

Elementary and Middle School under construction



2.67 ACRES RETAIL LAND



3048 US-Hwy 21
Fort Mill, SC

STATELINE 77

ROSS
LOOKS FOR LEASE

Central Carolinas Parkway

21,500 AADT

Hwy 21 - Carowinds Blvd.

FOUNDERS
COMMERCIAL REAL ESTATE



NOW AVAILABLE
FOR SALE

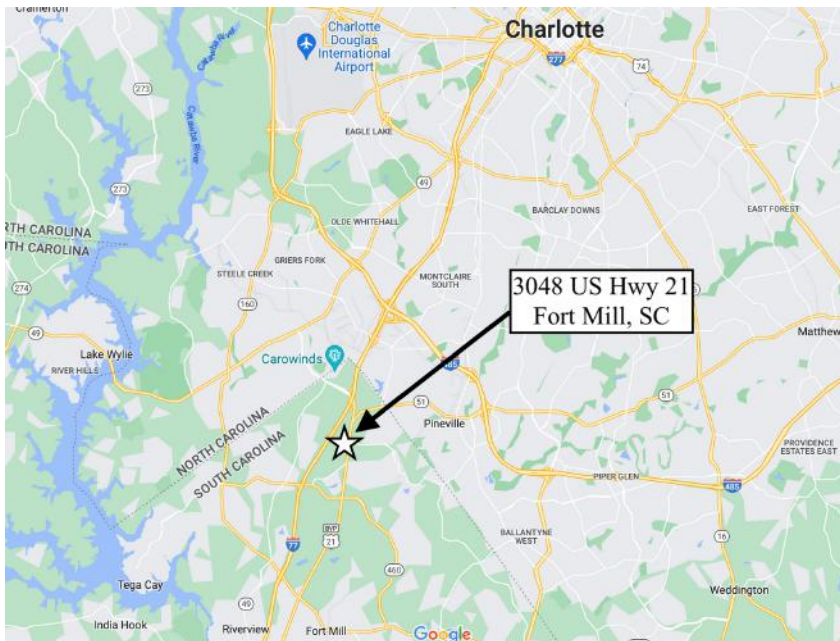
3048 US-Hwy 21 | Fort Mill, SC 29715

Located at the heavily traveled corridor of Hwy 21 and Central Carolina Parkway in Fort Mill, SC, this lot offers access to a signalized intersection, water/sewer access, and flat topography. The site also enjoys close proximity to I-77, Hwy 51 (Pineville-Rock Hill Rd), I-485, Fort Mill, Pineville, and South Charlotte. The property is within close proximity of many business parks, retail centers, residential developments, schools, and home to one of the most rapidly growing locations in the state of South Carolina, York County.

- ✓ SALE PRICE: \$1,600,000
- ✓ UD COMMERCIAL ZONING
- ✓ COMBINED 21,500 AADT
- ✓ ACCESS TO WATER/SEWER NEARBY
- ✓ ACCESS TO SIGNALIZED LIGHT
- ✓ GENTLE SLOPING TOPOGRAPHY

**Source: SCDOT 2023 - All information needs to be independently verified.*

Location



Drive Times:

Uptown Charlotte, NC: 20 Minutes, 13.3 Miles

Downtown Fort Mill, NC: 7.2 Miles, 15 Minutes

Downtown Pineville, NC: 3.8 Miles, 9 Minutes

Charlotte Douglas Airport (CLT): 15.3 Miles, 20 Minutes

Interstate 77 : 1 mile, <2 Minutes

Interstate I-485: 4.3 Miles, 7 Minutes

**Source: Google Maps - All information needs to be independently verified.*



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Zoning & Table of Uses

Current Zoning: Urban Development (UD) * Legacy Zoning – “The Urban Development District was designed to permit, in certain areas of the County, maximum use flexibility in response to existing conditions and characteristics existing at the adoption of zoning. The objective of this district was to maximize land use flexibility and minimize land use conflicts in the process. Over the years, however, this maximum flexibility has resulted in land use conflicts, as many UD Districts are located near municipal boundaries. The UD District often allows significantly more intensive uses than those allowed by the adjacent municipality. ”

Table of Permitted Uses in RBD Zoning:

Please click the link [Here](#).

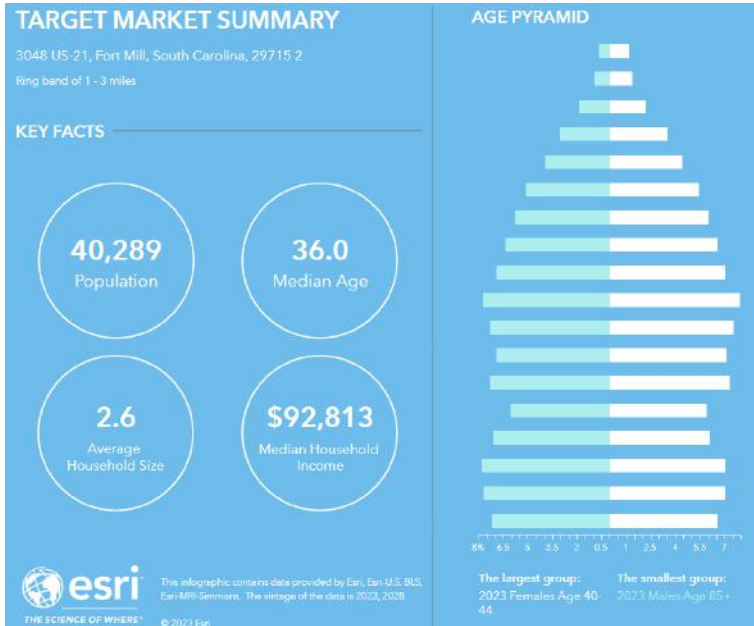
Or at <https://www.yorkcountygov.com/DocumentCenter/View/6573/-Zoning-Code-Chapter-155-July-17-2023?bidId=>

*Source: York County Planning Dept.



**All information needs to be independently verified.*

Demographics and Market Summary



MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,022	40,289	109,033
Median HH Income	\$69,947	\$92,813	\$86,653
Pop. Growth ('20-'23)	3.1%	3.08%	1.98%

*Source: ESRI 2023 - All information needs to be independently verified.



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