



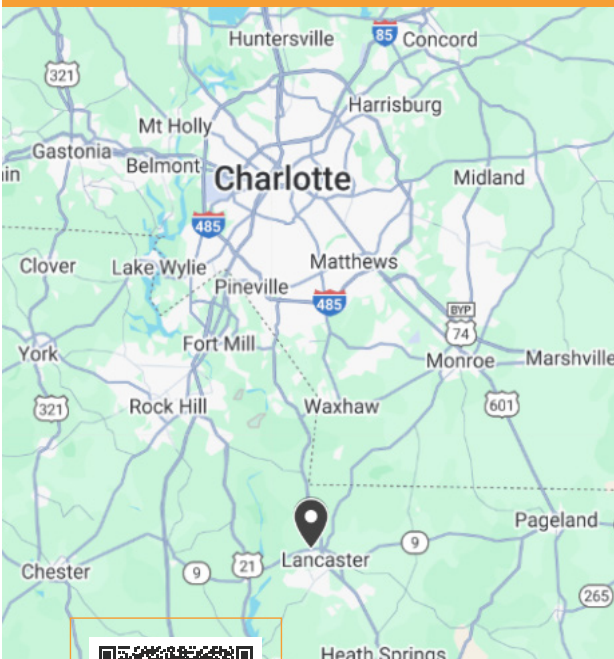
±4,800 SF Retail Building

1091 Highway 9 Bypass West, Lancaster, South Carolina 29720

**FOR SALE OR GROUND LEASE CONTACT BROKER FOR PRICING**



## HIGH-VISIBILITY RETAIL OPPORTUNITY



- ±4,800 SF Retail Building For Lease
- Zoned B3 - General Commercial in the City of Lancaster
- 43 Parking Spots
- Signalized Intersection
- Highway Accessibility - Located on Highway 9 Bypass with Quick Access to Charlotte Highway (US-521)
- Located in Lancaster, South Carolina with Connectivity to US-521 and the Charlotte MSA.



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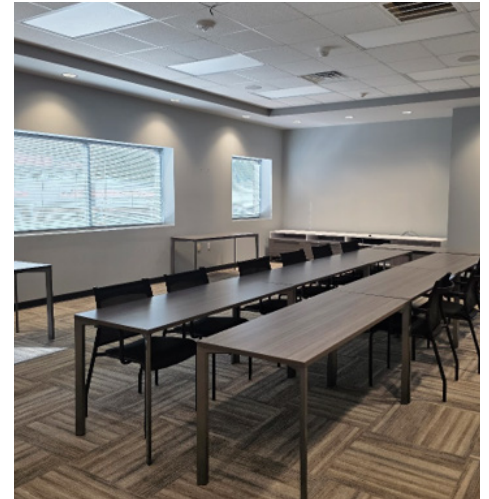
# ±4,800 SF Retail Building

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## PROPERTY OVERVIEW

**Charlotte MSA Access**  
±45 Minutes

**Interstate Access**  
I-77 via Highway 9 Bypass West



### Market Snapshot | 5-Mile Radius

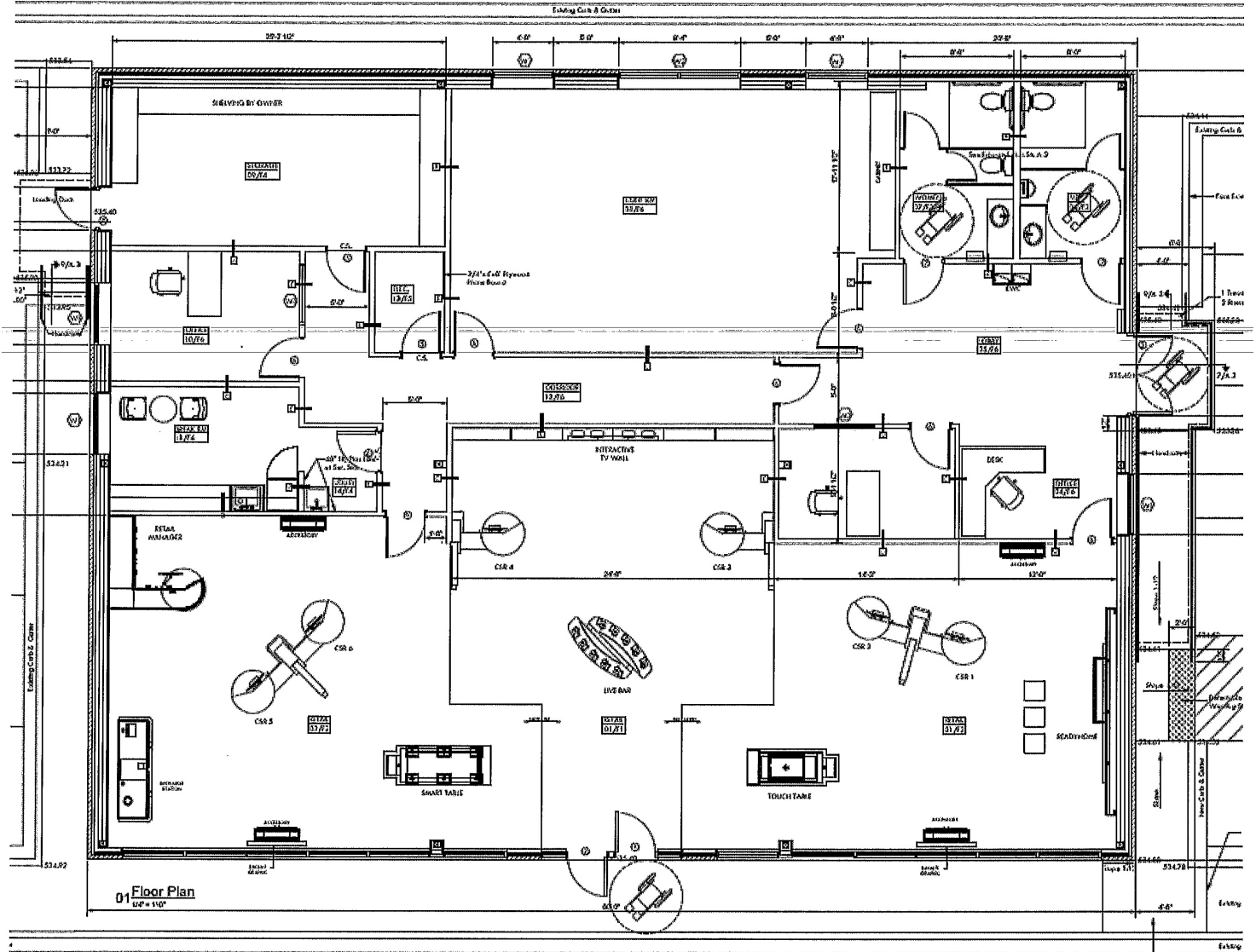
2024 Population	±67,061
Projected Population Growth (2024 - 2029)	±2.4%
Median Household Income	±\$56,691
Average Household Income	±\$74,084
Total Households	±26,447



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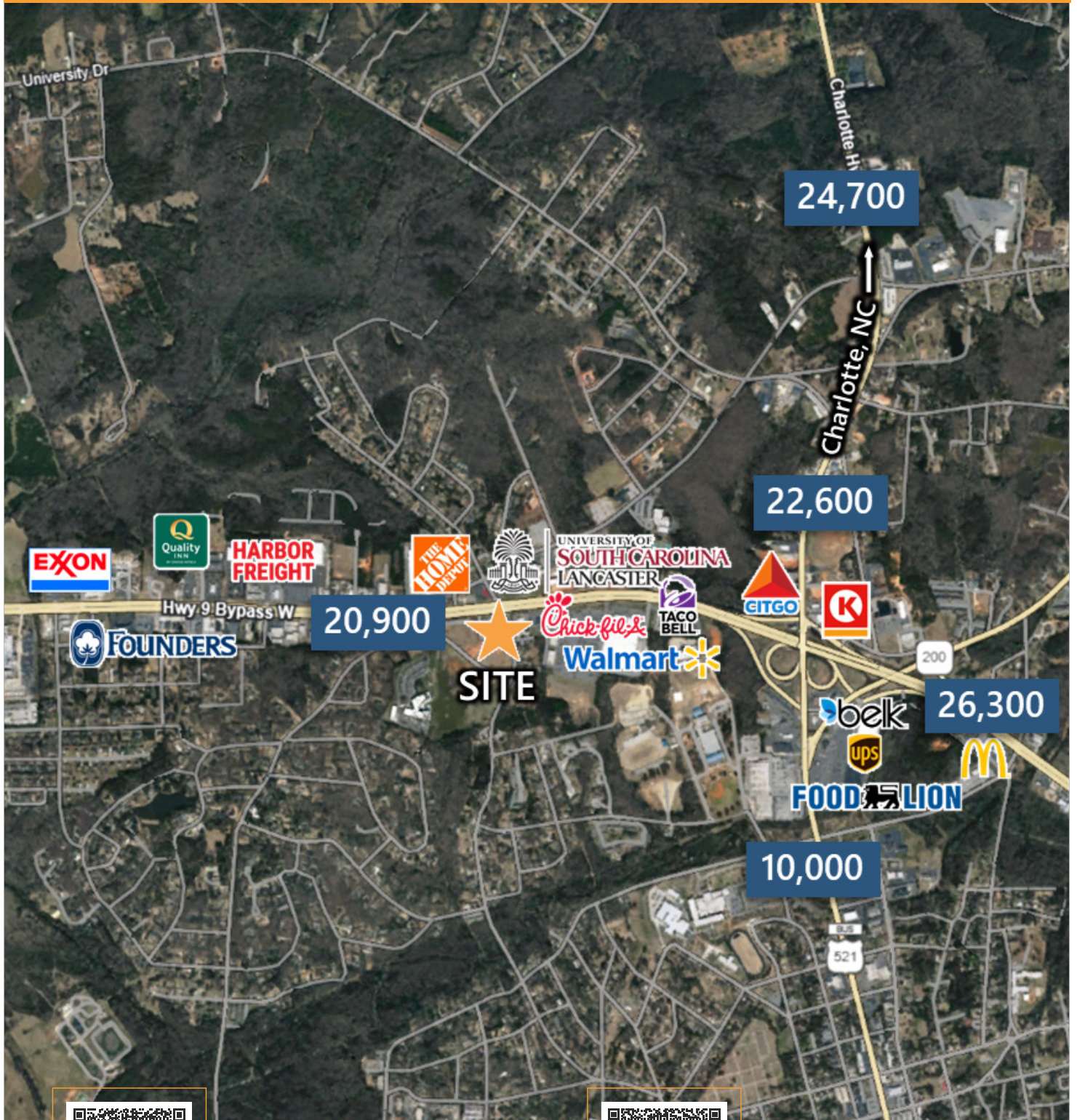


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LOCATION AERIAL

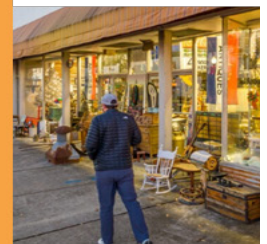
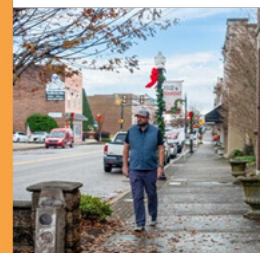


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## AREA AMENITIES & ATTRACTIONS



- Lancaster's (The Red Rose City) population has grown over 9% from 2020-2024
- Located 45 Minutes South of Charlotte and a Hour and a Half North of Columbia
- Lancaster is conveniently located with Access to Highway 521



### **MUSC**

MUSC Health Lancaster Medical Center is a 211-bed, all-private room hospital supported by 120+ physicians and care team members. Combines advanced technology with skilled, patient-focused care to serve the Lancaster community.



### **University of South Carolina - Lancaster**

USC Lancaster is the Preeminent Provider of Higher Education Opportunities in the Dynamic and Growing Panhandle Region of Lancaster County.



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