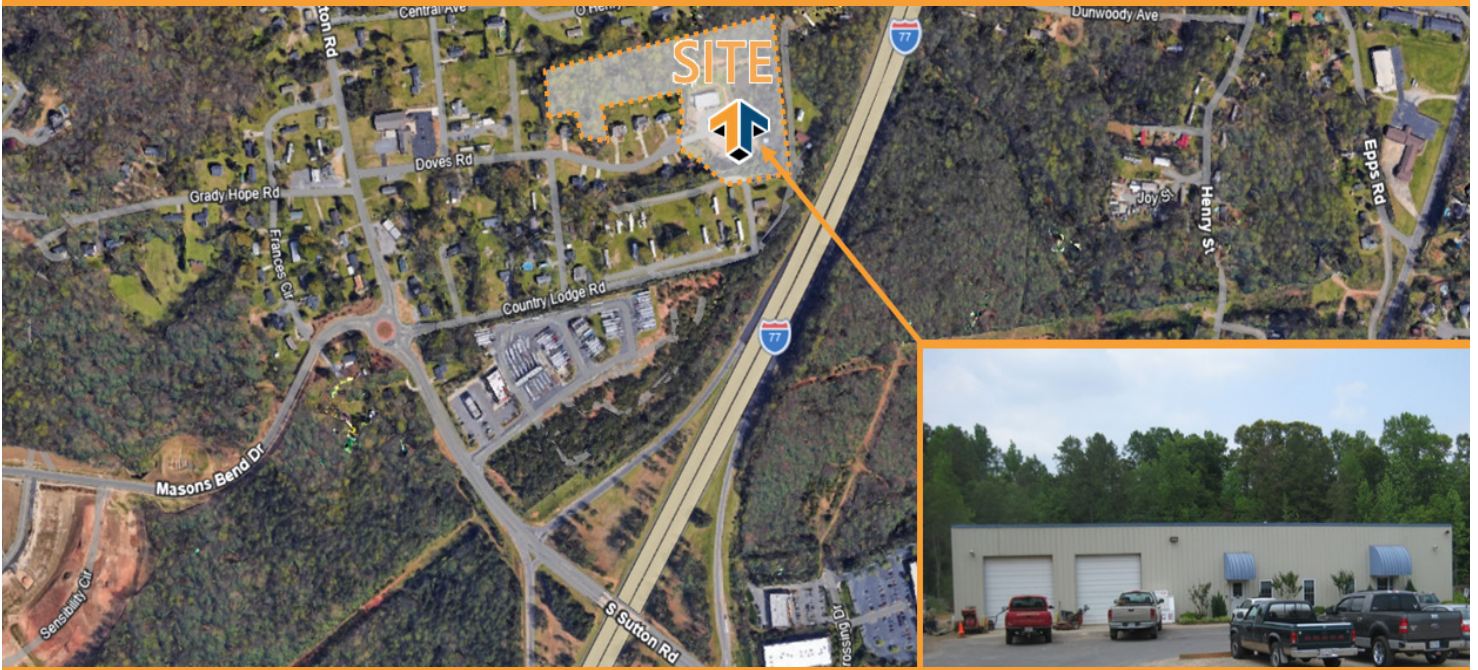
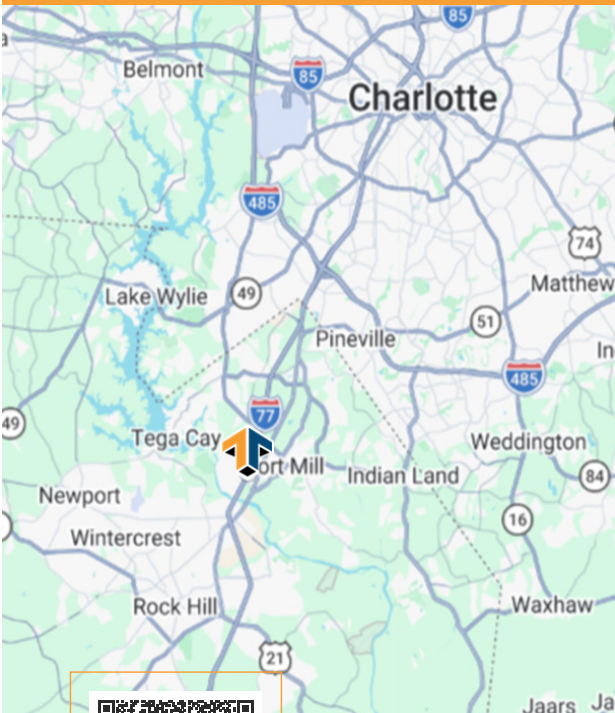


FOR SALE

\$1,300,000



LANDSCAPING & NURSERY OPPORTUNITY



±8.19 Acres Zoned PD

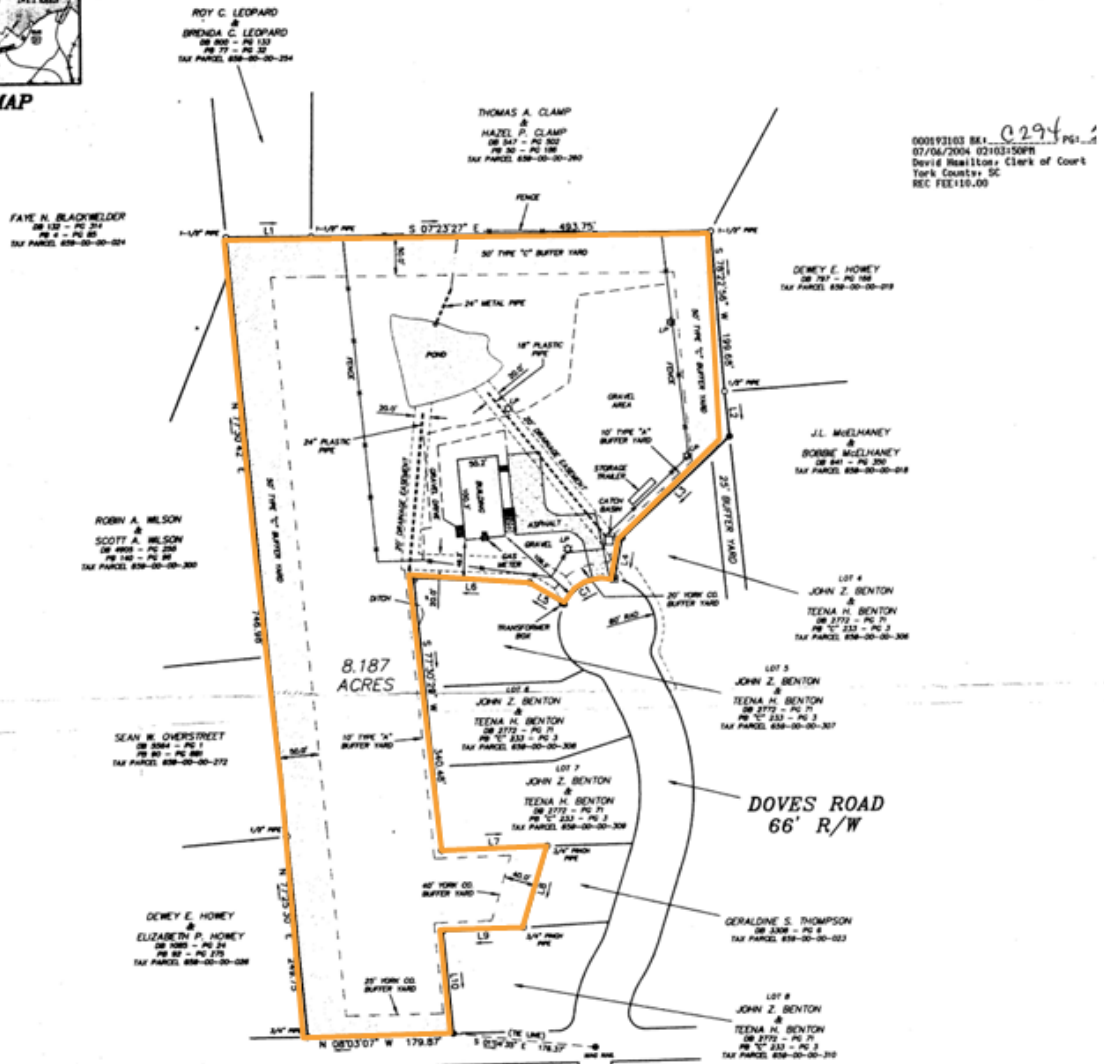
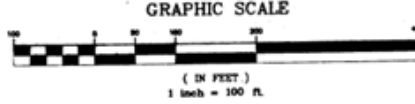
- ±5,000 SF Total Building Area:
 - * ±2,240 SF Office
 - * ±2,760 SF Warehouse
 - * Warehouse Includes (3) Drive-In Doors
- Landscaping & Nursery Exclusive Use
- ±0.2 Miles from I-77, Exit 83 (Sutton Road)
- Positioned to Serve the Greater Rock Hill & York County Market
- *Business For Sale Separately*



Debbie Weatherby
Vice President/Broker
Direct: 803-992-6110 | Debbie@tuttleco.com



VICINITY MAP
(NOT TO SCALE)



00093103 BK 1 0294 Pg. 1
 07/04/2004 02:03:50PM
 David Reallton, Clerk of Court
 York County, SC
 REC FEE:110.00

LINE	DIRECTION	DISTANCE
L1	S 07°20'27" E	105.23'
L2	S 77°08'18" W	56.27'
L3	N 49°59'00" W	182.36'
L4	N 80°18'07" W	21.69'
L5	N 235°0'24" E	50.72'
L6	N 04°22'52" W	142.81'
L7	S 09°06'58" E	120.42'
L8	N 80°29'16" W	104.97'
L9	N 09°08'12" W	89.49'
L10	S 77°33'43" W	127.86'

CURVE	RADIUS	LENGTH	CHORD	DIRECTION	DELTA
C1	80.00'	73.10'	68.66'	N 322°06' W	82°48'10"

COUNTRY HAVEN DRIVE
 DITCH TO DITCH R/W
 (R/W ONLY - NO ROAD)

PROPERTY SURVEYED FOR
MOANA DUNES, LLC.

LOCATED AT 1686 DOVES ROAD
 IN THE FORT MILL TOWNSHIP
 YORK COUNTY, SOUTH CAROLINA

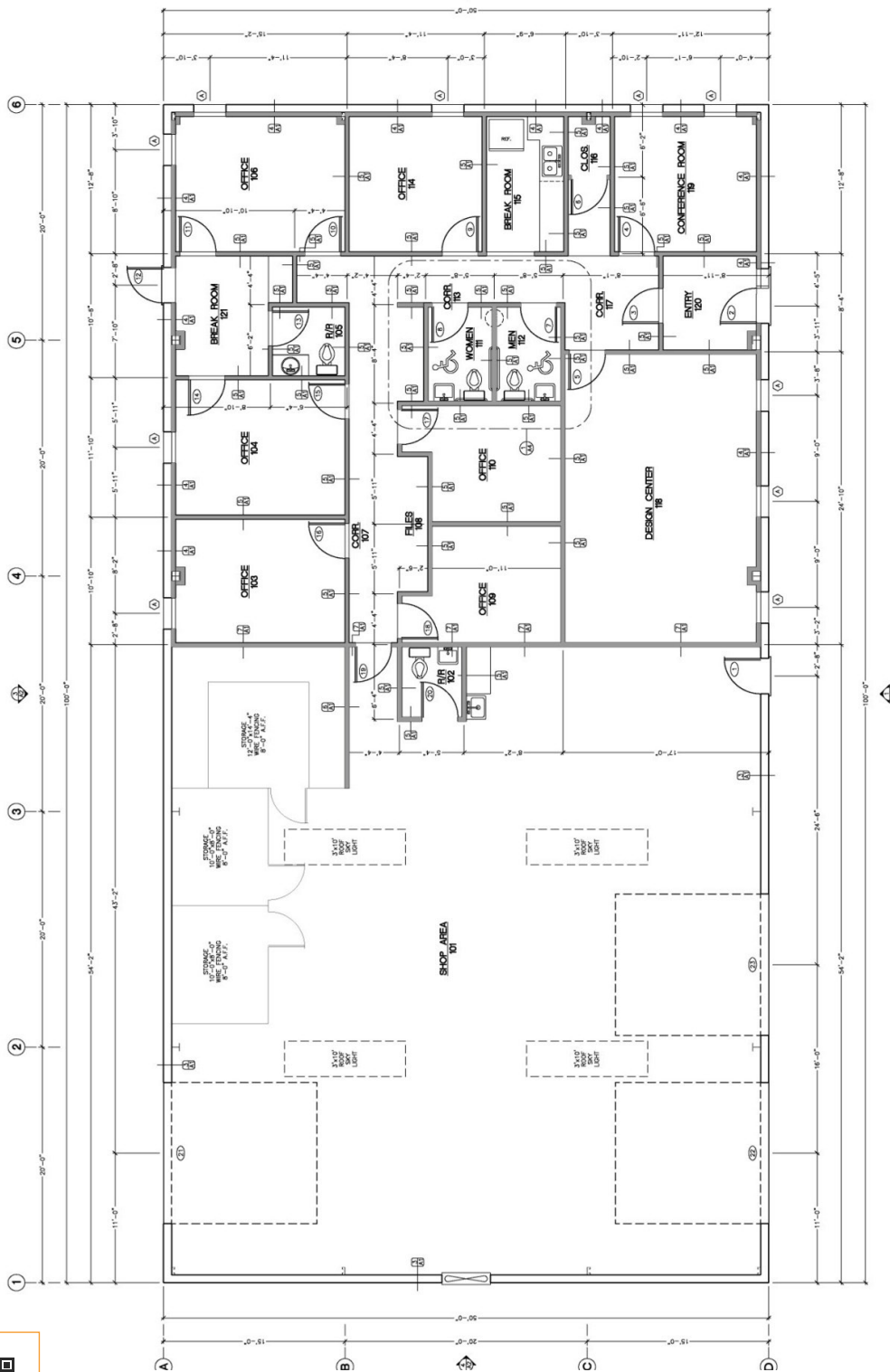
JUNE 14, 2004

THIS PROPERTY IS DESIGNATED AS BEING LOT 9 SHOWN ON
 FINAL PLAT FOR BENTON SITE, RECORDED IN PLAT BOOK "C" 233 AT PAGE 3.
 TAX PARCEL 659-00-00-022



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BUILDING FLOOR PLAN

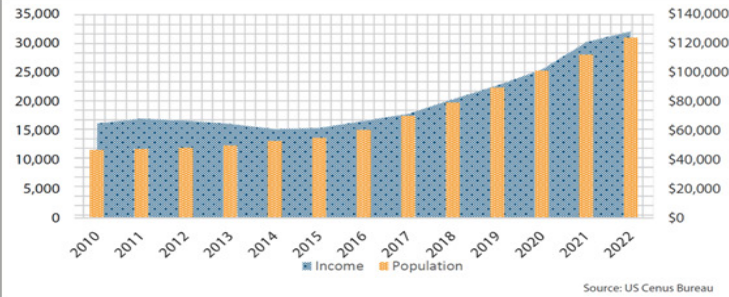


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AREA AMENITIES & ATTRACTIONS



Fort Mill celebrated its 150th Anniversary in 2023 and continues to grow.

Fort Mill's population has increased more than 150% with a current population of over 30,000.

Fort Mill is South Carolina's fastest growing city with a 10.1% population annual growth rate.

The median household income of Fort Mill is ±\$128,000 versus ±83,300 for the entire United States (as of 2022).



MAIN STREET

Located ±20 Miles from Downtown Charlotte, Fort Mill is one the fastest growing communities in South Carolina with a Vibrant Downtown, Extraordinary Dining and Multiple Shopping Districts



KINGSLEY

± 2,100 AC Heirloom Community with ±150,000 SF of Restaurants/ Small Shops, ±1,200,000 SF of Offices and ±238 Multi-Family Units, with 48 over Retail and an Existing Hotel with a Future Hotel Site



BAXTER VILLAGE

± 1,033 AC Pedestrian Village Market with ±1,400 Homes, ±250,00 SF of Shops, Offices and Restaurants and ±400 AC of Open Space with Parks and Trails

The Fort Mill Area is home to major employers such as Piedmont Medical Center, Black & Decker, LPL Financial and Atrium Health.

Fort Mill is conveniently located with convenient access to Highway 21 and Interstate 77.



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