

GOLD HILL COMMERCE PARK BUILDING 2 UNIT 101

852 Gold Hill Road Fort Mill, SC 29708



SALE PRICE

\$749,500

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COMMERCIAL
REALTY

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This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/24.

Presence in

**158 OFFICES,
45 COUNTRIES**

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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PROPERTY DESCRIPTION

Introducing a prime Retail / Street Retail investment opportunity in Fort Mill, SC! This impressive property at 852 Gold Hill Road boasts 11875 SF of space, ideal for retail businesses looking to make their mark in a thriving market. Built in 2003 and renovated in 2011, this well-maintained building offers modern amenities and a versatile layout to accommodate a range of retail concepts. With its strategic location in the heart of Fort Mill, this property presents a compelling proposition for investors seeking a high-traffic, in-demand retail space with the potential for substantial returns. Don't miss out on this exceptional investment opportunity in the vibrant Fort Mill area.

OFFERING SUMMARY

Sale Price:	\$749,500
Building Size:	1,875 SF

DEMOGRAPHICS	2 MILES	0.5 MILES	3 MILES
Total Households	8,309	491	19,523
Total Population	21,741	1,396	53,247
Average HH Income	\$144,170	\$157,740	\$139,955

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LOCATION DESCRIPTION

Discover the vibrant and growing community surrounding the Gold Hill Commerce Park Building 2 Unit 101! Located in Fort Mill, SC, this area offers a prime investment opportunity for Retail / Street Retail investors. Situated near popular destinations such as Carowinds amusement park, the Anne Springs Close Greenway, and Kingsley Town Center, this location benefits from high foot traffic and strong consumer demand. The area's rapid development and a continuous influx of residents make it an attractive prospect for retail businesses. With easy access to major highways and a mix of residential and commercial developments, the Gold Hill Commerce Park Building 2 Unit 101 is perfectly positioned for retail success.

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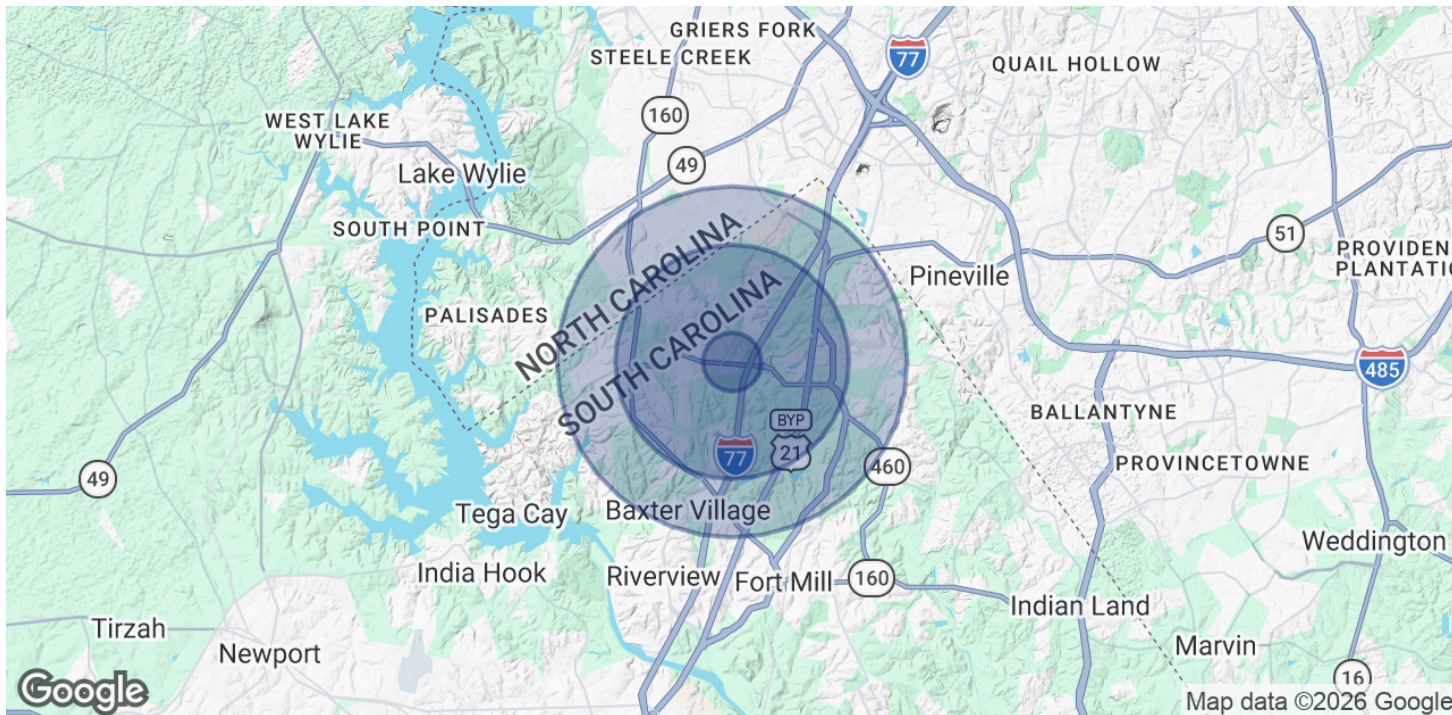
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POPULATION	2 MILES	0.5 MILES	3 MILES
Total Population	21,741	1,396	53,247
Average Age	38.7	35.7	38.2
Average Age (Male)	37.7	35.7	37.6
Average Age (Female)	38.8	36.8	38.6
HOUSEHOLDS & INCOME	2 MILES	0.5 MILES	3 MILES
Total Households	8,309	491	19,523
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$144,170	\$157,740	\$139,955
Average House Value	\$438,187	\$447,644	\$427,471

2023 American Community Survey (ACS)

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