

Outparcel For Ground Lease:

± .40 Acres



For more information:

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804 East Liberty Street
York, South Carolina

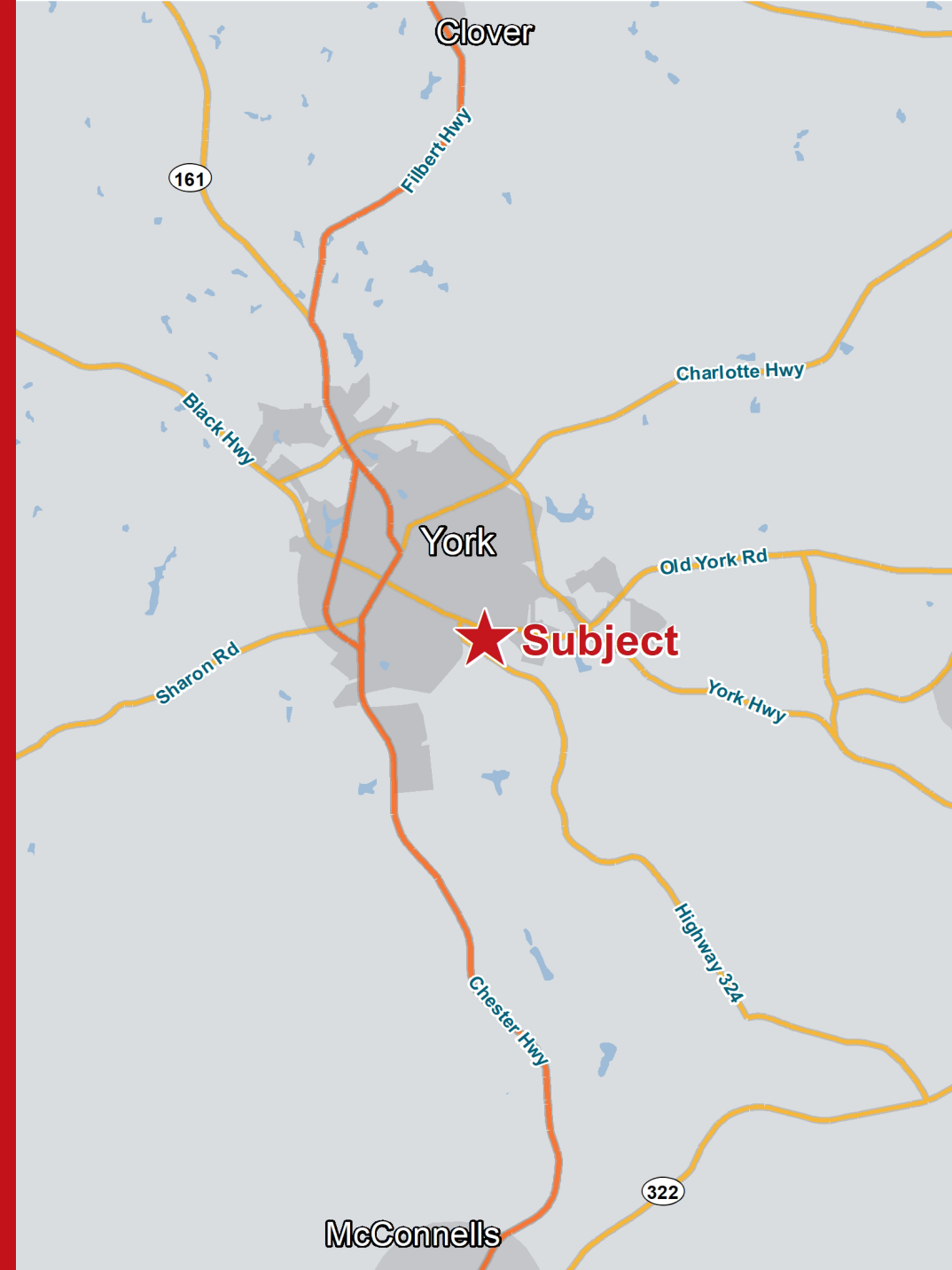
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Property Features

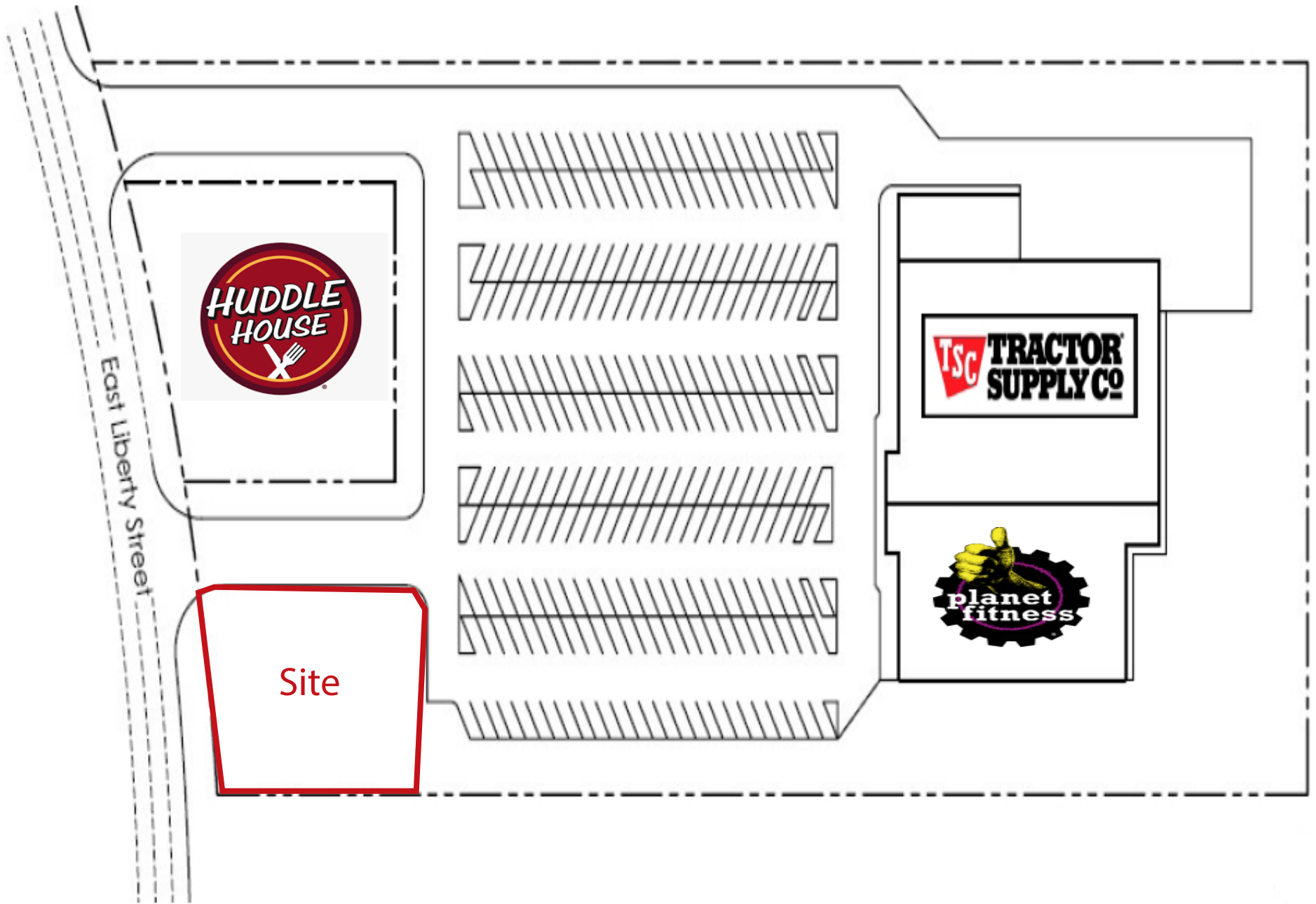
- ± 0.40-acre pad site for ground lease (Lot is not yet divided, potential for minor adjustment to increase acreage).
- A new Planet Fitness club opened in the shopping center in December of 2021.
- York County is one of the fastest growing counties in the Carolinas, as population increased by nearly 27 percent between 2013 and 2022.
- Site is zoned Highway Commercial.
- Approximately 1 mile from Historic Downtown York and centrally located in York's major retail node.
- Surrounding retailers include a Walmart Supercenter, Lowe's Home Improvement, Planet Fitness, Tractor Supply, Badcock Furniture, Walgreens, Anytime Fitness, Hibbett Sports and several QSR's.
- Excellent Visibility on E. Liberty Hwy (16,200 VPD)
- Ideal for coffeehouses, drive-thru only quick service restaurants, express oil changes, and other retail uses.
- Owner may consider a Reverse Build-To-Suite, contact Broker for pricing and additional information.
- Ground Lease Rate: \$55,000 per year, NNN



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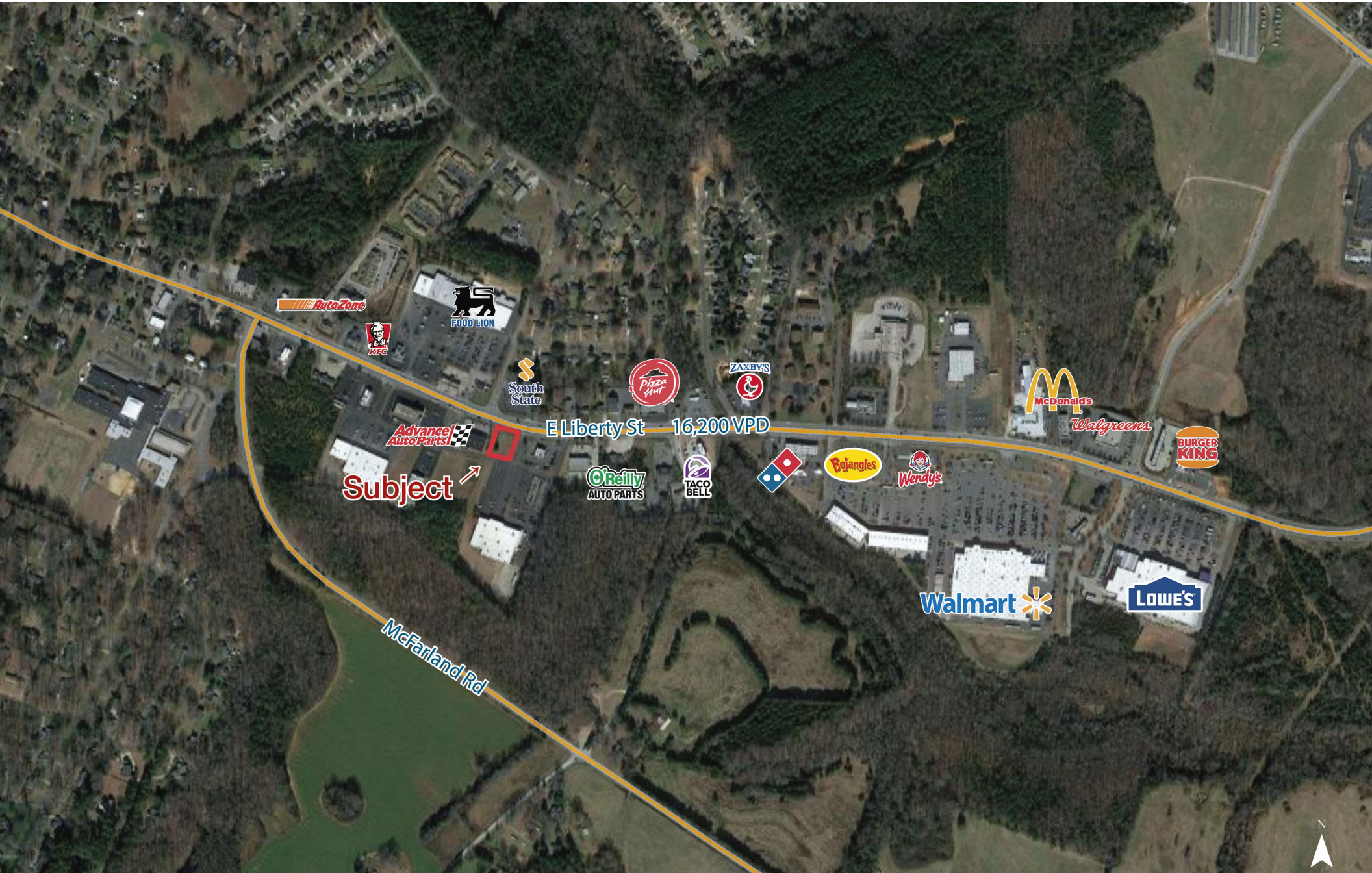
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NAI Columbia

Demographic Profile

Demographic Profile

East Liberty Street and McFarland Road | York, SC

	5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes		5 Minutes	10 Minutes	15 Minutes
Population				2021 Age Dist.				Median Household Income			
2010 Census	7,295	16,333	43,281	0 - 4	7.1%	6.3%	5.7%	2021 Estimate	\$43,046	\$51,693	\$61,372
2021 Estimate	8,492	18,705	50,024	5 - 9	7.4%	6.8%	6.2%	2026 Projection	\$48,274	\$55,827	\$69,594
2026 Projection	9,331	20,541	54,888	10 - 14	7.4%	6.9%	6.5%				
% Chg. 2021-2026	9.9%	9.8%	9.7%	15 - 19	6.0%	5.9%	5.8%	Average Household Income			
				20 - 24	5.6%	5.3%	5.2%	2021 Estimate	\$59,845	\$71,584	\$83,480
Households				25 - 34	13.8%	13.5%	12.7%	2026 Projection	\$67,235	\$81,144	\$93,827
2010 Census	2,761	6,000	16,057	35 - 44	13.0%	12.4%	12.6%				
2021 Estimate	3,286	7,055	18,978	45 - 54	11.8%	13.1%	13.5%	Per Capita Household Income			
2026 Projection	3,623	7,774	20,881	55 - 64	11.4%	13.2%	14.6%	2021 Estimate	\$22,791	\$26,834	\$31,709
				65 - 74	9.3%	10.2%	11.0%	2026 Projection	\$25,655	\$30,528	\$35,734
Families				75 - 84	5.1%	4.7%	4.7%				
2010 Census	1,891	4,346	12,055	85+	2.4%	1.7%	1.5%	2021 Household Income Dist.			
2021 Estimate	2,188	4,979	13,939					Less than \$15,000	13.6%	10.2%	7.0%
2026 Projection	2,400	5,460	15,272	Median Age				\$15,000 - \$24,999	10.7%	8.4%	6.8%
				2010 Census	35.2	37.2	38.7	\$25,000 - \$34,999	16.8%	14.1%	10.1%
2021 Housing Data				2021 Estimate	37.0	39.0	41.3	\$35,000 - \$49,999	14.5%	15.1%	15.3%
Owner Occ. Housing Units	2,029	5,056	15,054	2026 Projection	37.5	39.9	42.3	\$50,000 - \$74,999	20.5%	20.7%	19.4%
Renter Occ. Housing Units	1,257	2,000	3,924					\$75,000 - \$99,999	9.6%	9.5%	12.6%
				Average Household Size				\$100,000 - \$149,999	8.5%	11.8%	16.3%
2021 Business Data				2010 Census	2.54	2.64	2.65	\$150,000 - \$199,999	3.3%	6.4%	7.2%
Total Businesses:	4,060	6,709	15,128	2021 Estimate	2.51	2.59	2.60	\$200,000 and Up	2.6%	3.8%	5.2%
Total Employees:	8,492	18,705	50,024	2026 Projection	2.51	2.59	2.60				