

## 5.13 ACRES - COMMERCIAL / RETAIL CENTER OPPORTUNITY

3052 Mona Drive | Fort Mill, SC 29715 (1.5 Acre Outparcel)

**3 PARCELS AVAILABLE FOR SALE**

**Plan Includes 16,200sf Medical/Office & 11,400sf Retail**

**Outparcel - Ideal for Restaurant or Drive-Thru Pad**

**Adjacent to Highpoint at Fort Mill - Retirement Community/Assisted Living**

Presented By:

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# EXECUTIVE SUMMARY I



## OFFERING SUMMARY

|                |   |
|----------------|---|
| Price Per Acre | Call for Pricing                          |
| Lot Size       | 5.13+/- Acres Total                       |
| Zoning         | Neighborhood Commercial (NC), Conditional |
| Market         | Fort Mill, SC                             |
| County         | York County                               |
| Parcel #       | 7190000202                                |

## PROPERTY HIGHLIGHTS

- High visibility off Highway 21 (future 5 lane Hwy)
- Adjacent to the new 240,000+/- SF Highpoint at Fort Mill Retirement Community
- Adjacent to new elementary & middle school sites
- Next to The Commons at Fort Mill (144 Units) and Willows at Fort Mill (318 Units)
- Within walking distance to several other residential communities:  
Beckett Farms -> 280 Units; Ryan Homes townhome community Grantham Place, Pulte Homes community Springview Meadows; Meritage Homes community Anniston Chase; Southeast famous age restricted community Carolina Orchards and Regent Parkway 2,000 +/- residences



## EXECUTIVE SUMMARY II

**1.5 Acre Outparcel - Ideal for Restaurant or Drive-Thru Pad**



### PROPERTY OVERVIEW

High-visibility commercial property located in high-growth York County/Fort Mill submarket,

Advantageous zoning to support retail or mixed-use retail/office/medical office uses.

Adjacent to new 214-unit senior living development.

### UTILITIES / INFRASTRUCTURE - ONSITE

|                     |  |
|---------------------|--|
| Electricity Supply  | Yes  |
| Electricity Supply  | York County Electric Cooperative   |
| Water/Sewer         | Utility connection can be established via Hwy 21 side of the property  |
| Water/Sewer Utility | York County Water & Sewer  |
| Easements           | Potential access easement via adjacent property/development (see proposed site plan).<br>Easement to access BMP on adjacent property |

### ZONING INFORMATION

The Neighborhood Commercial District (NC) is: (1) Designed to provide residential areas with small-scale commercial services, professional offices, and convenience uses; (2) Intended to principally serve residential neighborhoods located within the Urban Services Boundary; and (3) Generally appropriate for areas designated as Neighborhood Center on the Comprehensive Plan Future Land Use Map and other areas where small-scale commercial uses are appropriate.

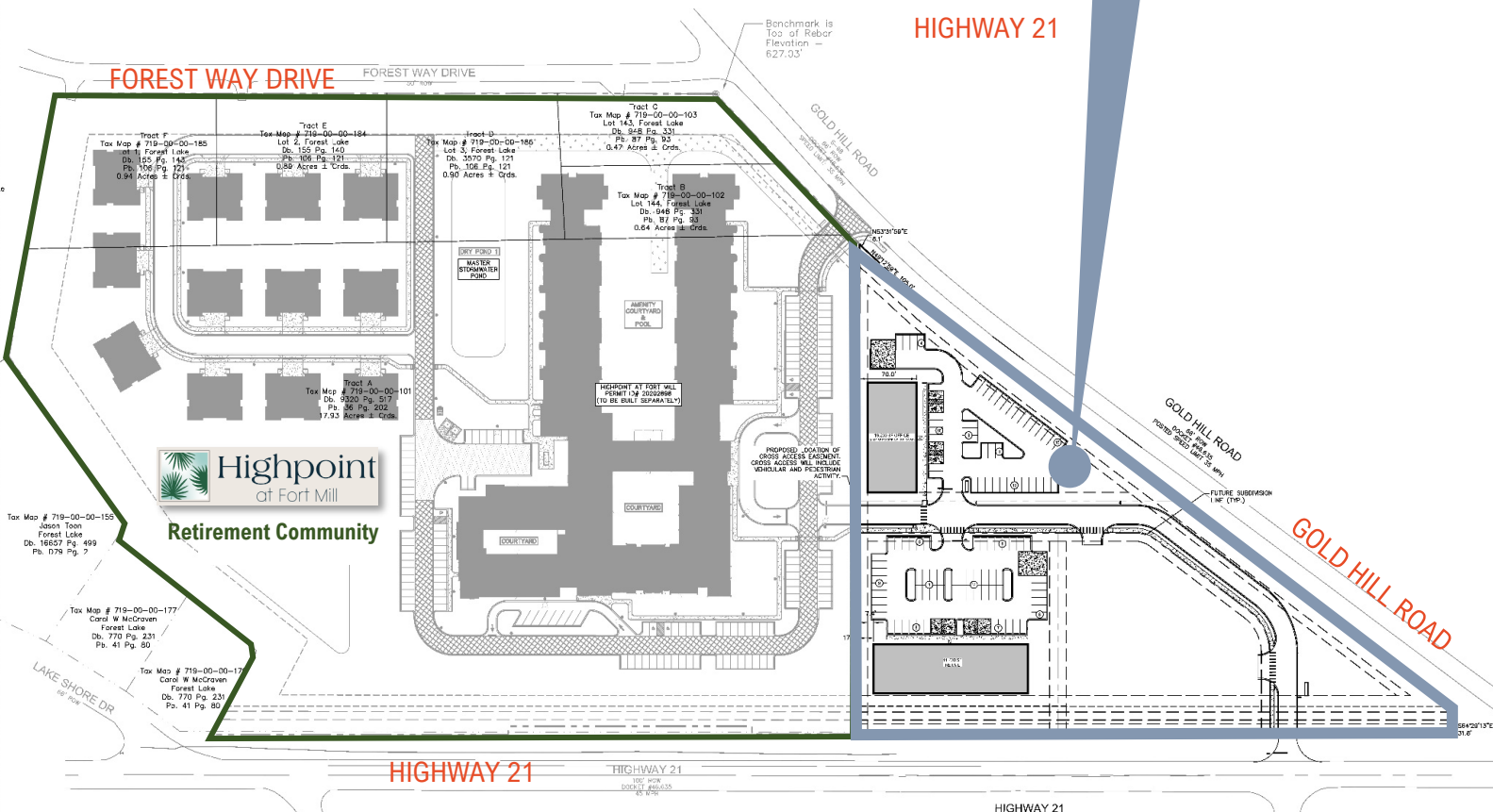
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## PROPOSED SITE PLAN

### PARCELS FOR SALE - APPROVED USES / SUGGESTIONS

- 1** 16,200 sf Medical / Office
- 2** 11,400 sf Retail
- 3** 1.5 Acre Outparcel Restaurant or Drive-Thru Pad



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# TRAFFIC COUNTS

| Distance: | Street:                  | Closest Cross-street:                 | Year of Count: | Count:  |
|-----------|--------------------------|---------------------------------------|----------------|---------|
| 0.45      | Charlotte Highway        | Ivy Field Dr (0.11 miles S)           | 2021           | 7,100   |
| 0.57      | Gold Hill Road           | Forest WayDr (0.1 miles E)            | 2021           | 4,900   |
| 0.60      | US 21                    | Regent Pkwy (0.05 miles N)            | 2021           | 18,000  |
| 0.71      |                          | Saint Michaels Way (0.27 miles NW)    | 2019           | 132,800 |
| 0.72      | Springfield Parkway      | Old Nation Rd (0.04 miles SE)         | 2021           | 14,800  |
| 0.79      | Springfield Parkway      | Gold Hill Rd (0.22 miles NW)          | 2021           | 10,600  |
| 0.80      | US Hwy 21                | Lakes Blvd (0.06 miles N)             | 2014           | 16,700  |
| 0.83      | Springfield Pkwy         | Hwy 21 Byp (0.42 miles E)             | 2016           | 11,000  |
| 0.89      | I- 77                    | Carowinds Blvd (1.07 miles NE)        | 2017           | 119,400 |
| 1.02      | I 77                     | Lakes Blvd (0.0 miles )               | 2021           | 122,100 |
| 1.08      | Springfield Parkway      | Springfield Pkwy (0.11 miles N)       | 2021           | 16,900  |
| 1.22      | Pleasant Road            | Melbourne Dr (0.15 miles N)           | 2021           | 8,000   |
| 1.39      | US Hwy 21                | Hwy 51 (0.18 miles S)                 | 2017           | 22,000  |
| 1.45      | Carowinds Boulevard      | Springhill Farm Rd (0.14 miles N)     | 2021           | 22,000  |
| 1.67      | Pineville-Rock Hill Rd   | Flint Hill Rd (0.12 miles E)          | 2014           | 18,000  |
| 1.68      | Steele St                | Springfield Pkwy (0.08 miles SE)      | 2017           | 18,600  |
| 1.80      | Springhill Farm Road     | Centre Cir (0.04 miles E)             | 2021           | 9,600   |
| 1.82      | Springhill Farm Rd       | Centre Cir (0.06 miles W)             | 2017           | 10,400  |
| 1.87      | Gold Hill Rd             | Onyx Rdg (0.06 miles NW)              | 2014           | 22,000  |
| 1.88      | Pineville-Rock Hill Rd   | Quarry Overlook Dr (0.01 miles W)     | 2017           | 15,100  |
| 1.91      | Andrew L Tucker Road     | Pineville-Rock Hill Rd (0.03 miles S) | 2021           | 4,100   |
| 1.92      | Rock Hill-Pineville Road | Pineville-Rock Hill Rd (0.01 miles W) | 2021           | 13,300  |
| 1.94      | Pleasant Road            | Steele Creek Dr (0.03 miles SW)       | 2021           | 11,200  |
| 1.95      | Old Nation Road          | Hillcrest Dr (0.11 miles S)           | 2021           | 1,750   |
| 1.96      | Springfield Parkway      | A O Jones Rd (0.03 miles SE)          | 2021           | 16,900  |
| 2.00      | Rock Hill-Pineville Rd   | Miller Rd (0.01 miles E)              | 2018           | 15,500  |
| 2.02      | Nations Ford Rd          | State 1127 Rd (0.81 miles N)          | 2016           | 5,200   |
| 2.05      | Carowinds Blvd           | Ave of the Carolinas (0.11 miles SE)  | 2017           | 38,400  |
| 2.11      | Carowinds Boulevard      | Pleasant Rd (0.22 miles NW)           | 2021           | 37,800  |
| 2.12      | Charlotte Hwy            | Old Nation Rd (0.08 miles NE)         | 2017           | 1,950   |



COMMERCIAL REAL ESTATE SERVICES

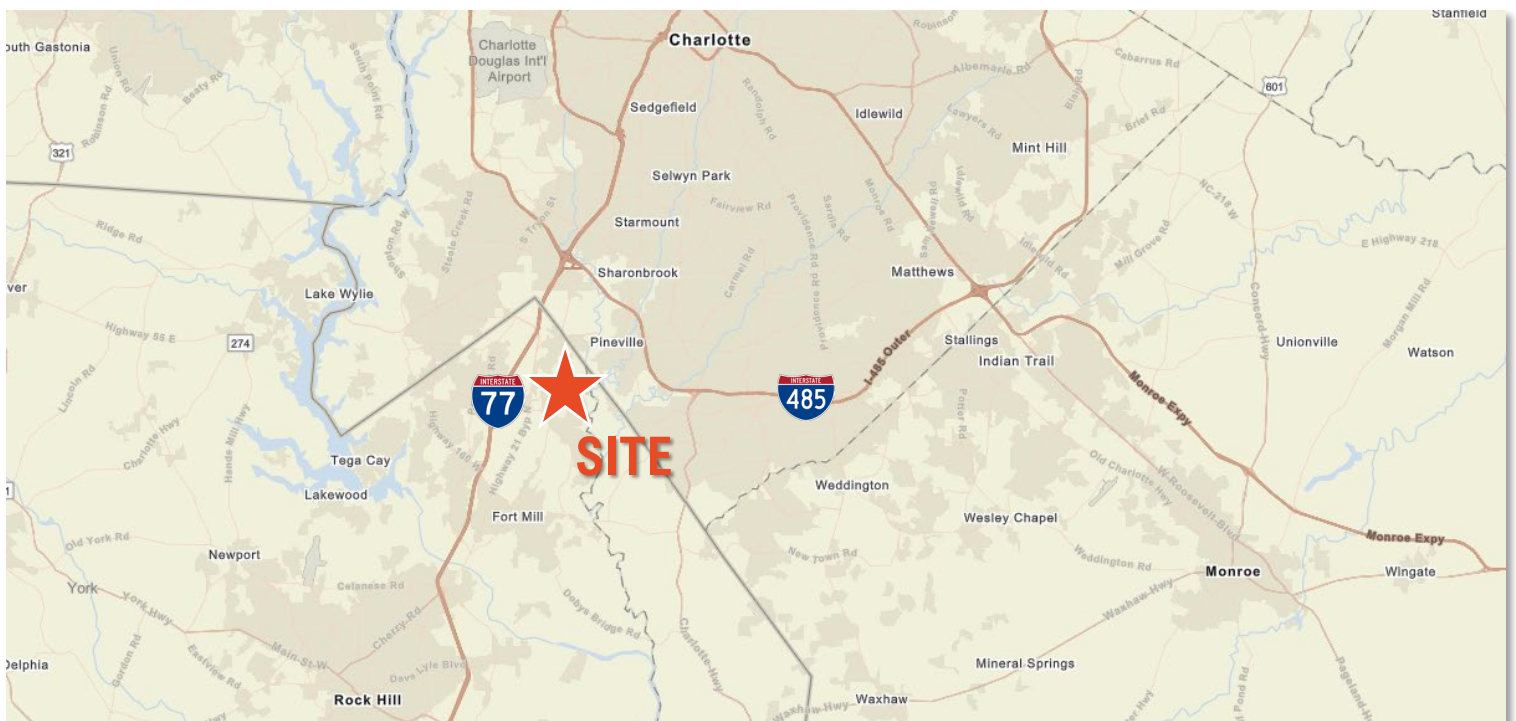
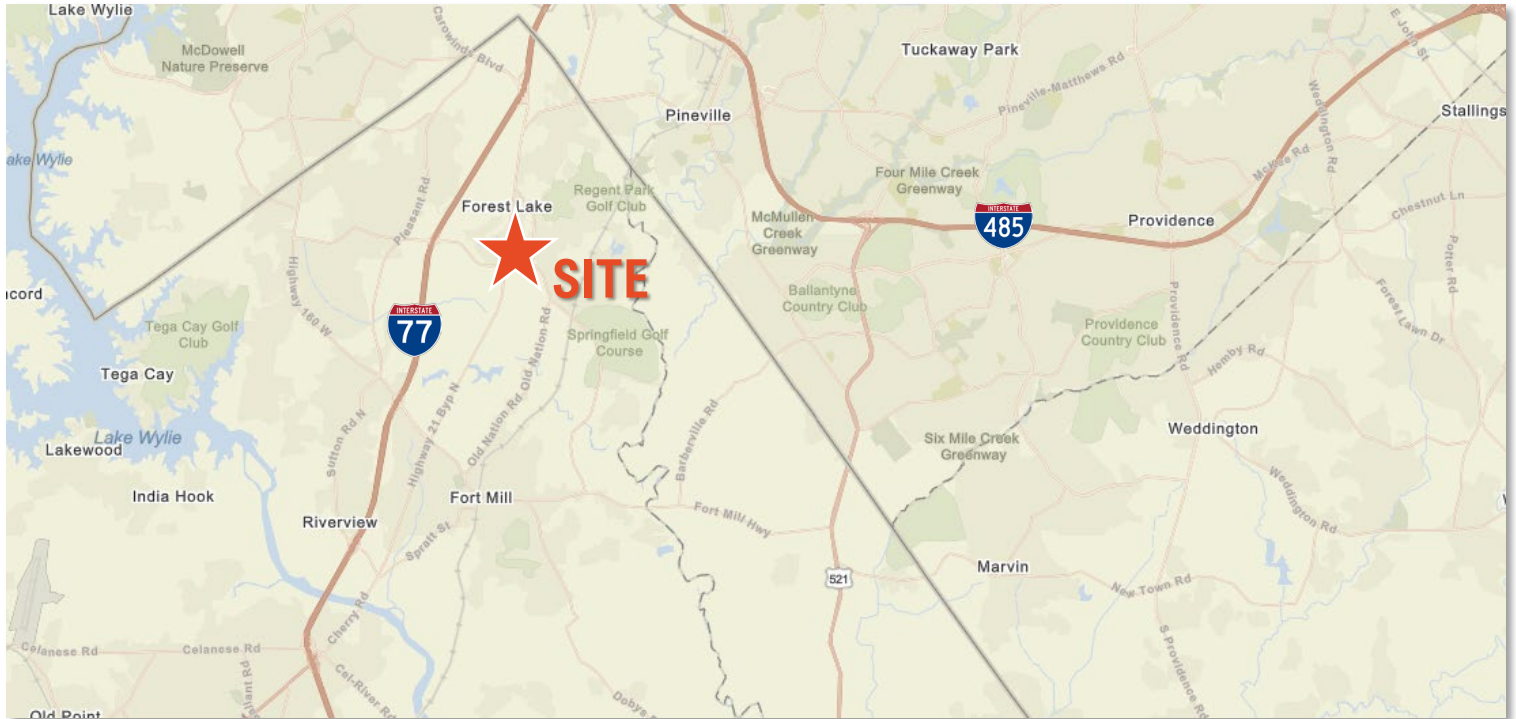
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## LOCATION MAPS



COMMERCIAL REAL ESTATE SERVICES

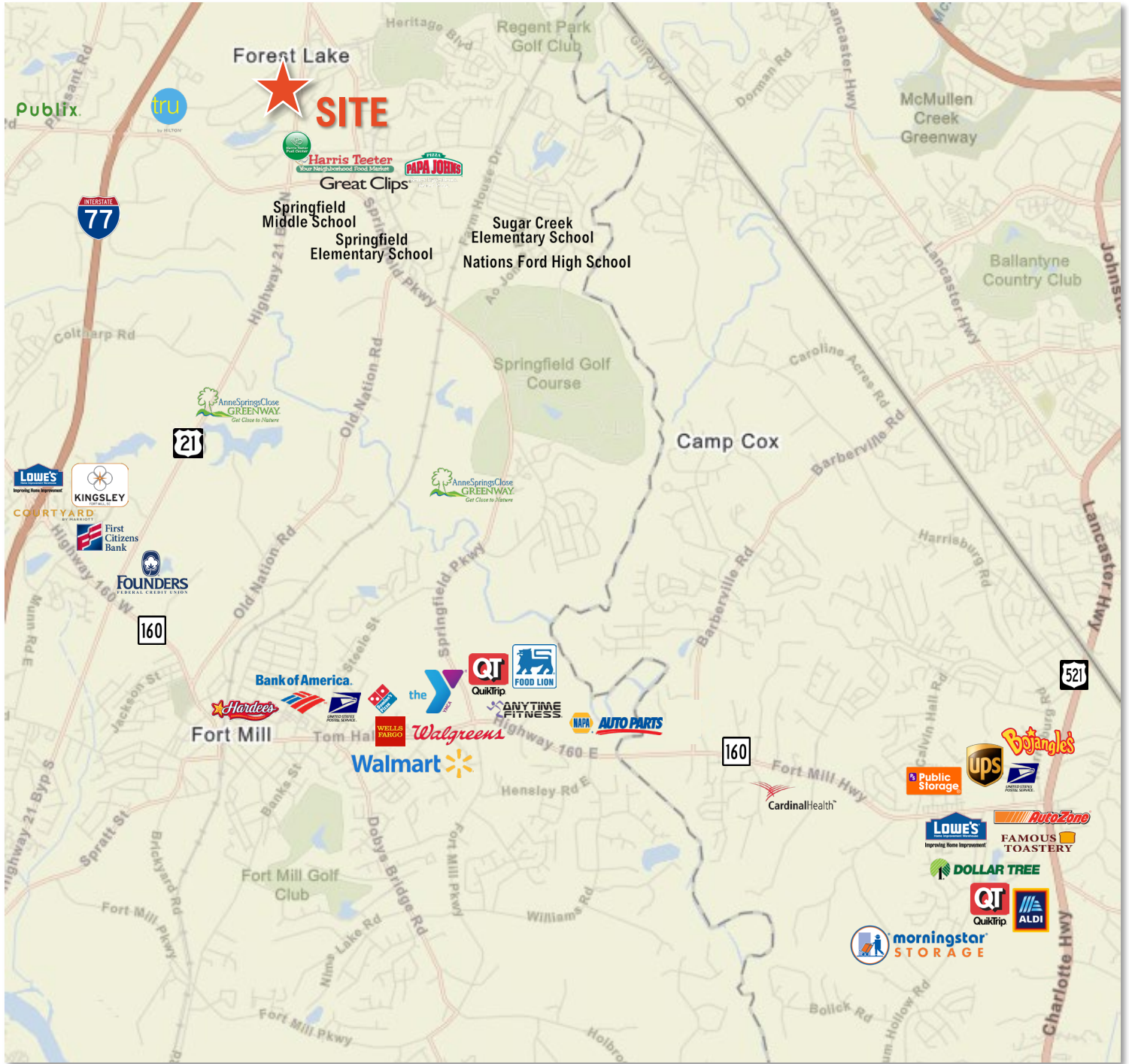
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## RETAIL MAP

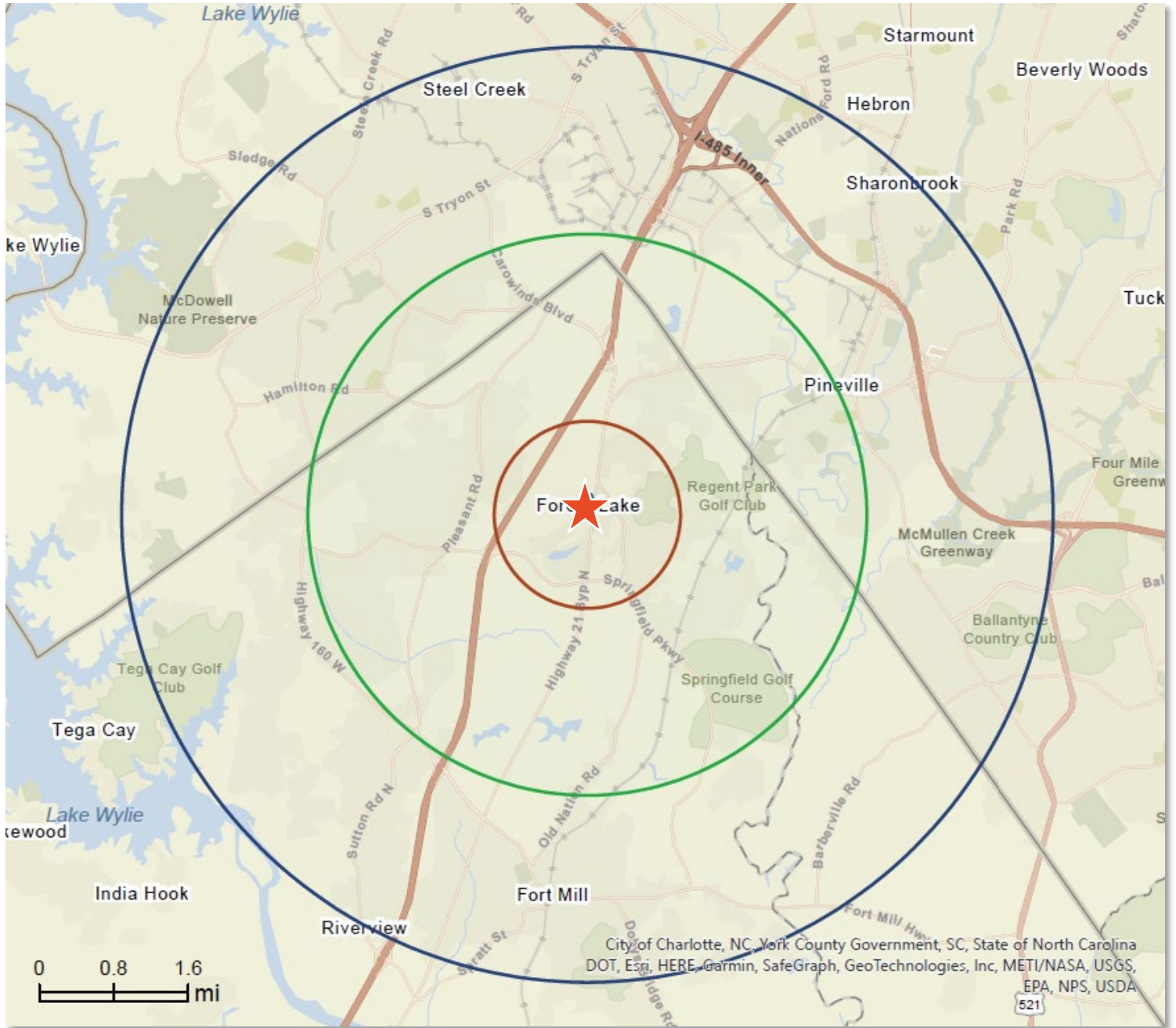


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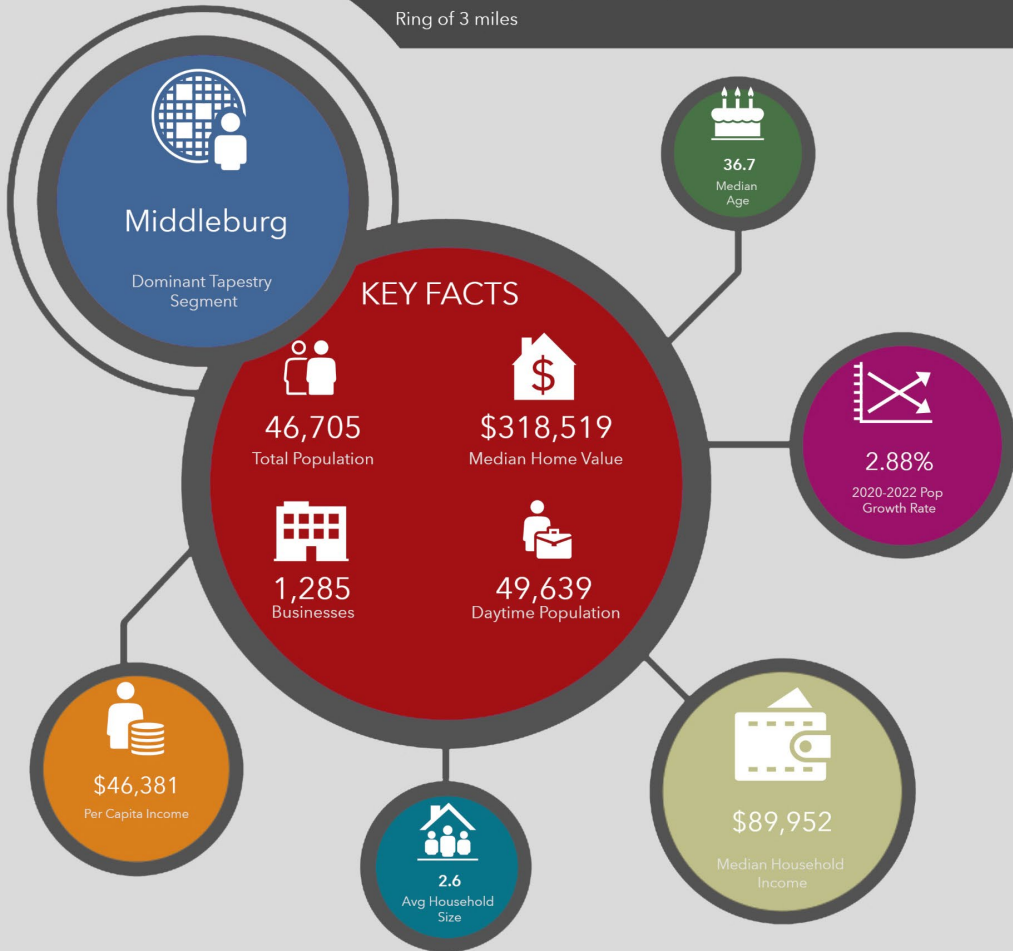
## DEMOGRAPHIC MAP

### RADIUS MAP 1, 3, 5 MILES



# DEMOGRAPHIC KEY FACTS – 3 MILE RADIUS

251 Gold Hill Rd, Fort Mill, South Carolina, 29715  
Ring of 3 miles



### KEY SPENDING FACTS



Source: Esri, Esri-Data Axle, Esri-U.S. BLS. Esri forecasts for 2022, 2027.

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|            |            |                    |              |                       |                 |                   |                               |
|------------|------------|--------------------|--------------|-----------------------|-----------------|-------------------|-------------------------------|
| 46,705     | 17,661     | 2.64               | 107          | 132                   | 66              | \$318,519         | 1.25%                         |
| Population | Households | Avg Size Household | Wealth Index | Housing Affordability | Diversity Index | Median Home Value | Forecasted Annual Growth Rate |

### WHO IS MIDDLEBURG? *Family Landscape LifeMode*

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers.

Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

### ABOUT THIS AREA (3 Mile Radius)

- Household Type: Single Family
- Total Households: 17,661
- Employment: Professional Services
- Median Age: 36.7
- Median Household Income: \$89,952
- Education: 58.4 have a College Degree

# DEMOGRAPHICS

## 1, 3, 5 MILES

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2010 Population        | 4,761  | 26,513  | 96,260  |
| 2020 Population        | 6,786  | 43,816  | 137,221 |
| 2022 Population        | 7,251  | 46,705  | 145,079 |
| 2027 Population        | 7,828  | 49,709  | 153,410 |
| 2010-2020 Annual Rate  | 3.61%  | 5.15%   | 3.61%   |
| 2020-2022 Annual Rate  | 2.99%  | 2.88%   | 2.51%   |
| 2022-2027 Annual Rate  | 1.54%  | 1.25%   | 1.12%   |
| 2022 Male Population   | 49.1%  | 49.0%   | 48.5%   |
| 2022 Female Population | 50.9%  | 51.0%   | 51.5%   |
| 2022 Median Age        | 40.7   | 36.7    | 36.8    |

In the identified area, the current year population is 145,079. In 2020, the Census count in the area was 137,221. The rate of change since 2020 was 2.51% annually. The five-year projection for the population in the area is 153,410 representing a change of 1.12% annually from 2022 to 2027. Currently, the population is 48.5% male and 51.5% female.

### Median Age

The median age in this area is 36.8, compared to U.S. median age of 38.9.

### Race and Ethnicity

|  | 1 mile | 3 miles | 5 miles |
|--|--------|---------|---------|
| 2022 White Alone                         | 66.7%  | 63.1%   | 57.1%   |
| 2022 Black Alone                         | 11.1%  | 13.6%   | 18.6%   |
| 2022 American Indian/Alaska Native Alone | 0.7%   | 0.5%    | 0.5%    |
| 2022 Asian Alone                         | 5.3%   | 7.8%    | 7.9%    |
| 2022 Pacific Islander Alone              | 0.0%   | 0.1%    | 0.1%    |
| 2022 Other Race                          | 7.3%   | 5.8%    | 6.5%    |
| 2022 Two or More Races                   | 8.9%   | 9.1%    | 9.4%    |
| 2022 Hispanic Origin (Any Race)          | 14.5%  | 12.7%   | 13.7%   |

Persons of Hispanic origin represent 13.7% of the population in the identified area compared to 19.0% 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 71.0 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

|                             | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| 2022 Wealth Index           | 136    | 107     | 109     |
| 2010 Households             | 1,821  | 10,082  | 38,147  |
| 2020 Households             | 2,731  | 16,556  | 53,311  |
| 2022 Households             | 2,911  | 17,661  | 56,276  |
| 2027 Households             | 3,140  | 18,782  | 59,463  |
| 2010-2020 Annual Rate       | 4.14%  | 5.09%   | 3.40%   |
| 2020-2022 Annual Rate       | 2.88%  | 2.91%   | 2.43%   |
| 2022-2027 Annual Rate       | 1.53%  | 1.24%   | 1.11%   |
| 2022 Average Household Size | 2.49   | 2.64    | 2.57    |

The household count in this area has changed from 53,311 in 2020 to 56,276 in the current year, a change of 2.43% annually. The five-year projection of households is 59,463, a change of 1.11% annually from the current year total. Average household size is currently 2.57, compared to 2.57 in the year 2020. The number of families in the current year is 36,544 in the specified area.



# DEMOGRAPHICS

## 1, 3, 5 MILES

|                                     | 1 mile    | 3 miles   | 5 miles   |
|-------------------------------------|-----------|-----------|-----------|
| <b>Mortgage Income</b>              |           |           |           |
| 2022 Percent of Income for Mortgage | 20.5%     | 18.7%     | 18.3%     |
| <b>Median Household Income</b>      |           |           |           |
| 2022 Median Household Income        | \$88,383  | \$89,952  | \$89,704  |
| 2027 Median Household Income        | \$98,341  | \$98,438  | \$102,993 |
| 2022-2027 Annual Rate               | 2.16%     | 1.82%     | 2.80%     |
| <b>Average Household Income</b>     |           |           |           |
| 2022 Average Household Income       | \$124,931 | \$121,065 | \$121,011 |
| 2027 Average Household Income       | \$137,979 | \$139,968 | \$139,201 |
| 2022-2027 Annual Rate               | 2.01%     | 2.94%     | 2.84%     |
| <b>Per Capita Income</b>            |           |           |           |
| 2022 Per Capita Income              | \$50,180  | \$46,381  | \$47,169  |
| 2027 Per Capita Income              | \$55,571  | \$53,579  | \$54,192  |
| 2022-2027 Annual Rate               | 2.06%     | 2.93%     | 2.81%     |

### Households by Income

Current median household income is \$89,704 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$102,993 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$121,011 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$139,201 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$47,169 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$54,192 in five years, compared to \$47,064 for all U.S. households

| <b>Housing</b>                     |       |        |        |
|------------------------------------|-------|--------|--------|
| 2022 Housing Affordability Index   | 121   | 132    | 132    |
| 2010 Total Housing Units           | 1,939 | 10,908 | 41,258 |
| 2010 Owner Occupied Housing Units  | 1,516 | 7,646  | 26,219 |
| 2010 Renter Occupied Housing Units | 304   | 2,436  | 11,926 |
| 2010 Vacant Housing Units          | 118   | 826    | 3,111  |
| 2020 Total Housing Units           | 2,904 | 17,469 | 56,115 |
| 2020 Vacant Housing Units          | 173   | 913    | 2,804  |
| 2022 Total Housing Units           | 3,076 | 18,574 | 59,497 |
| 2022 Owner Occupied Housing Units  | 2,335 | 12,324 | 37,032 |
| 2022 Renter Occupied Housing Units | 575   | 5,337  | 19,244 |
| 2022 Vacant Housing Units          | 165   | 913    | 3,221  |
| 2027 Total Housing Units           | 3,329 | 19,853 | 63,394 |
| 2027 Owner Occupied Housing Units  | 2,570 | 13,380 | 39,807 |
| 2027 Renter Occupied Housing Units | 570   | 5,403  | 19,656 |
| 2027 Vacant Housing Units          | 189   | 1,071  | 3,931  |

Currently, 62.2% of the 59,497 housing units in the area are owner occupied; 32.3%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 56,115 housing units in the area and 5.0% vacant housing units. The annual rate of change in housing units since 2020 is 2.64%. Median home value in the area is \$310,970, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.70% annually to \$338,238.

