

# FOR LEASE & SALE

5901 LANCASTER HIGHWAY | FORT LAWN, SC



**MECA**  
COMMERCIAL REAL ESTATE

## VACANT FREESTANDING BLDG

5901 Lancaster Hwy  
Fort Lawn, SC 29714

<b>SALE PRICE</b>	\$795,000
<b>LEASE RATE</b>	\$8.00/SF
<b>ESTIMATED TICAM</b>	\$2.58/SF
<b>AVAILABLE SPACE</b>	9,100± SF
<b>ZONING</b>	HC - Fort Lawn Town Limits

2024  
POPULATION  
WITHIN  
5 MILES

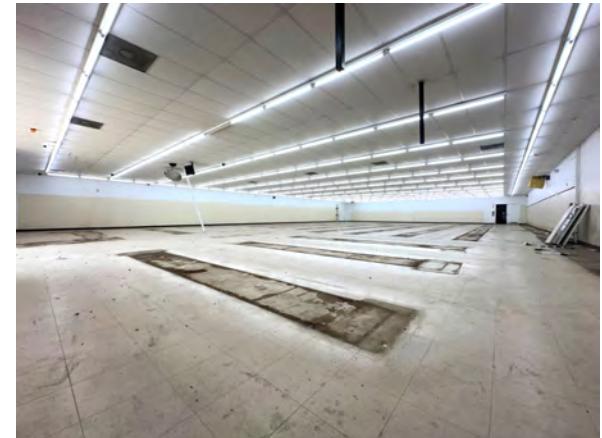
7,554

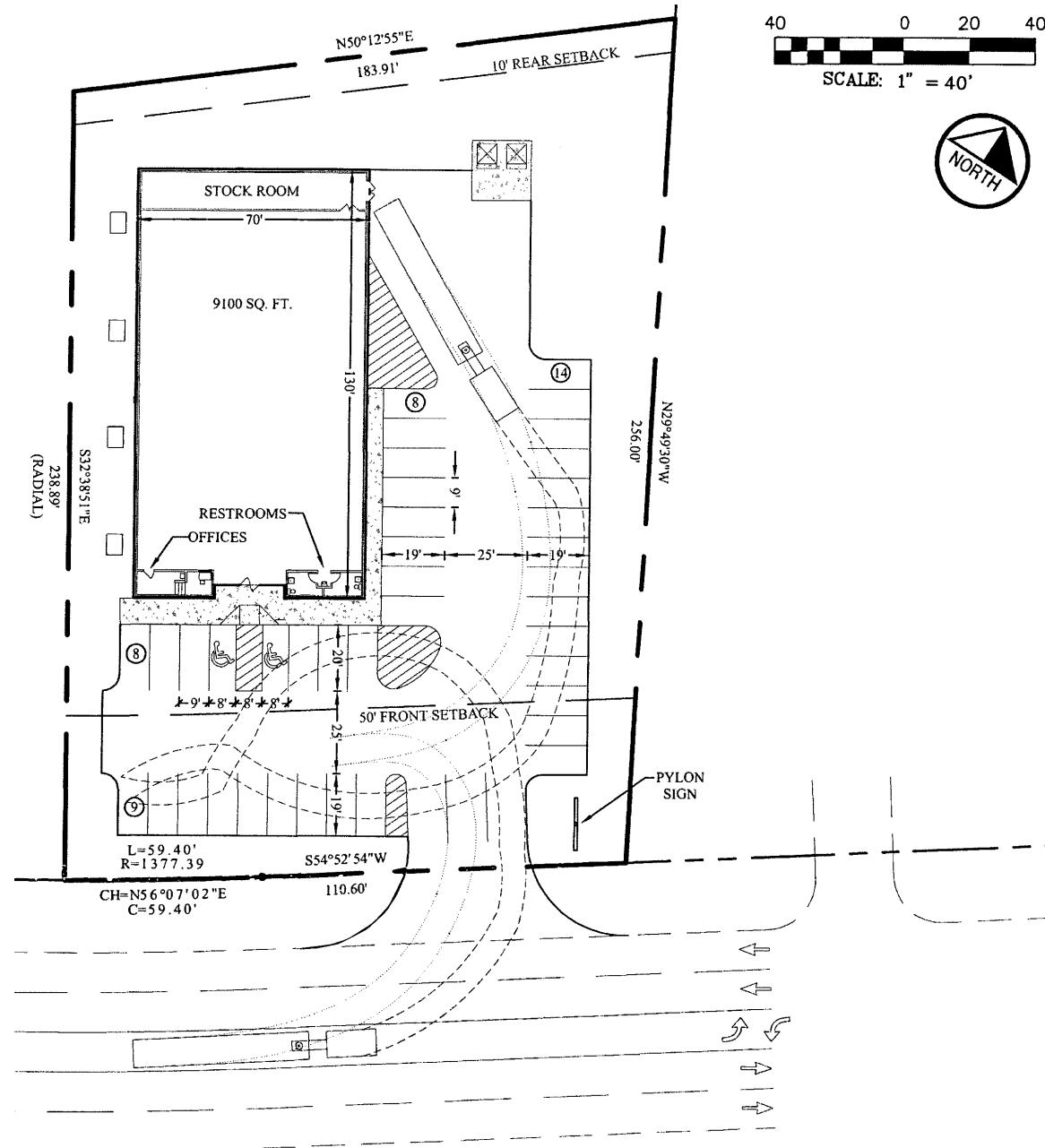
1,421

DAYTIME  
EMPLOYEES  
WITHIN  
5 MILES

### PROPERTY HIGHLIGHTS

- Fronts Lancaster Hwy, boasting ± 10,500 VPD
- Next to the Post Office, and in close proximity to Gallo Winery
- Former well-known discount store chain
- Excellent location for similar business concept or auto parts/hardware store
- Traffic is projected to increase in volume over the next 1 to 3 years considering the full occupancy of nearby housing developments





# FORT LAWN, SC

This charming town is known for its small-town hospitality and scenic beauty. Fort Lawn is in Chester County, SC and has a rich history reflected in its historic sites and landmarks. Enjoy leisurely strolls along tree-lined streets, discover local shops, and savor the welcoming atmosphere that defines this quaint destination.

## HIGHLIGHTS

**Small-town feel:** Fort Lawn is a charming town with a suburban rural mix feel. Residents enjoy the small-town hospitality and welcoming atmosphere.

**Low cost of living:** Residents say Fort Lawn has a low cost of living.

**Access to nature:** Residents enjoy access to the river, land, and open spaces.

**Above average public schools:** Fort Lawn's public schools are above average.

**Historic sites and landmarks:** Fort Lawn has a rich history reflected in its historic sites and landmarks.

**Nearby attractions:** Landsford Canal State Park is 9 miles north of Fort Lawn and is home to the world's largest population of Rocky Shoals spider lilies.

**Fort Lawn Community Center:** The Fort Lawn Community Center hosts various events throughout the year and is home to a 9/11 memorial.



Source: AI Overview



5901 LANCASTER HWY, FORT LAWN

17%

PROJECTED HOUSE-  
HOLD INCOME  
GROWTH FOR 2029

5.1%  
INCREASE IN  
POPULATION  
SINCE 2010

5 YEAR  
GROWTH RATE INCREASES  
60% MANUFACTURING  
41% PROFESSIONAL, SCIENTIFIC & IT  
31% INFORMATION

16%

INCREASE IN TRAFFIC  
COUNTS ALONG  
LANCASTER COUNTY  
SINCE 2008

7.3%

INCREASE IN HOUSING  
UNITS SINCE 2010

## SOUTH CHARLOTTE'S INNOVATION CORRIDOR

As the southernmost county in the Charlotte region and adjacent to the Columbia, SC, region, Chester County enjoys all the advantages of these metropolitan cities coupled with its rural charm.



70% Growth in  
Manufacturing  
Employment since 2010



\$2.5 Million New  
Capital Investment  
since 2020



Up to 30%  
Savings on Rail  
Freight Costs



1,500+ New Housing  
Units within the Next  
Decade



Over 300 jobs created to  
build \$1.3 billion investment  
“Mega-Flex” lithium hydroxide  
processing facility



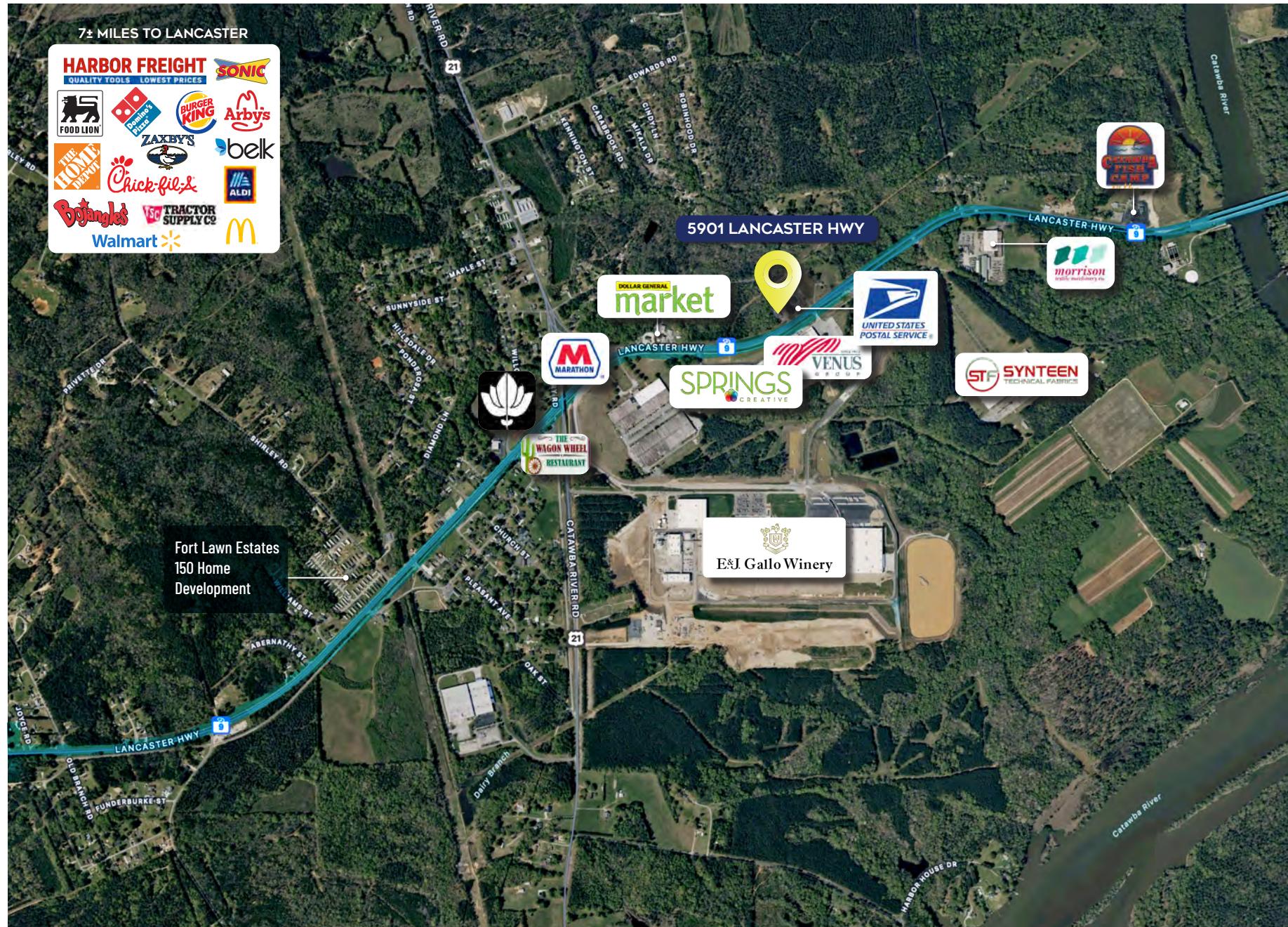
Source: <https://choosechester.com/>

On June 15, 2021, Gallo announced it would build the new production facility and distribution center in Chester County, South Carolina, at a 650-acre rural site near Interstate 77 in the corridor between Charlotte, North Carolina, and Columbia, South Carolina.

The South Carolina operation provides bottling and canning capacity as well as warehousing and distribution for a growing portfolio of wine and spirits brands, taking advantage of the site's proximity to the Port of Charleston about 120 miles away and to its central location among the East Coast's network of interstates and railways.

The 1.5M square foot facility opened in Fall 2022 and recently announced a new line of production to the already robust list of offerings coming out of the Chester County location. The facility is expected to produce more than 12 million cases of vodka-based beverages. The five-year plan calls for six canning or bottle lines to roll out.







**JIM WETZEL**

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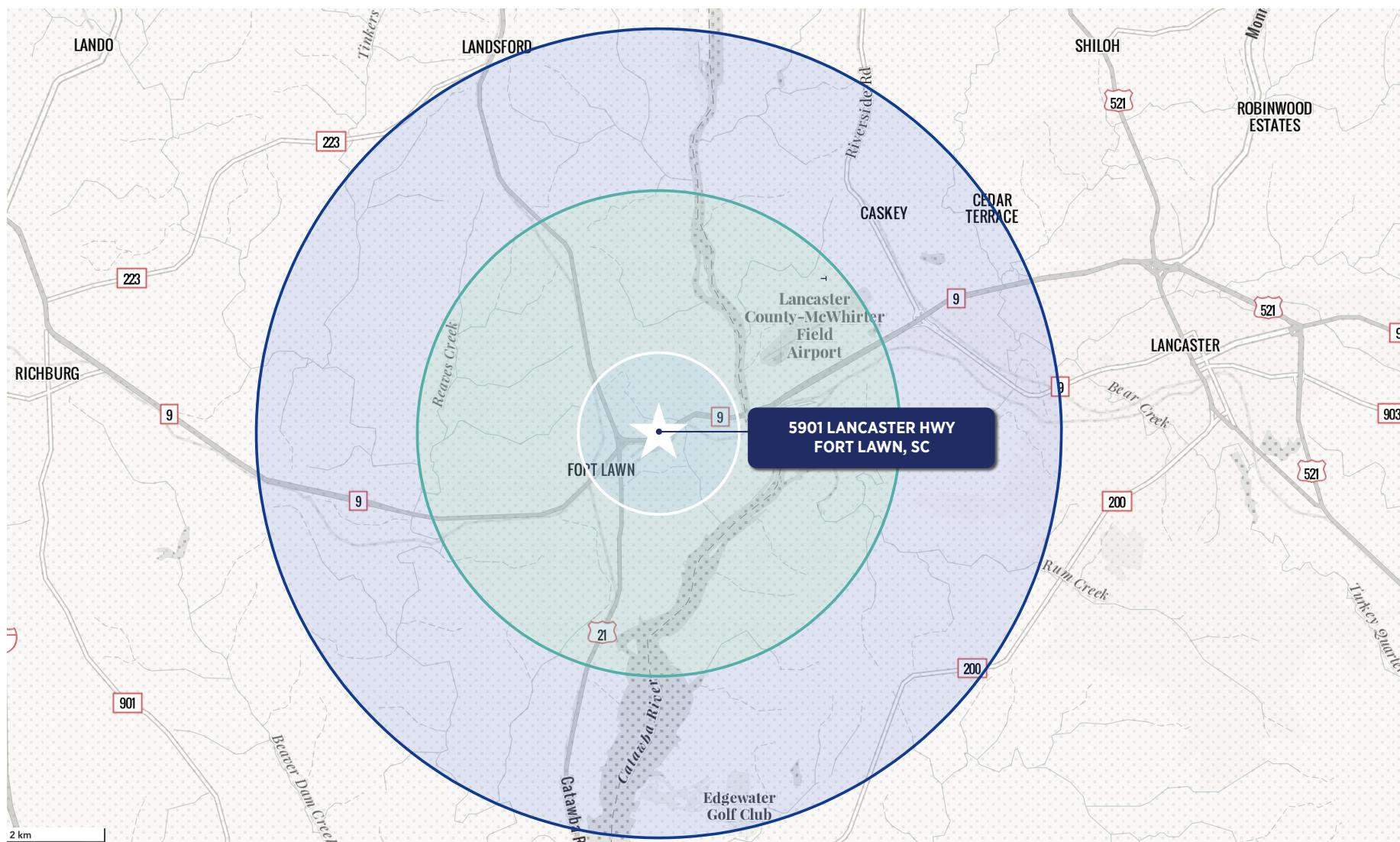
DEMOGRAPHICS

1 MILE

3 MILES

5 MILES

Population	600-800	2,500-3,000	7,000-8,000
Households	250-300	1,000-1,200	2,800-3,200
Median HH Income	\$45,000-\$50,000	\$50,000-\$55,000	\$55,000-\$60,000



Source: 2020 Census Data, ESRI and local demographic reports



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.