

LAND FOR SALE & LEASE

936 Fort Mill Highway, Fort Mill, SC 29707



OFFERING SUMMARY

SALE PRICE:	\$1,400,000
LEASE RATE:	Negotiable
LOT SIZE:	2.55 Acres
ZONING:	GB (General Business)
APN:	0006N-0B-005.01 0006N-0B-008.00 0006N-0B-005.00

PROPERTY OVERVIEW

Large parcel available on this booming corridor close to RedStone, Movement Mortgage, Keer America and Cardinal Health. GB Zoning provides a wide range of uses including office, sales, event center, school/daycare and automotive.

PROPERTY HIGHLIGHTS

- Retail building is approximately 2,000 SF and is vacant
- All tanks have been removed from the property
- Traffic counts of 14,528 vehicles per day
- Approximately 332 feet of frontage on Fort Mill Highway

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated

P PERMITTED BY RIGHT	** (Ord. No. 2018-1492, 2.12.18)
PR PERMITTED WITH REVIEW	*** (Ord. No. 2018-1494, 3.12.18)
CU CONDITIONAL USE	**** (Ord. No. 2018-1519, 7.16.18)
SE SPECIAL EXCEPTION	***** (Ord. No. 2019-1607, 10.14.19)

			NSITIO
#	CATEGORY	USE TYPES	GB
18	LODGING	Hotel/Motel	P
19	OFFICE/SERVICE	ATM	P
20	OFFICE/SERVICE	Banks, Credit Unions, Financial Services	P
21	OFFICE/SERVICE	Business Support Services	P
23	OFFICE/SERVICE	Dry Cleaning and Laundry Services	P
24	OFFICE/SERVICE	Funeral Homes	P
29	OFFICE/SERVICE	Personal Services	P
31	OFFICE/SERVICE	Post Office	P
32	OFFICE/SERVICE	Professional Services	P
33	OFFICE/SERVICE	Small Equipment Repair/Rental	P
34	OFFICE/SERVICE	Veterinary Clinic	P
35	COMMERCIAL/ENTERTAINMENT	Alcoholic Beverage Sales Store	P
36	COMMERCIAL/ENTERTAINMENT	Amusements, Indoor	P
40	COMMERCIAL/ENTERTAINMENT	Brewery	P
54	COMMERCIAL/ENTERTAINMENT	Theater, Indoor Movie or Live Performance	P
57	CIVIC	Conference/Convention Center	P
58	CIVIC	Cultural or Community Facility	P
63	CIVIC	Public Safety Station	P
74	EDUCATIONAL/INSTITUTIONAL	Schools – Vocational/Technical	P
75	EDUCATIONAL/INSTITUTIONAL	Studio – Art, dance, martial arts, music	P
83	INDUSTRY/WHOLESALE/STORAGE	Artist Studio/Light Manufacturing Workshops	P
94	INDUSTRY/WHOLESALE/STORAGE	Research and Development Facilities	P
102	AGRICULTURE	Agricultural Support Services/Nurseries	P
109	AGRICULTURE	Commercial Stables	P
112	AGRICULTURE	Forestry	P
113	AGRICULTURE	Gardens (Community and Private)	P
119	INFRASTRUCTURE	Utilities – Class 1	P
120	INFRASTRUCTURE	Utilities – Class 2	P
11	RESIDENTIAL	Residential Care Facilities (6 or more residents)	PR
26	OFFICE/SERVICE	Kennels, Indoor	PR
28	OFFICE/SERVICE	Medical Clinic	PR
42	COMMERCIAL/ENTERTAINMENT	Food Truck	PR
43	COMMERCIAL/ENTERTAINMENT	General Commercial	PR
45	COMMERCIAL/ENTERTAINMENT	Outside Sales	PR
46	COMMERCIAL/ENTERTAINMENT	Outside Sales, Sidewalk Sales	PR
47	COMMERCIAL/ENTERTAINMENT	Pawnshops	PR
49	COMMERCIAL/ENTERTAINMENT	Restaurant	PR
52	COMMERCIAL/ENTERTAINMENT	Shooting Range, Indoor	PR
56	CIVIC	Cemetery	PR
59	CIVIC	Event Venue/Banquet Hall	PR
60	CIVIC	Places of Assembly	PR
61	CIVIC	Private Recreation Facilities	PR
62	CIVIC	Public Recreation Facilities	PR

65	EDUCATIONAL/INSTITUTIONAL	Child/Adult Day Care Home (5 or fewer persons)	PR
66	EDUCATIONAL/INSTITUTIONAL	Child/Adult Day Care Home (6 or more persons)	PR
68	EDUCATIONAL/INSTITUTIONAL	Community Support Facility	PR
70	EDUCATIONAL/INSTITUTIONAL	Day Treatment Center	PR
72	EDUCATIONAL/INSTITUTIONAL	Operations, Maint., and Fleet Service Facility *****	PR
76	AUTOMOTIVE	Drive-Thru/Drive-In Facility	PR
77	AUTOMOTIVE	Electric Vehicle Charging Stations	PR
79	AUTOMOTIVE	Parking Lot/Structure – Principal Use	PR
80	AUTOMOTIVE	Vehicle Rental/Leasing/Sales	PR
91	INDUSTRY/WHOLESALE/STORAGE	Mining - Minor Surface Resource Extraction	PR
95	INDUSTRY/WHOLESALE/STORAGE	Storage – Outdoor Storage Yard	PR
96	INDUSTRY/WHOLESALE/STORAGE	Storage – Self Service (Mini)	PR
111	AGRICULTURE	Farmer's Markets and Roadside Stands	PR
116	INFRASTRUCTURE	Geothermal Energy Systems	PR
117	INFRASTRUCTURE	Solar Energy Systems	PR
122	INFRASTRUCTURE	Wireless Communication Facility (Concealed)	PR
123	INFRASTRUCTURE	Wireless Communication Facility (Up to 60.00')	PR
124	INFRASTRUCTURE	Wireless Communication Facility (60.01'to 199.99')	PR
126	OTHER	Temporary Uses	PR

Demographic Summary Report - 936 Fort Mill Highway

962 Fort Mill Hwy, Fort Mill, SC 29707

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	3,923	44,399	127,727
2021 Estimate	3,408	39,058	114,462
2010 Census	1,932	23,408	77,596
Growth 2021 - 2026	15.11%	13.67%	11.59%
Growth 2010 - 2021	76.40%	66.86%	47.51%
2021 Population by Hispanic Origin	342	3,027	9,042
2021 Population	3,408	39,058	114,462
White	2,936 86.15%	31,225 79.95%	89,173 77.91%
Black	245 7.19%	4,120 10.55%	12,479 10.90%
Am. Indian & Alaskan	15 0.44%	175 0.45%	534 0.47%
Asian	138 4.05%	2,571 6.58%	9,440 8.25%
Hawaiian & Pacific Island	3 0.09%	22 0.06%	65 0.06%
Other	72 2.11%	945 2.42%	2,771 2.42%
U.S. Armed Forces	5	32	48
Households			
2026 Projection	1,496	16,493	48,154
2021 Estimate	1,302	14,533	43,245
2010 Census	743	8,809	29,705
Growth 2021 - 2026	14.90%	13.49%	11.35%
Growth 2010 - 2021	75.24%	64.98%	45.58%
Owner Occupied	1,115 85.64%	12,189 83.87%	32,791 75.83%
Renter Occupied	187 14.36%	2,345 16.14%	10,453 24.17%
2021 Households by HH Income	1,301	14,534	43,244
Income: <\$25,000	118 9.07%	1,081 7.44%	3,166 7.32%
Income: \$25,000 - \$50,000	128 9.84%	1,648 11.34%	5,664 13.10%
Income: \$50,000 - \$75,000	190 14.60%	2,063 14.19%	6,247 14.45%
Income: \$75,000 - \$100,000	199 15.30%	2,046 14.08%	5,915 13.68%
Income: \$100,000 - \$125,000	109 8.38%	1,532 10.54%	4,616 10.67%
Income: \$125,000 - \$150,000	187 14.37%	1,820 12.52%	4,589 10.61%
Income: \$150,000 - \$200,000	183 14.07%	2,023 13.92%	5,506 12.73%
Income: \$200,000+	187 14.37%	2,321 15.97%	7,541 17.44%
2021 Avg Household Income	\$125,971	\$129,405	\$129,925
2021 Med Household Income	\$103,555	\$107,000	\$103,412



Availability subject to change.
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Traffic Count Report - 936 Fort Mill Highway

962 Fort Mill Hwy, Fort Mill, SC 29707

Building Type: **Land**

Class: -

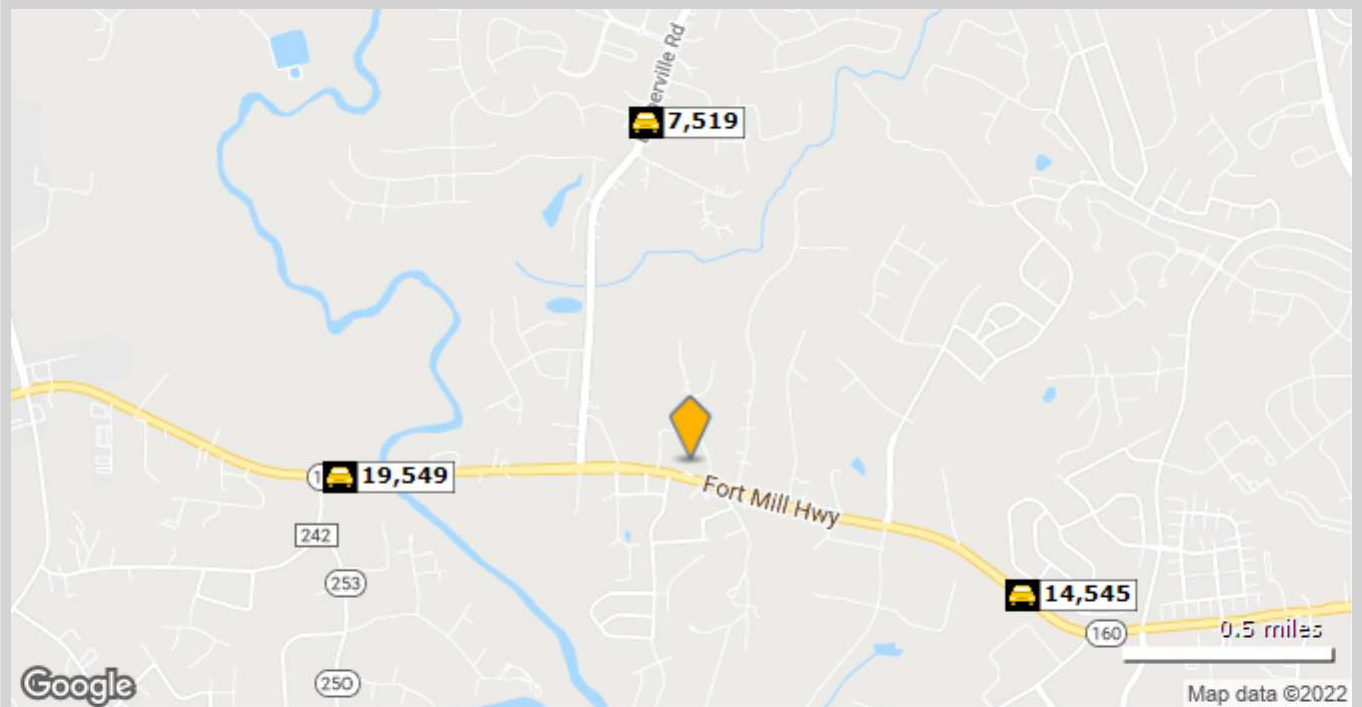
RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Yr: -



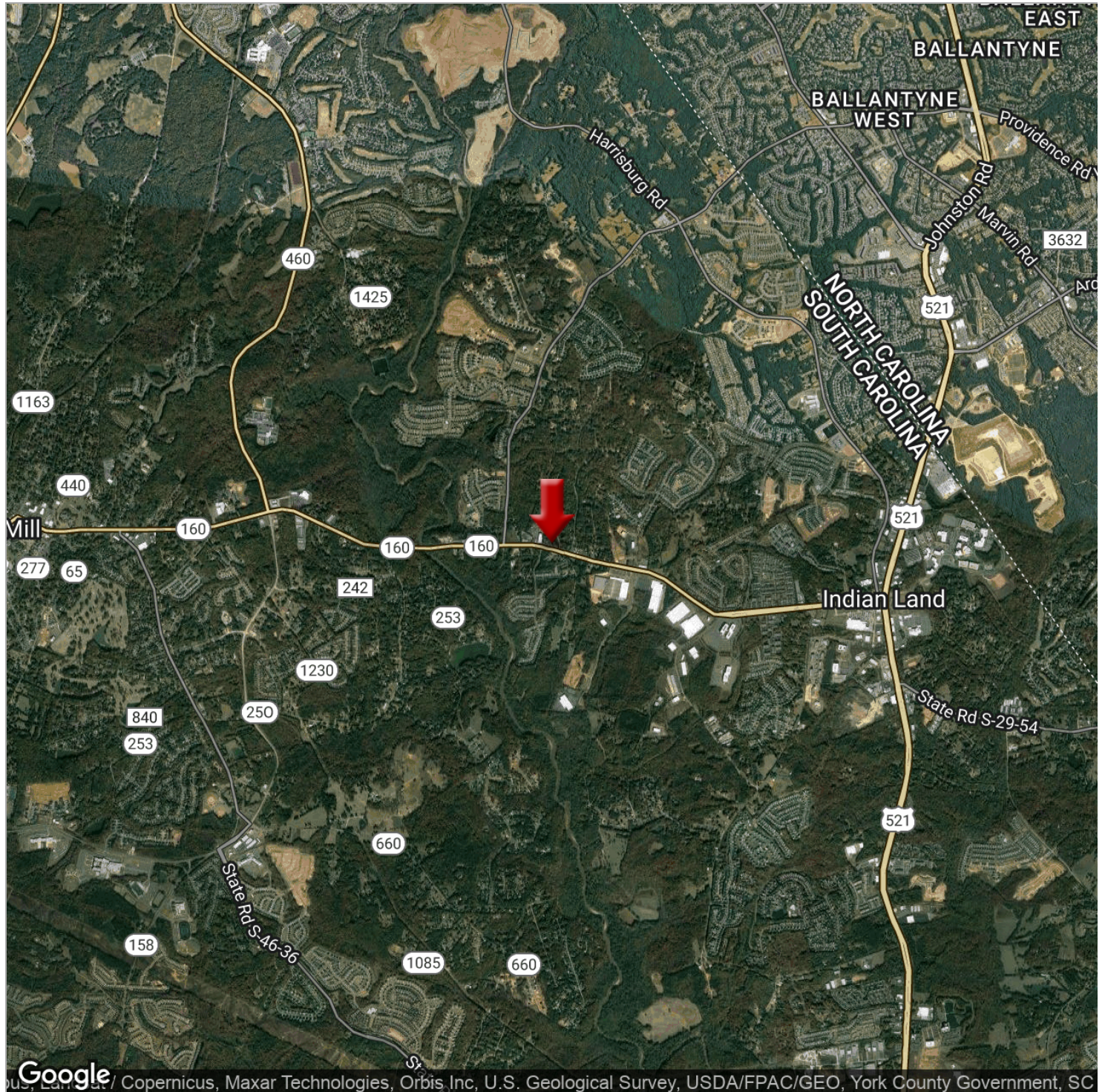
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Barberville Rd	Cecil Jones Rd	0.08 SW	2020	7,519	MPSI	.84
2	State Hwy 160	Sleepy Hollow Rd	0.22 W	2020	19,549	MPSI	.85
3	Fort Mill Hwy	Chilcomb Dr	0.01 SE	2018	14,528	MPSI	.87
4	Fort Mill Hwy	Chilcomb Dr	0.01 SE	2020	14,545	MPSI	.87



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