

# PLEASANT RD LAND | FOR SALE



## PROPERTY FACTS

Property Type	<b>Land</b>
Property Subtype	<b>Commercial</b>
Parcel IDs	<b>720000021 &amp; 720000023</b>
County	<b>York</b>
Zoning	<b>OI (Office Institutional)</b>
Total Acreage	<b>8.80 AC</b>
Pricing	<b>\$300K / AC</b>

## OVERVIEW

This prime 8.80 acre property is currently zoned for medical office, assisted living/memory care, churches, professional office, educational facilities and schools. Property has access to all utilities with the potential to be assembled with abutting properties. Site conveniently located to schools and employment centers with easy access to Interstate 77.



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- Centrally located between Charlotte and Rock Hill with easy access to Interstate 77
- Nationally Recognized and World Wide Accredited Fort Mill School District
- Minutes to New Fort Mill Hospital & Health Care Facilities
- Close proximity to major shopping, dining and Carowinds Entertainment District
- Central Location to York and Mecklenburg County Employment Centers



**TRAFFIC COUNTS**  
Carowinds Blvd: **37,800**  
Pleasant Rd: **11,200**  
Interstate 77: **163,100**

## CONTACT US

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## Demographics



Building Type: **Industrial**  
 RBA: **362,856 SF**  
 Land Area: **82.18 AC**  
 Total Available: **0 SF**

Warehouse Avail: -  
 Office Avail: -  
 % Leased: **100%**  
 Rent/SF/Yr: -

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2027 Projection	6,085	64,075	145,592
2022 Estimate	5,310	55,623	126,073
2010 Census	4,010	38,270	82,560
Growth 2022 - 2027	14.60%	15.20%	15.48%
Growth 2010 - 2022	32.42%	45.34%	52.70%
<b>2022 Population by Hispanic Origin</b>	610	8,380	18,513
<b>2022 Population</b>	5,310	55,623	126,073
White	3,700 69.68%	38,020 68.35%	84,664 67.15%
Black	871 16.40%	11,196 20.13%	27,694 21.97%
Am. Indian & Alaskan	44 0.83%	418 0.75%	942 0.75%
Asian	571 10.75%	4,366 7.85%	9,268 7.35%
Hawaiian & Pacific Island	2 0.04%	63 0.11%	148 0.12%
Other	121 2.28%	1,560 2.80%	3,357 2.66%
U.S. Armed Forces	0	28	80
<b>Households</b>			
2027 Projection	2,167	24,342	55,478
2022 Estimate	1,894	21,125	48,078
2010 Census	1,442	14,573	31,732
Growth 2022 - 2027	14.41%	15.23%	15.39%
Growth 2010 - 2022	31.35%	44.96%	51.51%
Owner Occupied	1,657 87.49%	15,970 75.60%	34,432 71.62%
Renter Occupied	236 12.46%	5,156 24.41%	13,646 28.38%
<b>2022 Households by HH Income</b>	1,893	21,125	48,080
Income: <\$25,000	96 5.07%	1,755 8.31%	3,923 8.16%
Income: \$25,000 - \$50,000	289 15.27%	3,895 18.44%	8,548 17.78%
Income: \$50,000 - \$75,000	387 20.44%	4,063 19.23%	9,171 19.07%
Income: \$75,000 - \$100,000	249 13.15%	3,415 16.17%	7,555 15.71%
Income: \$100,000 - \$125,000	246 13.00%	2,424 11.47%	5,110 10.63%
Income: \$125,000 - \$150,000	181 9.56%	1,697 8.03%	3,926 8.17%
Income: \$150,000 - \$200,000	235 12.41%	1,966 9.31%	4,927 10.25%
Income: \$200,000+	210 11.09%	1,910 9.04%	4,920 10.23%
<b>2022 Avg Household Income</b>	\$114,820	\$102,961	\$106,611
<b>2022 Med Household Income</b>	\$92,519	\$81,219	\$82,935

