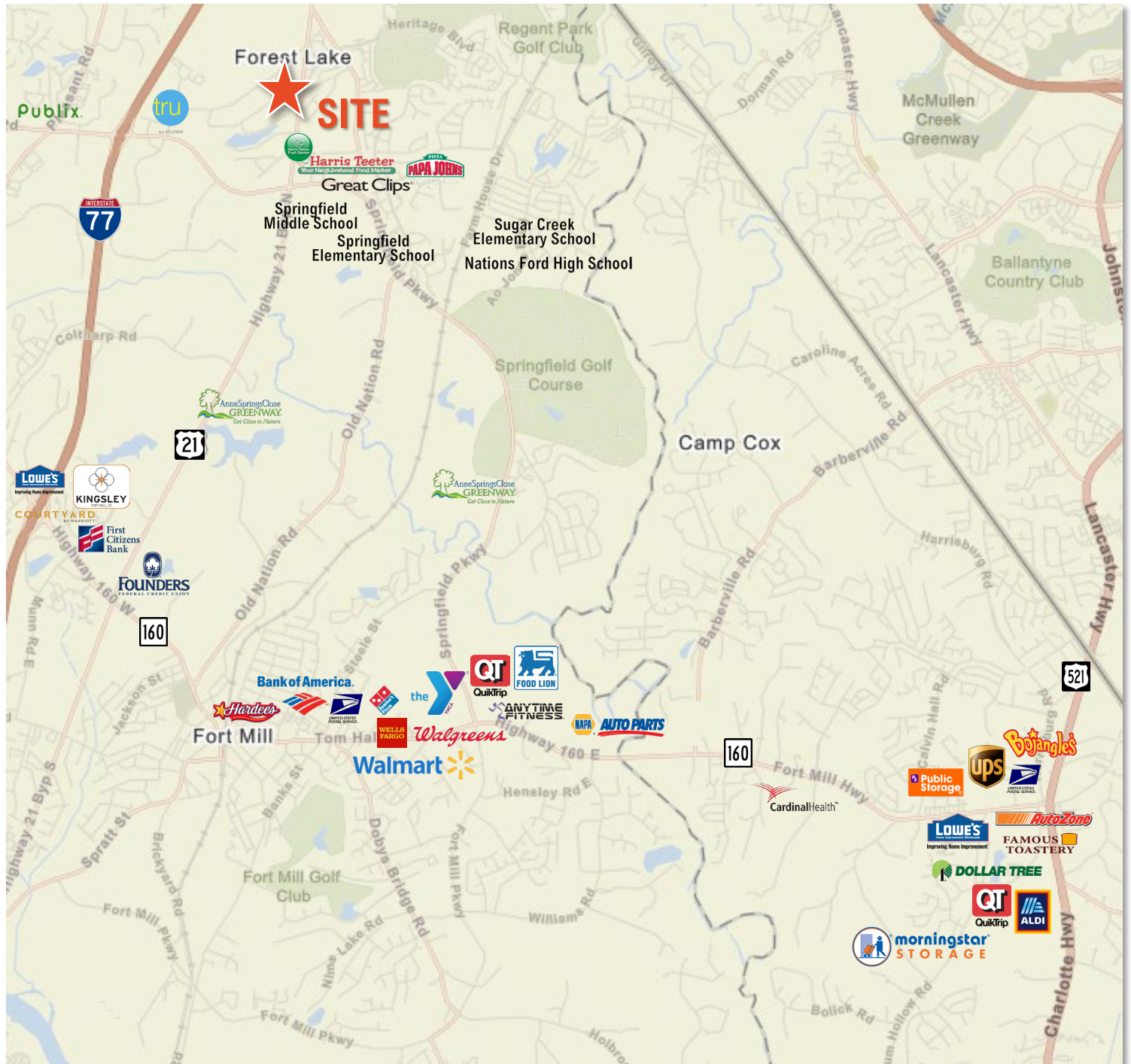
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RETAIL MAP

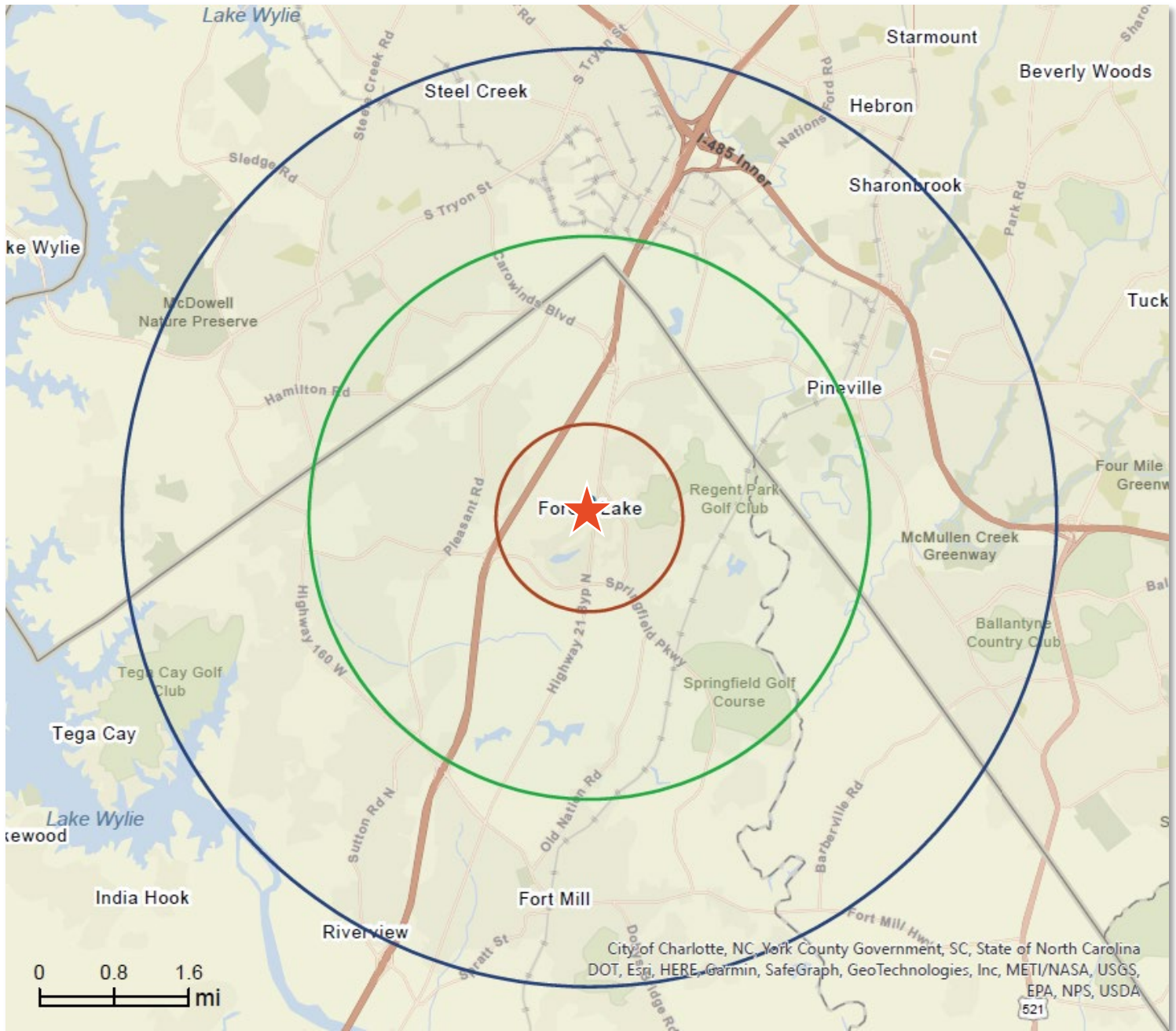


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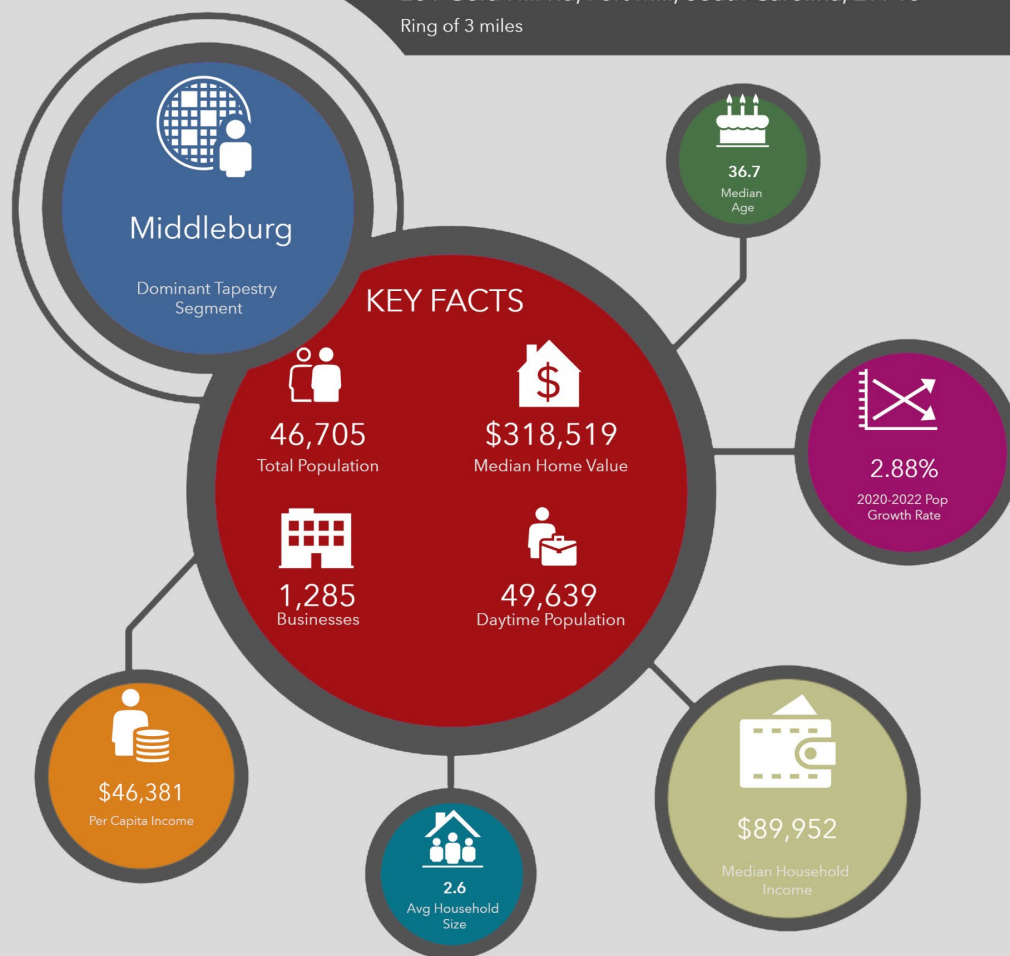
DEMOGRAPHIC MAP

RADIUS MAP 1, 3, 5 MILES



DEMOGRAPHIC KEY FACTS – 3 MILE RADIUS

251 Gold Hill Rd, Fort Mill, South Carolina, 29715
Ring of 3 miles

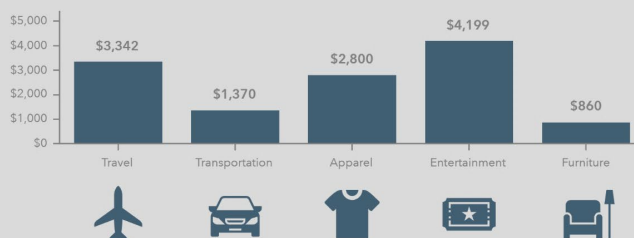


KEY SPENDING FACTS



Source: Esri, Esri-Data Axle, Esri-U.S. BLS. Esri forecasts for 2022, 2027.

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WHO IS MIDDLEBURG?

Family Landscape LifeMode

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers.

Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

ABOUT THIS AREA

(3 Mile Radius)

- Household Type: Single Family
- Total Households: 17,661
- Employment: Professional Services
- Median Age: 36.7
- Median Household Income: \$89,952
- Education: 58.4 have a College Degree

46,705	17,661	2.64	107	132	66	\$318,519	1.25%
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	Diversity Index	Median Home Value	Forecasted Annual Growth Rate

DEMOGRAPHICS

1, 3, 5 MILES

	1 mile	3 miles	5 miles
Population			
2010 Population	4,761	26,513	96,260
2020 Population	6,786	43,816	137,221
2022 Population	7,251	46,705	145,079
2027 Population	7,828	49,709	153,410
2010-2020 Annual Rate	3.61%	5.15%	3.61%
2020-2022 Annual Rate	2.99%	2.88%	2.51%
2022-2027 Annual Rate	1.54%	1.25%	1.12%
2022 Male Population	49.1%	49.0%	48.5%
2022 Female Population	50.9%	51.0%	51.5%
2022 Median Age	40.7	36.7	36.8

In the identified area, the current year population is 145,079. In 2020, the Census count in the area was 137,221. The rate of change since 2020 was 2.51% annually. The five-year projection for the population in the area is 153,410 representing a change of 1.12% annually from 2022 to 2027. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 36.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	66.7%	63.1%	57.1%
2022 Black Alone	11.1%	13.6%	18.6%
2022 American Indian/Alaska Native Alone	0.7%	0.5%	0.5%
2022 Asian Alone	5.3%	7.8%	7.9%
2022 Pacific Islander Alone	0.0%	0.1%	0.1%
2022 Other Race	7.3%	5.8%	6.5%
2022 Two or More Races	8.9%	9.1%	9.4%
2022 Hispanic Origin (Any Race)	14.5%	12.7%	13.7%

Persons of Hispanic origin represent 13.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 71.0 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	136	107	109
2010 Households	1,821	10,082	38,147
2020 Households	2,731	16,556	53,311
2022 Households	2,911	17,661	56,276
2027 Households	3,140	18,782	59,463
2010-2020 Annual Rate	4.14%	5.09%	3.40%
2020-2022 Annual Rate	2.88%	2.91%	2.43%
2022-2027 Annual Rate	1.53%	1.24%	1.11%
2022 Average Household Size	2.49	2.64	2.57

The household count in this area has changed from 53,311 in 2020 to 56,276 in the current year, a change of 2.43% annually. The five-year projection of households is 59,463, a change of 1.11% annually from the current year total. Average household size is currently 2.57, compared to 2.57 in the year 2020. The number of families in the current year is 36,544 in the specified area.

DEMOGRAPHICS

1, 3, 5 MILES

	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	20.5%	18.7%	18.3%
Median Household Income			
2022 Median Household Income	\$88,383	\$89,952	\$89,704
2027 Median Household Income	\$98,341	\$98,438	\$102,993
2022-2027 Annual Rate	2.16%	1.82%	2.80%
Average Household Income			
2022 Average Household Income	\$124,931	\$121,065	\$121,011
2027 Average Household Income	\$137,979	\$139,968	\$139,201
2022-2027 Annual Rate	2.01%	2.94%	2.84%
Per Capita Income			
2022 Per Capita Income	\$50,180	\$46,381	\$47,169
2027 Per Capita Income	\$55,571	\$53,579	\$54,192
2022-2027 Annual Rate	2.06%	2.93%	2.81%

Households by Income

Current median household income is \$89,704 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$102,993 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$121,011 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$139,201 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$47,169 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$54,192 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	121	132	132
2010 Total Housing Units	1,939	10,908	41,258
2010 Owner Occupied Housing Units	1,516	7,646	26,219
2010 Renter Occupied Housing Units	304	2,436	11,926
2010 Vacant Housing Units	118	826	3,111
2020 Total Housing Units	2,904	17,469	56,115
2020 Vacant Housing Units	173	913	2,804
2022 Total Housing Units	3,076	18,574	59,497
2022 Owner Occupied Housing Units	2,335	12,324	37,032
2022 Renter Occupied Housing Units	575	5,337	19,244
2022 Vacant Housing Units	165	913	3,221
2027 Total Housing Units	3,329	19,853	63,394
2027 Owner Occupied Housing Units	2,570	13,380	39,807
2027 Renter Occupied Housing Units	570	5,403	19,656
2027 Vacant Housing Units	189	1,071	3,931

Currently, 62.2% of the 59,497 housing units in the area are owner occupied; 32.3%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 56,115 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 2.64%. Median home value in the area is \$310,970, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.70% annually to \$338,238.

