

Lancaster Office/Medical

980 Woodland Drive
Lancaster, SC 29720



Heritage Ventures, Inc.

FOR LEASE OR SALE

For Sale

Size: 10,800 SF
Price: \$875,000 (\$80.56/ SF)

For Lease

Size: Up to 6,900 SF
Price: \$7.50/ SF NNN

Income / Building Information

Current Income: \$22,680
Potential Income: \$58,560
Total Potential Income: \$81,240
Year Built: 1992
Land Acres: 2.10 AC
Parking: 2.76/ 1,000 SF

- Less than .5-mile to MUSC - Health Lancaster Medical Center
- Former Dialysis Center with open space plan.
- Potential uses include, medical, office, call center, veterinarian and key man space.
- Rear loading dock presents warehousing opportunities.
- Owner is willing to subdivide.



Demographics	1 Mile	3 Miles	5 Miles
Population	4,355	19,782	31,276
Households	1,741	7,814	12,150
Avg HH Income	\$72,969	\$53,422	\$57,375

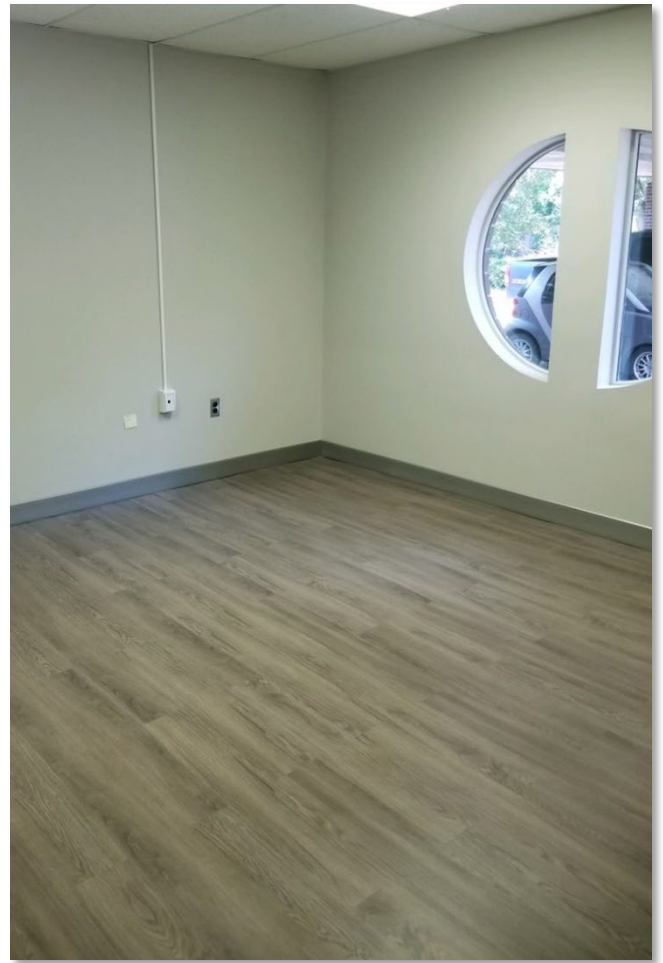


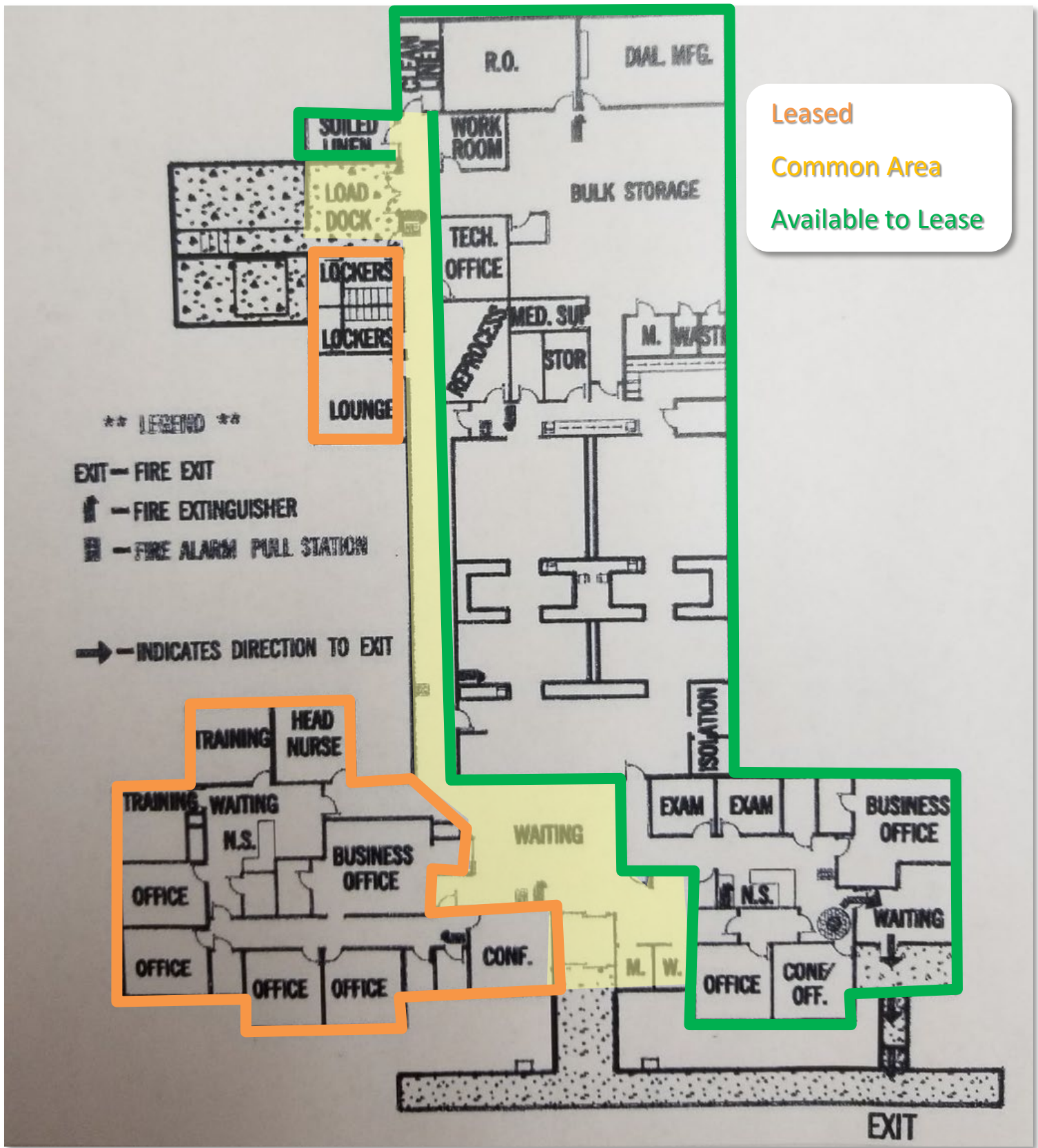
Contact:
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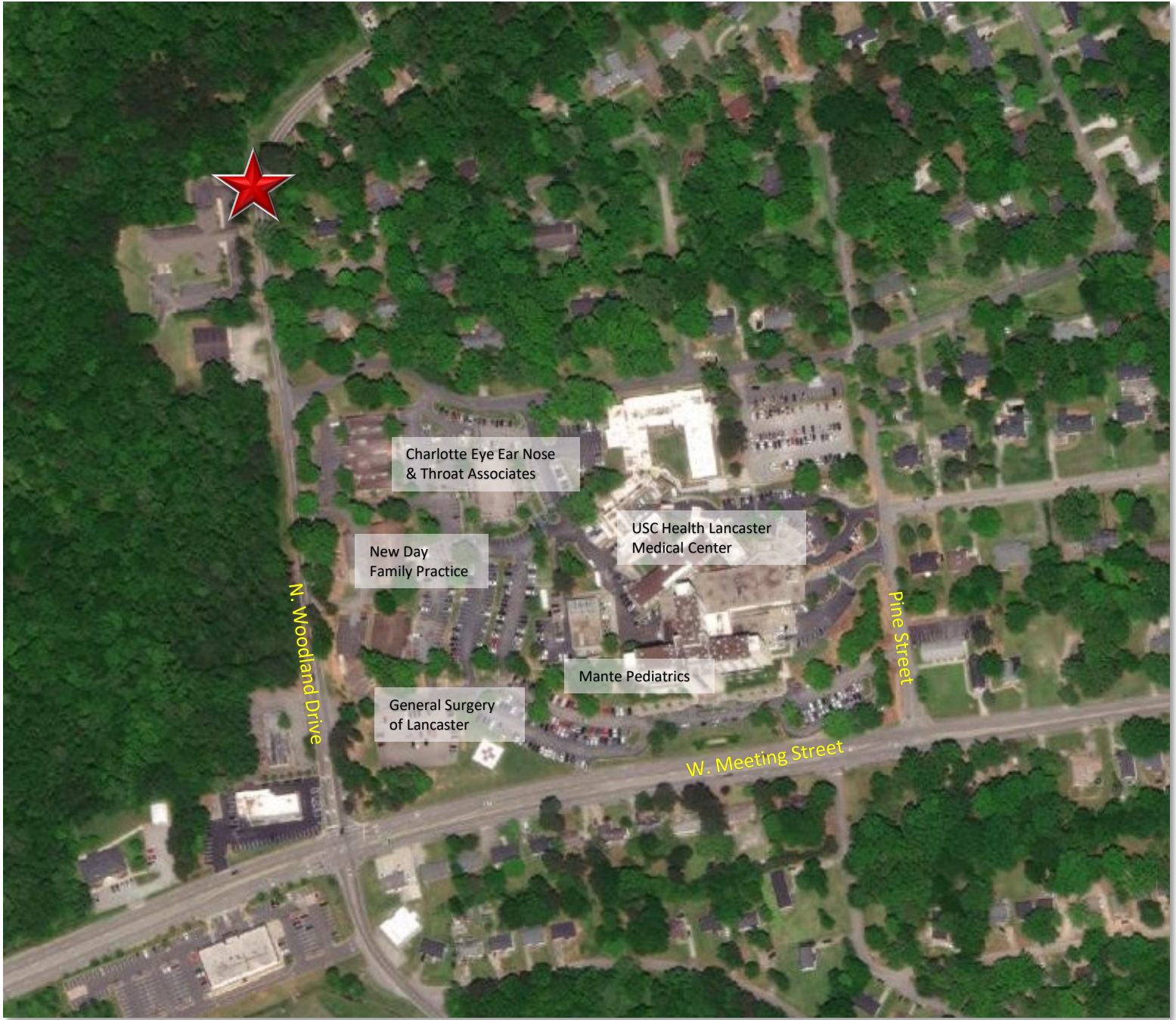
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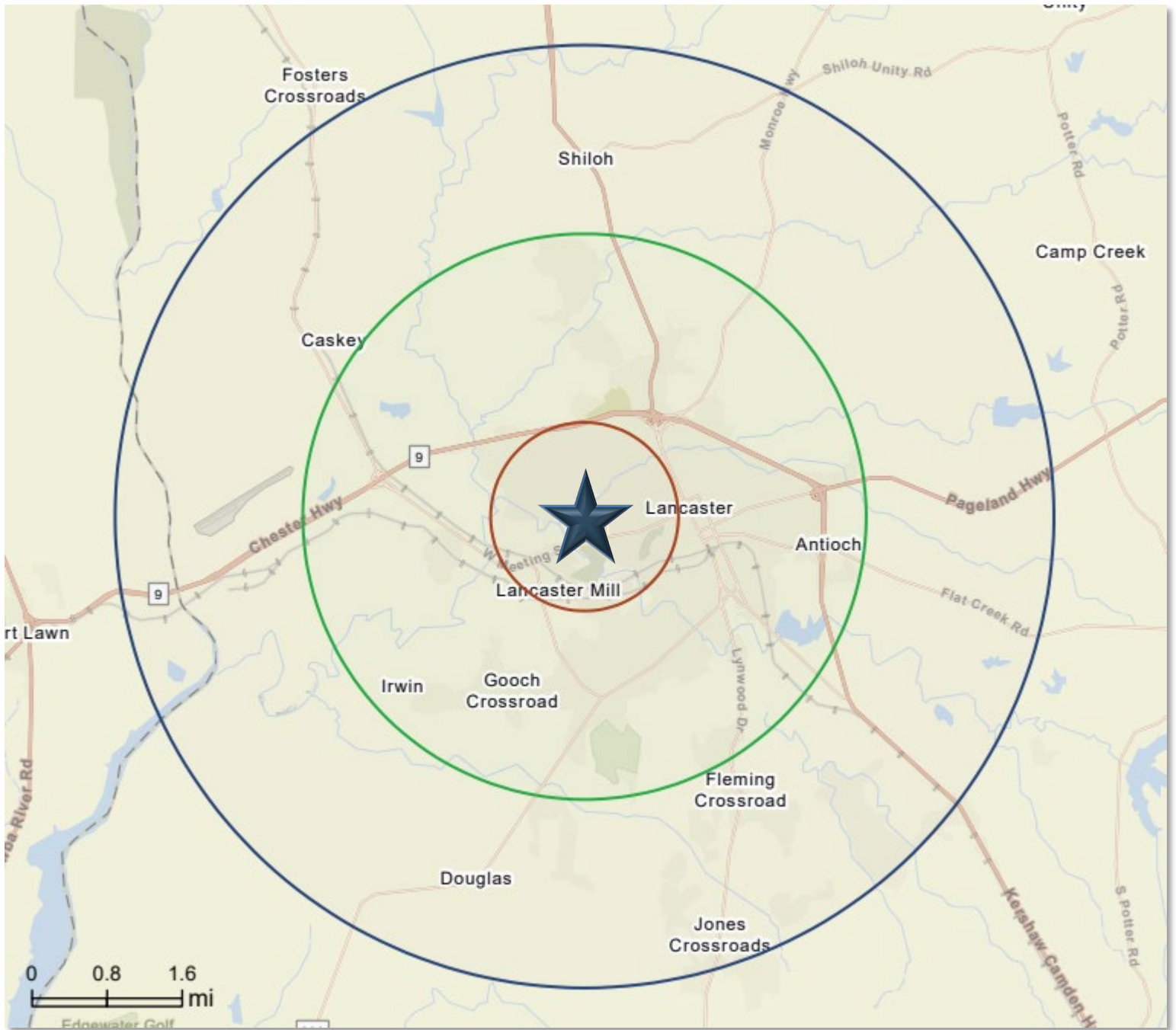
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Leased
Common Area
Available to Lease





	1 mile	3 miles	5 miles
Population			
2000 Population	3,913	18,652	28,675
2010 Population	4,129	18,669	29,302
2020 Population	4,355	19,782	31,276
2025 Population	4,630	21,138	33,697
2000-2010 Annual Rate	0.54%	0.01%	0.22%
2010-2020 Annual Rate	0.52%	0.57%	0.64%
2020-2025 Annual Rate	1.23%	1.33%	1.50%
2020 Male Population	47.1%	47.1%	47.7%
2020 Female Population	52.9%	52.9%	52.3%
2020 Median Age	38.6	38.3	39.5

In the identified area, the current year population is 31,276. In 2010, the Census count in the area was 29,302. The rate of change since 2010 was 0.64% annually. The five-year projection for the population in the area is 33,697 representing a change of 1.50% annually from 2020 to 2025. Currently, the population is 47.7% male and 52.3% female.

Median Age

The median age in this area is 38.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	53.4%	46.2%	51.7%
2020 Black Alone	33.3%	43.4%	38.6%
2020 American Indian/Alaska Native Alone	0.3%	0.3%	0.2%
2020 Asian Alone	1.0%	0.5%	0.4%
2020 Pacific Islander Alone	0.0%	0.0%	0.0%
2020 Other Race	9.4%	7.3%	6.8%
2020 Two or More Races	2.6%	2.4%	2.2%
2020 Hispanic Origin (Any Race)	12.9%	10.3%	9.4%

Persons of Hispanic origin represent 9.4% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.4 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	93	54	56
2000 Households	1,663	7,448	11,174
2010 Households	1,668	7,411	11,420
2020 Total Households	1,740	7,814	12,150
2025 Total Households	1,855	8,377	13,139
2000-2010 Annual Rate	0.03%	-0.05%	0.22%
2010-2020 Annual Rate	0.41%	0.52%	0.61%
2020-2025 Annual Rate	1.29%	1.40%	1.58%
2020 Average Household Size	2.46	2.50	2.54

The household count in this area has changed from 11,420 in 2010 to 12,150 in the current year, a change of 0.61% annually. The five-year projection of households is 13,139, a change of 1.58% annually from the current year total. Average household size is currently 2.54, compared to 2.52 in the year 2010. The number of families in the current year is 8,037 in the specified area.



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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.9%	14.6%	13.9%
Median Household Income			
2020 Median Household Income	\$50,723	\$35,082	\$40,308
2025 Median Household Income	\$52,953	\$37,457	\$44,349
2020-2025 Annual Rate	0.86%	1.32%	1.93%
Average Household Income			
2020 Average Household Income	\$72,969	\$53,442	\$57,375
2025 Average Household Income	\$80,246	\$58,066	\$62,830
2020-2025 Annual Rate	1.92%	1.67%	1.83%
Per Capita Income			
2020 Per Capita Income	\$28,657	\$20,956	\$22,322
2025 Per Capita Income	\$31,585	\$22,836	\$24,525
2020-2025 Annual Rate	1.96%	1.73%	1.90%

Households by Income

Current median household income is \$40,308 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$44,349 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$57,375 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$62,830 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$22,322 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$24,525 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	173	168	177
2000 Total Housing Units	1,790	8,163	12,076
2000 Owner Occupied Housing Units	1,023	4,351	7,327
2000 Renter Occupied Housing Units	640	3,097	3,847
2000 Vacant Housing Units	127	715	902
2010 Total Housing Units	1,878	8,366	12,654
2010 Owner Occupied Housing Units	930	3,997	7,016
2010 Renter Occupied Housing Units	738	3,414	4,404
2010 Vacant Housing Units	210	955	1,234
2020 Total Housing Units	1,961	8,798	13,420
2020 Owner Occupied Housing Units	1,080	4,687	8,163
2020 Renter Occupied Housing Units	660	3,127	3,987
2020 Vacant Housing Units	221	984	1,270
2025 Total Housing Units	2,124	9,580	14,725
2025 Owner Occupied Housing Units	1,149	5,037	8,861
2025 Renter Occupied Housing Units	707	3,340	4,278
2025 Vacant Housing Units	269	1,203	1,586

Currently, 60.8% of the 13,420 housing units in the area are owner occupied; 29.7%, renter occupied; and 9.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 12,654 housing units in the area - 55.4% owner occupied, 34.8% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 2.65%. Median home value in the area is \$133,723, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.86% annually to \$146,621.



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