

1699 North Rocky River Rd

Lancaster, SC 29720

Fully Equipped Child Development Center and Gym- Sale with Lease Option!



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1699 N Rocky River Rd

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PROPERTY SUMMARY

| | |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS | 1699 NORTH ROCKY RIVER RD LANCASTER, SC 29720 |
| ZONING | RUB |
| LOT SIZE | 1.84 ACRES |
| PRICE | \$3,200,000 |
| BUILDING & PROPERTY SPECS | <ul style="list-style-type: none"> • ALMOST 10,000 SF CHILD DEVELOPMENT CENTER WITH TWO FREESTANDING BUILDINGS - +/-5,000 SF PRESCHOOL/DAYCARE FACILITY PLUS +/-5,000 SF GYMNASIUM/FLEX SPACE. • TURNKEY BUSINESS SALE INCLUDING ALL CONTENTS, WITH FLEXIBLE LEASE OPTION FOR CONTINUED OPERATIONS. • LEVEL LOT WITH OUTDOOR PLAYGROUND, FULLY DESIGNED TO SUPPORT EARLY EDUCATION AND YOUTH PROGRAMS. |



GREAT LOCATION

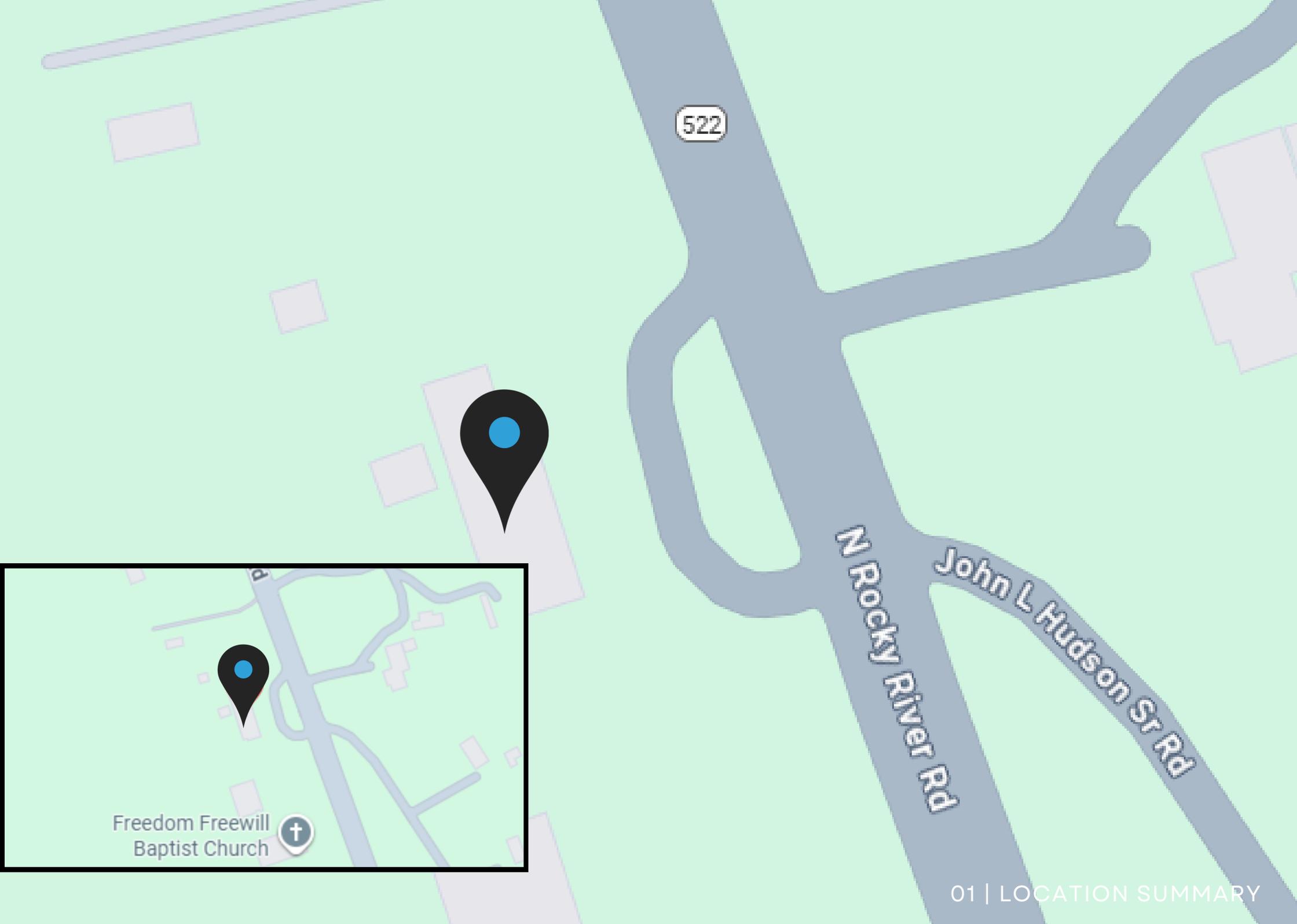


VERSATILE USE



TURN-KEY BUSINESS INCLUDED





522

N Rocky River Rd

John L Hudson Sr Rd

Freedom Freewill
Baptist Church





1699 N Rocky River Rd

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Family Dollar
Bargain retailer for household goods



Buford High School



Traffic

| Collection Street | Cross Street | Traffic Volume | Count Year | Distance from Property |
|------------------------|--------------------------|----------------|------------|------------------------|
| SC 9 | Broken Circle Dr | 7,486 | 2024 | 0.99 mi |
| Pageland Highway | Broken Circle Dr | 7,431 | 2025 | 0.99 mi |
| Pageland Hwy | Broken Circle Dr W | 6,134 | 2020 | 1.00 mi |
| Pageland Hwy | Broken Cir Dr W | 6,799 | 2025 | 1.00 mi |
| Pageland Highway | Roy Carnes Rd | 4,988 | 2025 | 1.33 mi |
| SC 9 | Roy Carnes Rd | 4,941 | 2023 | 1.33 mi |
| N Rocky River Rd | Fletcher Funderburk Rd N | 2,356 | 2024 | 1.73 mi |
| North Rocky River Road | Fletcher Funderburk Rd N | 2,334 | 2025 | 1.85 mi |
| Camp Creek Rd | Lead Off Rd NE | 764 | 2023 | 2.75 mi |
| Camp Creek Road | Lead Off Rd NE | 791 | 2025 | 2.75 mi |



| Population | | | |
|-----------------------------|---------|---------|----------|
| | 2 miles | 5 miles | 10 miles |
| 2020 Population | 1,658 | 8,760 | 43,409 |
| 2024 Population | 1,961 | 10,265 | 51,507 |
| 2029 Population Projection | 2,212 | 11,563 | 57,833 |
| Annual Growth 2020-2024 | 4.6% | 4.3% | 4.7% |
| Annual Growth 2024-2029 | 2.6% | 2.5% | 2.5% |
| Median Age | 42.2 | 43.1 | 41.8 |
| Bachelor's Degree or Higher | 15% | 16% | 16% |
| U.S. Armed Forces | 0 | 0 | 82 |

| Households | | | |
|-------------------------------------|---------|----------|----------|
| | 2 miles | 5 miles | 10 miles |
| 2020 Households | 641 | 3,433 | 17,218 |
| 2024 Households | 759 | 4,033 | 20,473 |
| 2029 Household Projection | 858 | 4,550 | 23,028 |
| Annual Growth 2020-2024 | 3.5% | 3.3% | 3.4% |
| Annual Growth 2024-2029 | 2.6% | 2.6% | 2.5% |
| Owner Occupied Households | 709 | 3,734 | 16,201 |
| Renter Occupied Households | 149 | 816 | 6,827 |
| Avg Household Size | 2.5 | 2.5 | 2.4 |
| Avg Household Vehicles | 2 | 2 | 2 |
| Total Specified Consumer Spendin... | \$23.4M | \$122.2M | \$589.5M |

| Income | | | |
|-------------------------|----------|----------|----------|
| | 2 miles | 5 miles | 10 miles |
| Avg Household Income | \$74,635 | \$74,658 | \$74,482 |
| Median Household Income | \$58,636 | \$61,198 | \$58,882 |
| < \$25,000 | 173 | 879 | 4,700 |
| \$25,000 - 50,000 | 158 | 762 | 3,990 |
| \$50,000 - 75,000 | 124 | 750 | 4,203 |
| \$75,000 - 100,000 | 103 | 559 | 2,413 |
| \$100,000 - 125,000 | 84 | 439 | 1,739 |
| \$125,000 - 150,000 | 51 | 333 | 1,808 |
| \$150,000 - 200,000 | 39 | 211 | 852 |

An aerial photograph of a property featuring several buildings, a playground, and a parking lot. The buildings include a large white structure on the left, a green-roofed building in the center, and a long light-colored building on the right. A playground with colorful equipment is situated in the middle ground. A large asphalt parking lot is in the foreground. The property is surrounded by lush green trees.

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