



SALE
3.2 AC
Industrial/Commercial
Corner Site

2505 MANGUM ROAD

Rock Hill, SC 29730

PRESENTED BY:

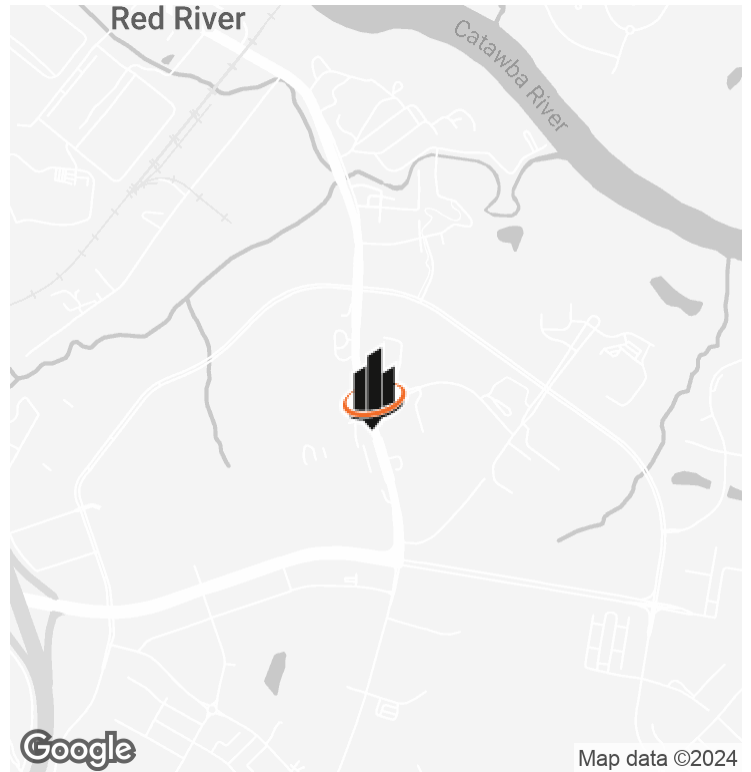
MARK MAYFIELD

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South Carolina #18972

PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|--------------------|-----------------|
| SALE PRICE: | \$599,000 |
| LOT SIZE: | 3.2 Acres |
| ZONED: | ID |
| MARKET: | Charlotte Metro |
| SUBMARKET: | Rock Hill |
| APN: | 7000000003 |

PROPERTY DESCRIPTION

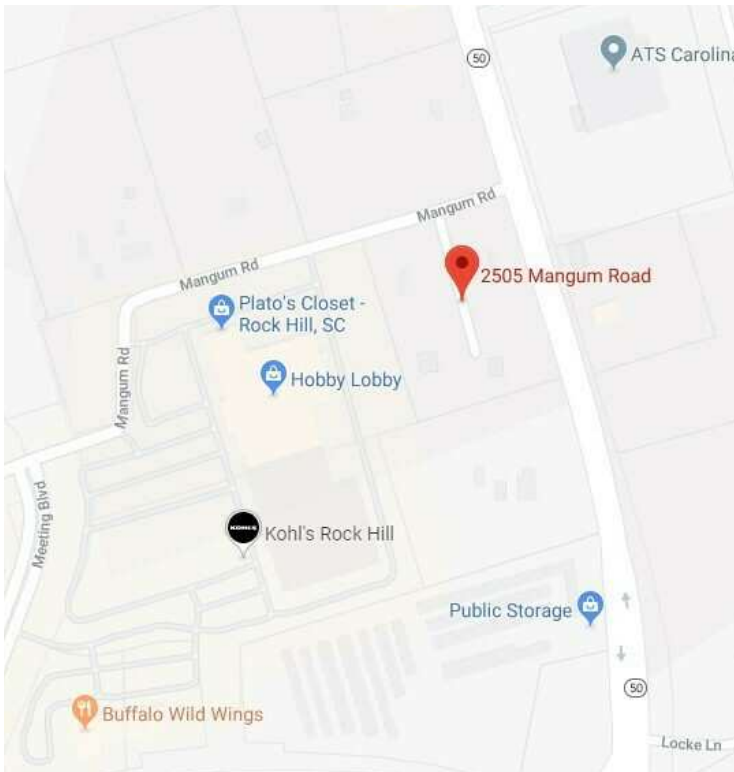
3.2 acres located on the corner of Red River & Mangum Road near Dave Lyle Boulevard and I-77.

PROPERTY HIGHLIGHTS

- 3.2 acre site at corner of Red River & Mangum Road
- Approx. 400 ft. frontage on Red River Road
- Within 1 mile of I-77
- Zoned ID in York County; will be annexed into City with either a commercial or industrial zoning
- Utilities available

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ADDITIONAL PHOTOS



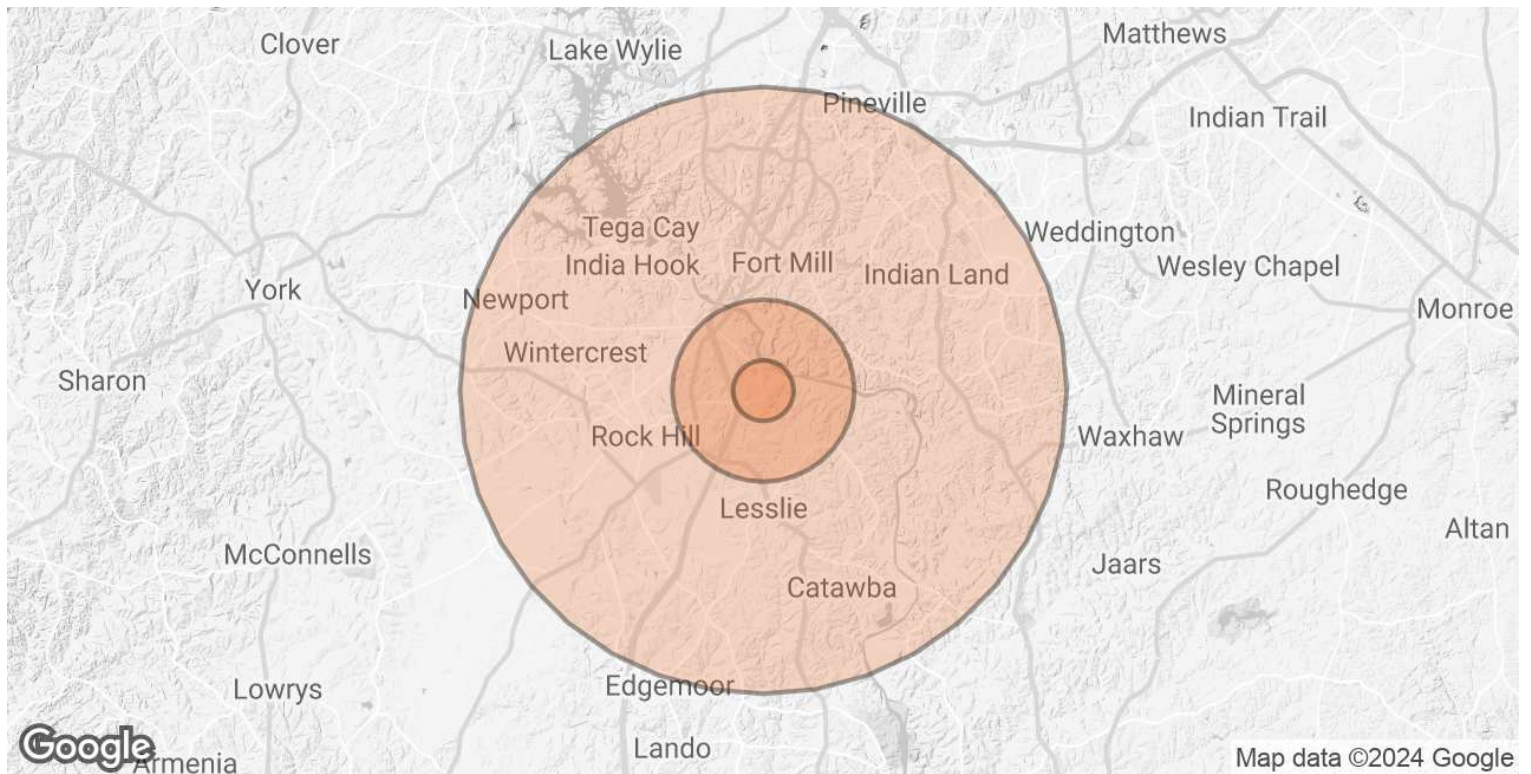
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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| TOTAL POPULATION | 1,483 | 14,668 | 207,960 |
| AVERAGE AGE | 32.2 | 34.4 | 36.0 |
| AVERAGE AGE (MALE) | 33.2 | 34.9 | 34.5 |
| AVERAGE AGE (FEMALE) | 31.8 | 34.4 | 36.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 10 MILES |
| TOTAL HOUSEHOLDS | 641 | 6,115 | 79,930 |
| # OF PERSONS PER HH | 2.3 | 2.4 | 2.6 |
| AVERAGE HH INCOME | \$49,890 | \$59,203 | \$71,090 |
| AVERAGE HOUSE VALUE | \$171,751 | \$231,655 | \$235,758 |

2020 American Community Survey (ACS)

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