



# EDGEWATER MEDICAL PLAZA

9639 HIGHWAY 521 AT EDGEWATER CORPORATE PARKWAY & LENGERS WAY (HARD CORNER)  
FORT MILL, SC 29707

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$850,000 / acre
Lot Size:	2.66 Acres
Zoning:	General Business
Market:	Indian Land
Submarket:	South Charlotte
Price / SF:	\$19.51

## PROPERTY OVERVIEW

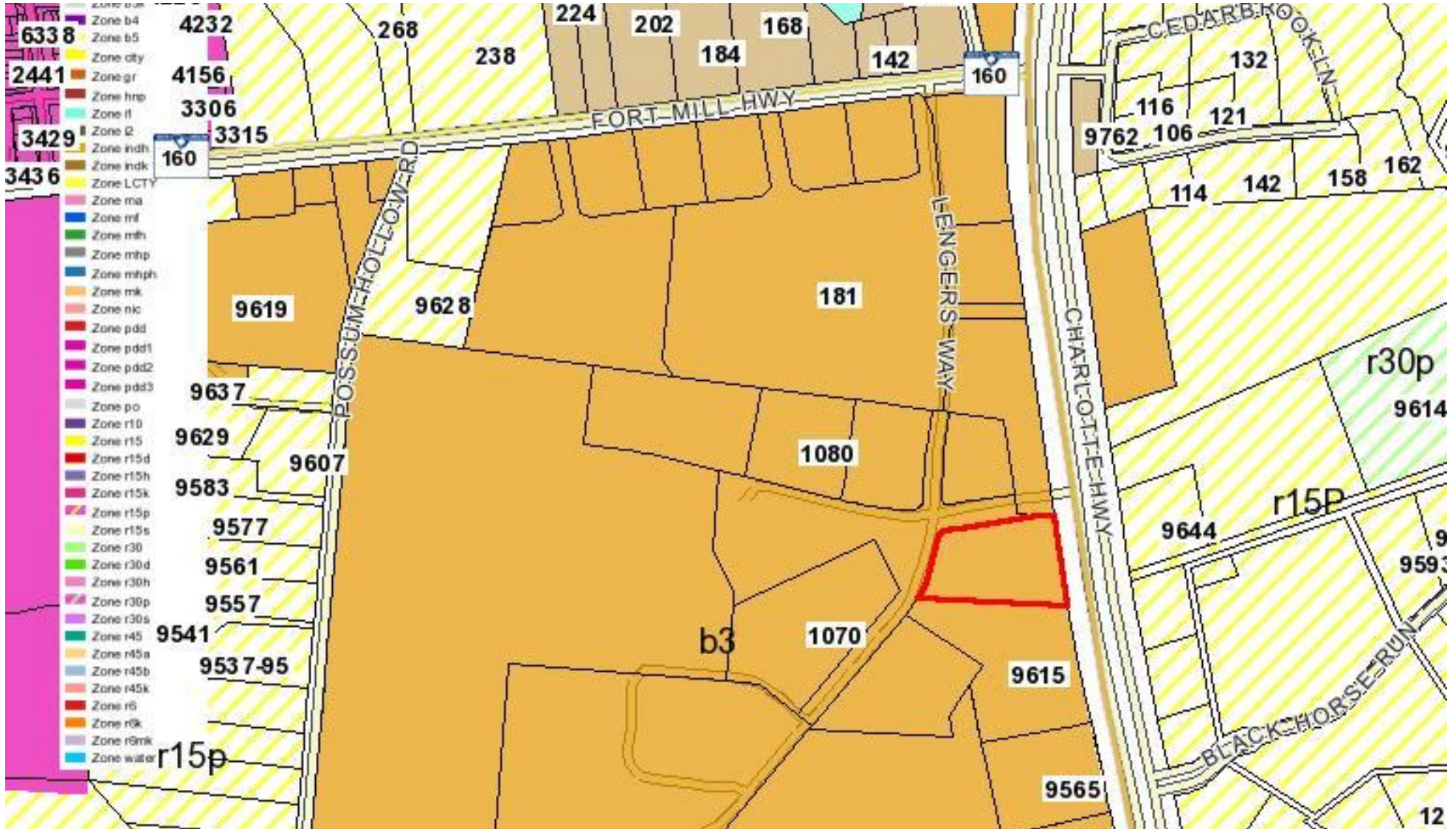
2.66 AC hard corner at exit from Edgewater Office Park.

## PROPERTY HIGHLIGHTS

- Across from new Red Stone complex in Indian Land SC
- Water and sewer available
- Edgewater Master Stormwater detention pond in place with connectivity
- Exceptional Hotel, Medical Office, National Retail, or potentially mutli-story retail/office center.
- Zoned General Business
- Adjacent to Lowes at front of Edgewater Class "A" Office Park
- +/- 300 linear feet of Highway frontage [Southbound 521]
- Varying depth
- Huge traffic counts
- Strong and improving income demographics
- New Office development underway within Edgewater Office Park



# Additional Photos

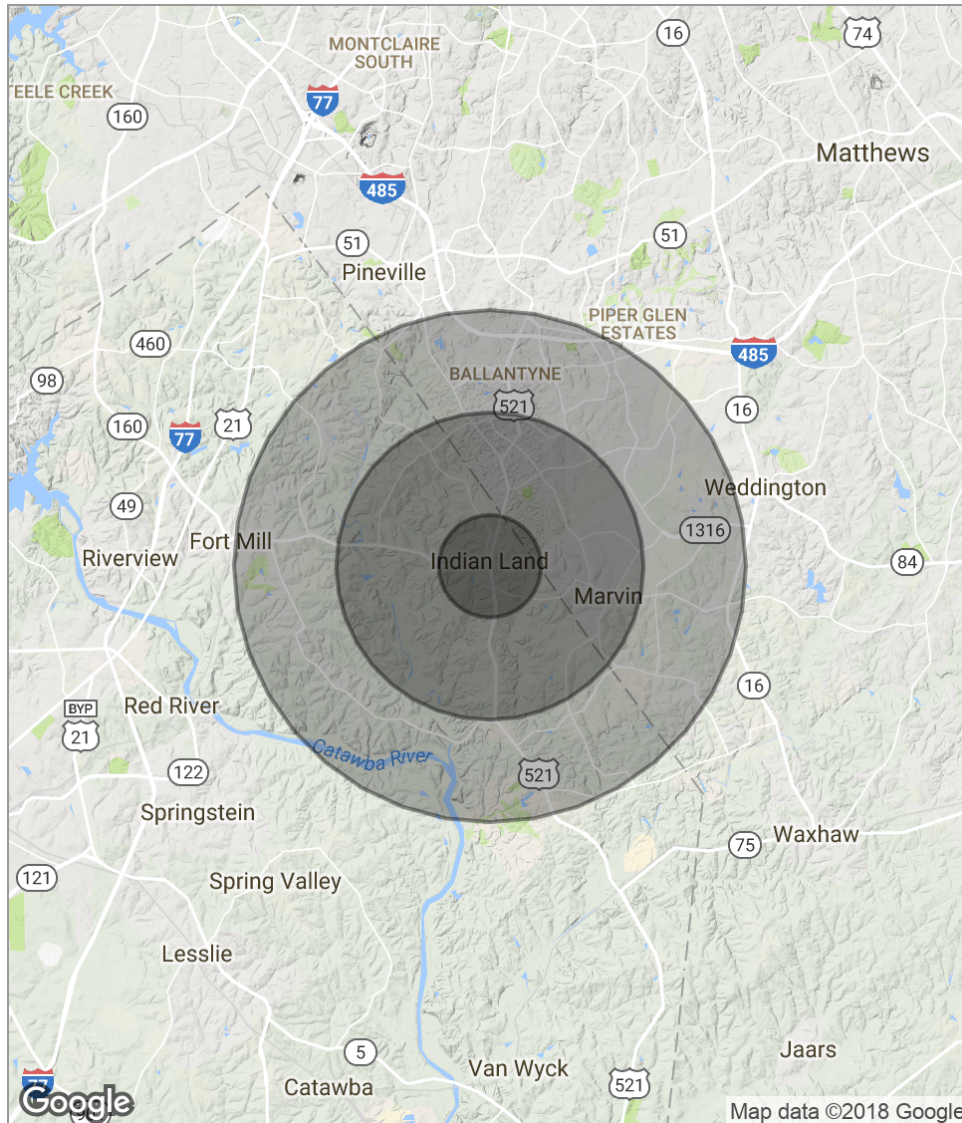


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	1,323	23,616	80,537
Median age	37.5	35.5	36.0
Median age (male)	38.0	35.5	35.1
Median age (Female)	37.1	35.6	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	569	9,235	30,611
# of persons per HH	2.3	2.6	2.6
Average HH income	\$71,728	\$102,220	\$107,924
Average house value	\$249,590	\$281,858	\$311,421

\* Demographic data derived from 2010 US Census