

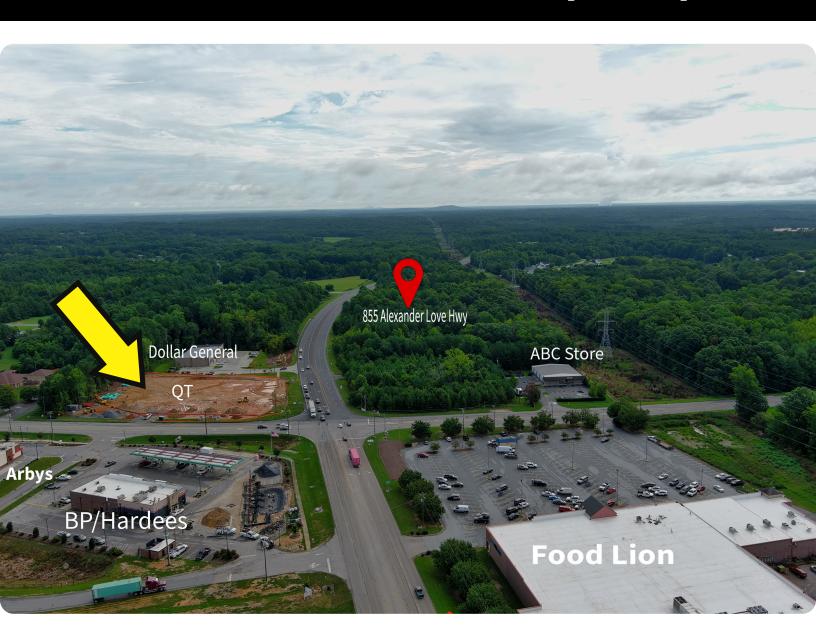


10.54± Acre Development Site

855 Alexander Love Hwy York, SC 29745

FOR SALE

\$1,900,000



John DiCristo | Broker

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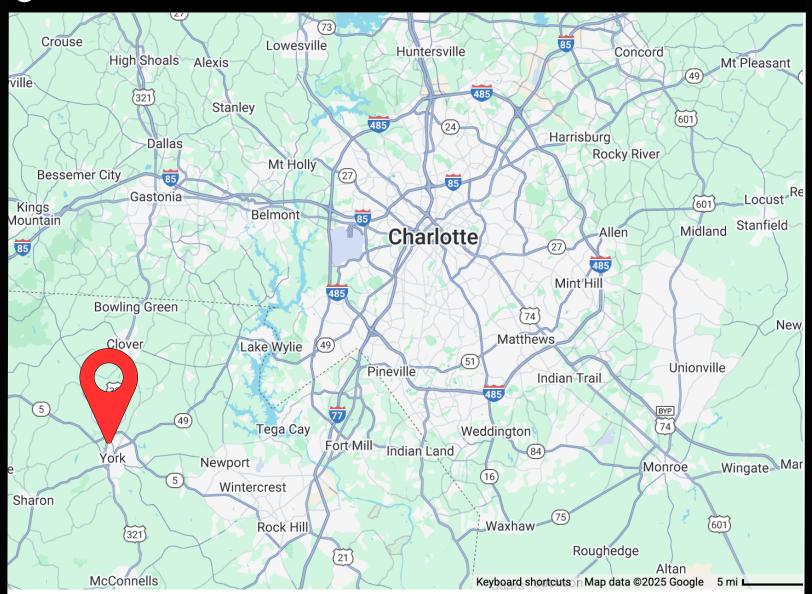
<u>HIGHWAY COMMERCIAL (HC) ZONING</u> DISTRICT IS INTENDED TO SUPPORT BUSINESSES THAT SERVE TRAVELERS, TOURISTS, VACATIONERS, AND THE GENERAL MOTORING PUBLIC. THIS DISTRICT IS SPECIFICALLY RESERVED FOR COMMERCIAL USES THAT BENEFIT FROM HIGH VISIBILITY AND EASY ACCESS ALONG MAJOR TRANSPORTATION CORRIDORS.

GENERAL INDUSTRIAL (GI) ZONING DISTRICT IS INTENDED TO BE DEVELOPED FOR GENERAL INDUSTRIAL PURPOSES. THE REGULATIONS WHICH APPLY WITHIN THIS DISTRICT ARE DESIGNED TO ENCOURAGE THE FORMATION AND CONTINUANCE OF A COMPATIBLE ENVIRONMENT FOR ALL TYPES OF INDUSTRIAL ESTABLISHMENTS.

POTENTIAL FOR: AUTOMOBILE SALES AND SERVICE, AUTOMOBILE SERVICE STATION, GAS STATION/CONVENIENCE STORE, FUNERAL HOME, FLEA MARKETS, BARBER OR BEAUTY SHOPS, HARDWARE STORE, GOVERNMENT OFFICE, TELEPHONE/INTERNET OFFICE, TIRE SALES AND SERVICE, NEW AND USED AUTOMOBILE SALES, PRINTING SHOP, CHURCH/NONPROFIT, WAREHOUSE, RESEARCH LABORATORY, COMMERCIAL TRADE SCHOOL, COMMERCIAL KITCHEN, BREWPUB OR MICROBREWERY, BUILDING MATERIAL SUPPLIER, DOCTORS' AND DENTISTS' OFFICES, DRY CLEANING AND LAUNDRY FACILITY, ENTERTAINMENT OR GAME FACILITY, WINE BAR, YOUTH CENTER, CONTRACTOR OFFICES, AUTO ACCESSORY STORE, PET SHOP

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THE CITY OF YORK IS LOCATED 13-MILES WEST OF ROCK HILL, SC AND APPROXIMATELY 27-MILES SOUTHWEST OF CHARLOTTE.

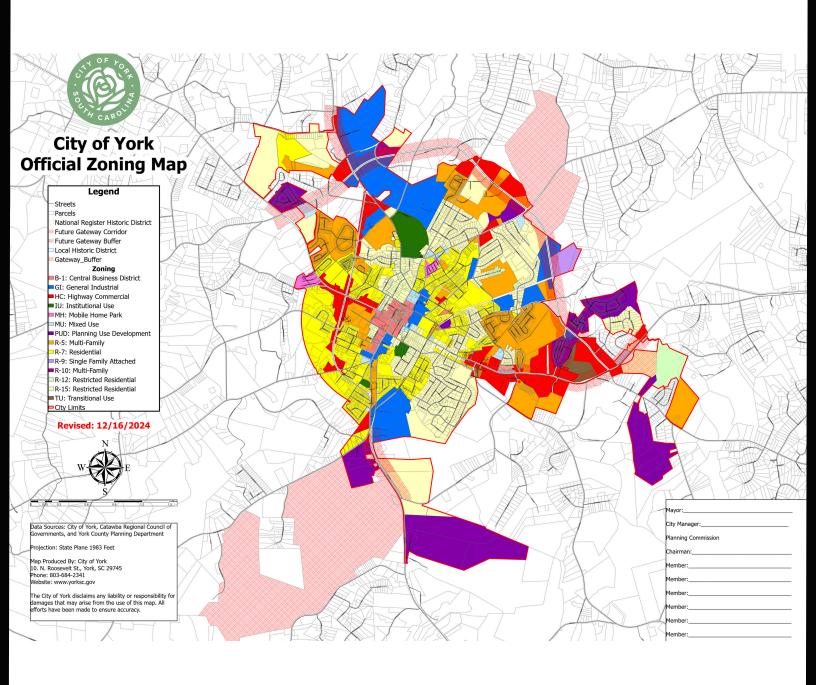
- **±20 MINUTES FROM LAKE WYLIE, TEGA CAY AND ROCK HILL**
- ±30 MINUTES FROM FORT MILL
- ±35 MINUTES FROM BALLANTYNE, NC
- ±45 MINUTES FROM CHARLOTTE INTERNATIONAL AIRPORT

PROPERTY LOCATED AT INTERSECTION WITH QT, FOOD LION, DOLLAR GENERAL, ARBY'S, HARDEE'S, ABC STORE

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