

Hunter at Millwood

744 Arden Lane Suite 250, Rock Hill SC 29732

Medical Condo



ARDOR COMMERCIAL
A D O P A R T S, L L C

THE SPACE

Location	744 Arden Lane Suite 250, Rock Hill, SC, 29732
COUNTY	York
Cross Street	Herlong Ave
Traffic Count	23,000 (Herlong)
Square Feet	2225
Lease Type	NNN

HIGHLIGHTS

- Five to Six Exam Rooms
- Large Waiting Area and Reception
- Close Proximity to Major Hospital
- Generous Parking
- Two Executive Offices
- Break Room
- Lab Area
- Two Restrooms
- Private Entrance



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
9,084	57,572	102,314



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$96,119	\$85,356	\$88,866



NUMBER OF HOUSEHOLDS

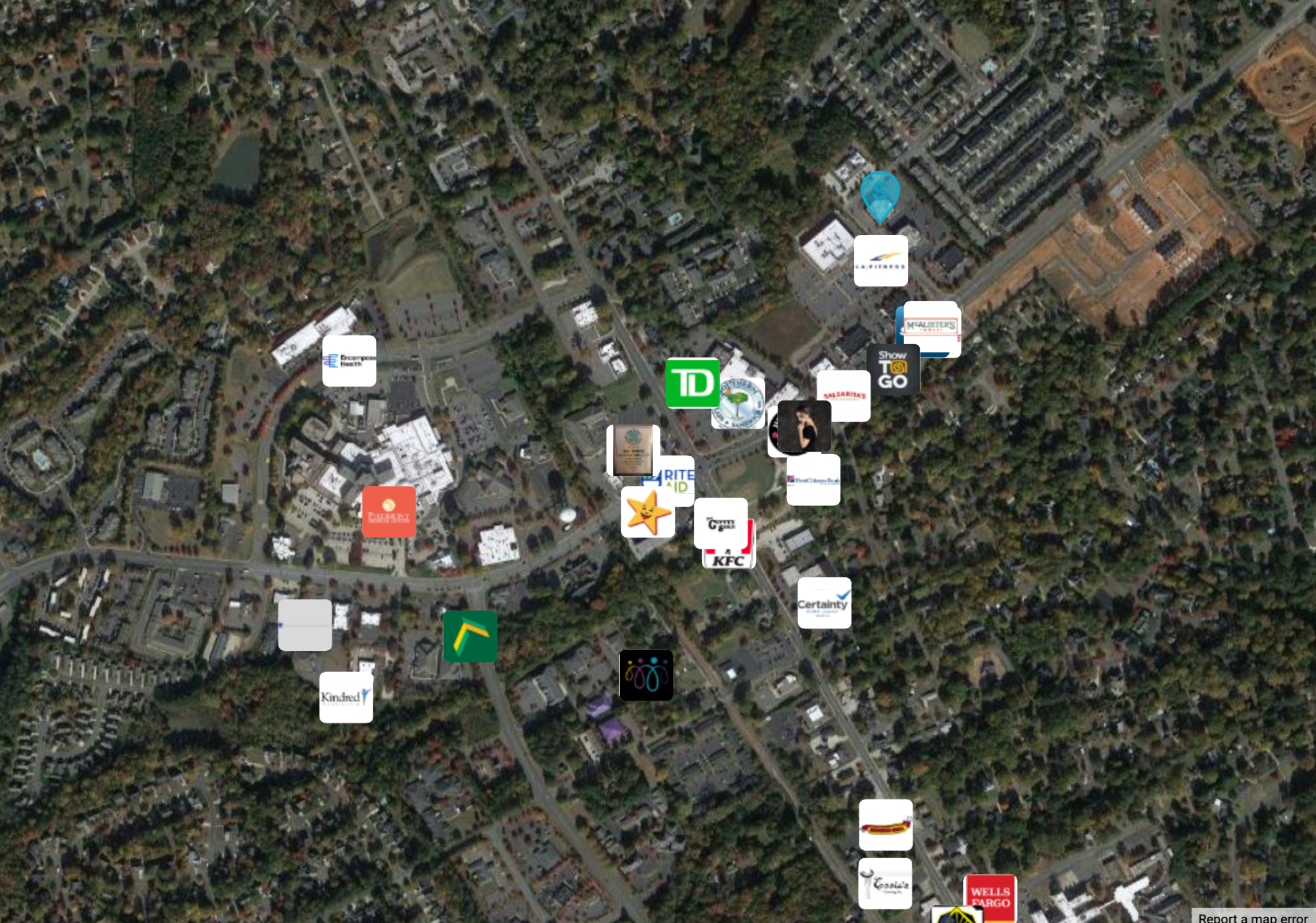
1.00 MILE	3.00 MILE	5.00 MILE
4,055	23,118	41,020

PROPERTY FEATURES

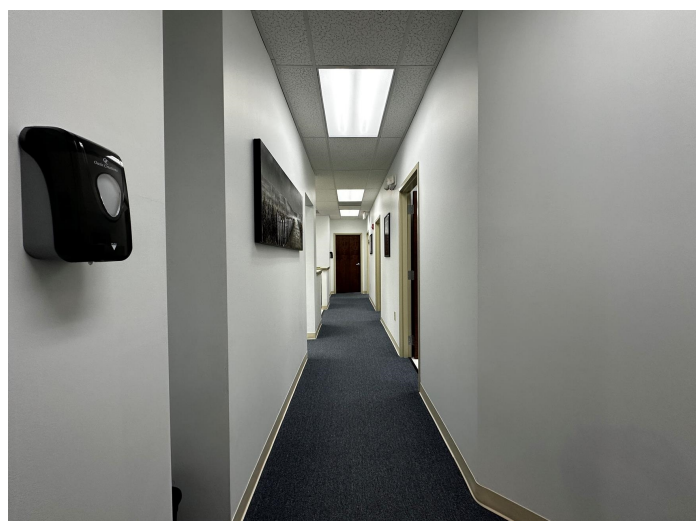
BUILDING SF	22,000
LAND ACRES	1.04
YEAR BUILT	2007
ZONING TYPE	PUD
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	72
PARKING RATIO	3.27

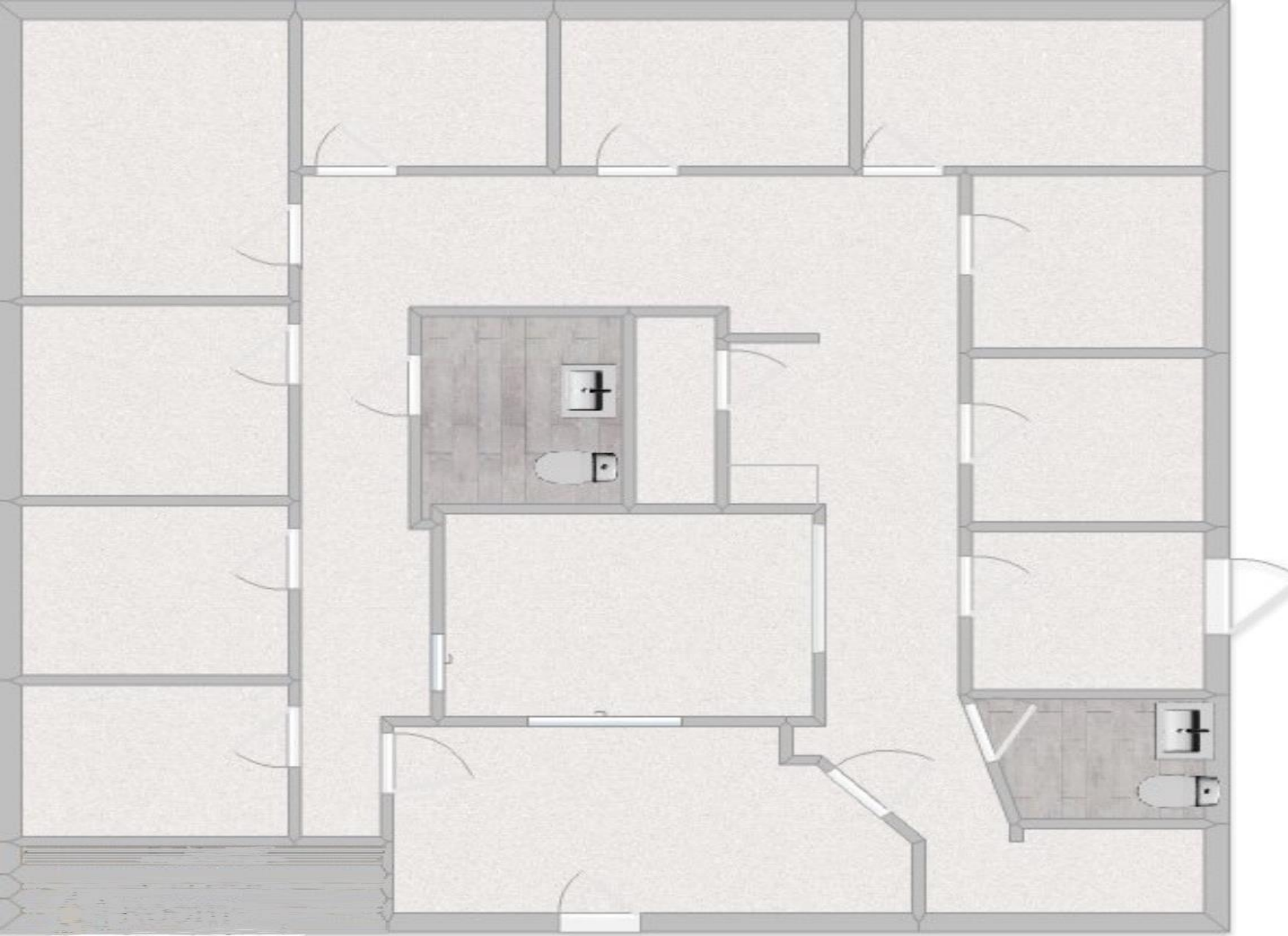
MECHANICAL

ELECTRICAL / POWER	Paid through Landlord
WATER	Included



[Report a map error](#)



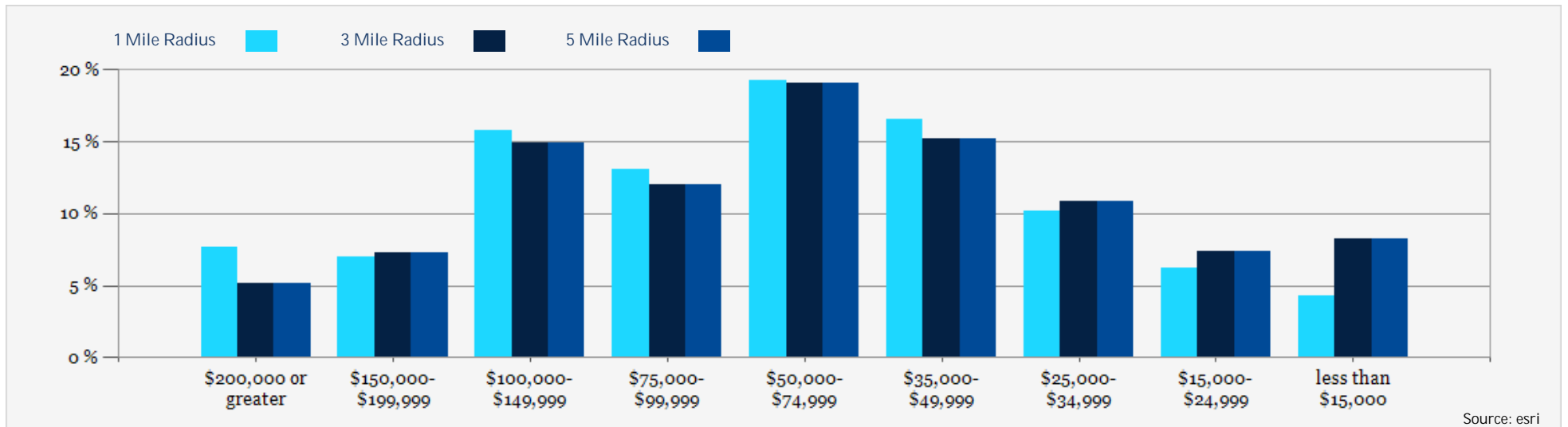


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,528	43,134	69,155
2010 Population	8,307	52,613	88,060
2022 Population	9,084	57,572	102,314
2027 Population	9,477	61,172	108,786
2022-2027: Population: Growth Rate	4.25 %	6.10 %	6.15 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	174	1,915	3,071
\$15,000-\$24,999	254	1,694	2,994
\$25,000-\$34,999	412	2,501	3,948
\$35,000-\$49,999	670	3,509	6,158
\$50,000-\$74,999	782	4,403	7,762
\$75,000-\$99,999	530	2,785	4,866
\$100,000-\$149,999	639	3,449	6,599
\$150,000-\$199,999	282	1,674	3,349
\$200,000 or greater	311	1,181	2,268
Median HH Income	\$64,252	\$58,619	\$61,538
Average HH Income	\$96,119	\$85,356	\$88,866

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,774	17,470	28,140
2010 Total Households	3,704	20,488	34,515
2022 Total Households	4,055	23,118	41,020
2027 Total Households	4,240	24,673	43,754
2022 Average Household Size	2.13	2.36	2.41
2000 Owner Occupied Housing	1,666	9,834	16,300
2000 Renter Occupied Housing	928	6,255	9,686
2022 Owner Occupied Housing	2,655	13,583	25,313
2022 Renter Occupied Housing	1,400	9,536	15,707
2022 Vacant Housing	236	1,647	2,766
2022 Total Housing	4,291	24,765	43,786
2027 Owner Occupied Housing	2,835	14,775	27,587
2027 Renter Occupied Housing	1,404	9,898	16,167
2027 Vacant Housing	258	1,803	3,059
2027 Total Housing	4,498	26,476	46,813
2022-2027: Households: Growth Rate	4.50 %	6.55 %	6.50 %

2022 Household Income



Source: esri

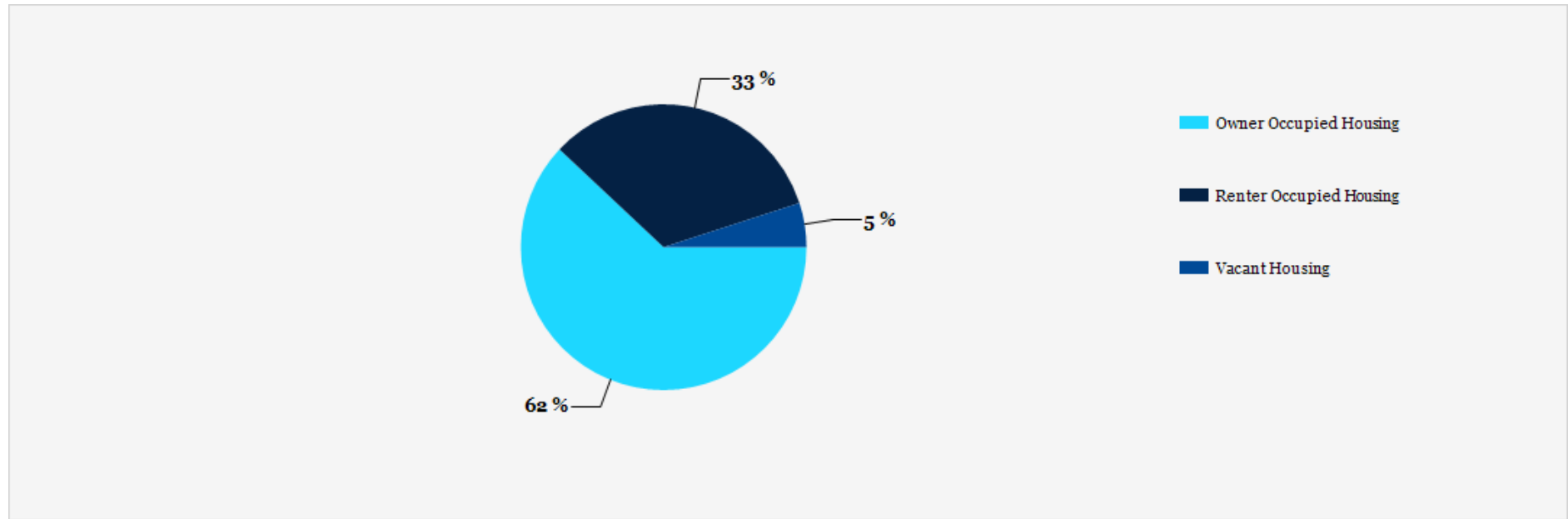
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	662	4,081	7,148
2022 Population Age 35-39	575	3,696	6,596
2022 Population Age 40-44	534	3,446	6,404
2022 Population Age 45-49	513	3,257	6,190
2022 Population Age 50-54	497	3,311	6,145
2022 Population Age 55-59	509	3,277	6,120
2022 Population Age 60-64	564	3,272	5,995
2022 Population Age 65-69	499	2,882	5,316
2022 Population Age 70-74	426	2,383	4,378
2022 Population Age 75-79	343	1,670	2,947
2022 Population Age 80-84	258	1,085	1,787
2022 Population Age 85+	440	1,315	1,860
2022 Population Age 18+	7,029	44,976	79,059
2022 Median Age	40	36	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,746	\$57,118	\$58,356
Average Household Income 25-34	\$87,332	\$79,120	\$80,251
Median Household Income 35-44	\$83,079	\$73,051	\$78,080
Average Household Income 35-44	\$115,946	\$98,251	\$102,426
Median Household Income 45-54	\$76,513	\$72,081	\$78,115
Average Household Income 45-54	\$104,676	\$98,892	\$105,928
Median Household Income 55-64	\$79,602	\$69,539	\$71,700
Average Household Income 55-64	\$109,851	\$97,584	\$99,228
Median Household Income 65-74	\$65,673	\$54,705	\$56,761
Average Household Income 65-74	\$103,735	\$83,994	\$85,654
Average Household Income 75+	\$72,153	\$61,836	\$61,235

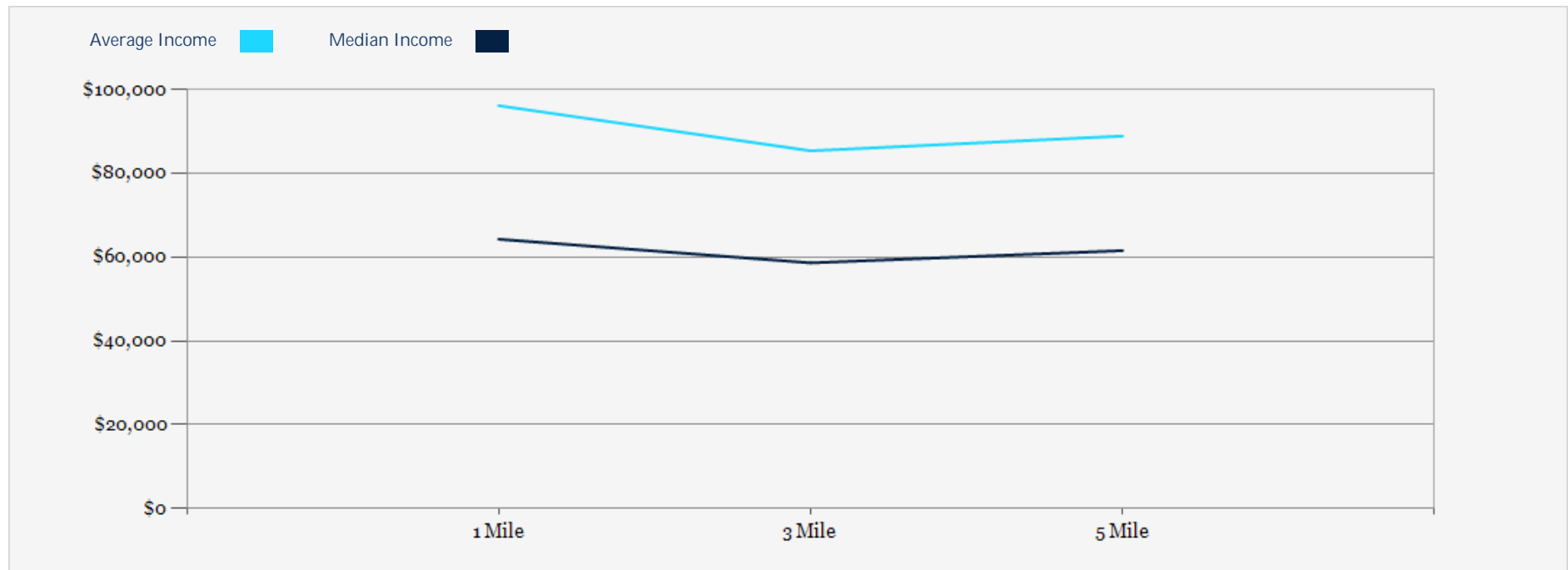
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	554	3,836	6,892
2027 Population Age 35-39	673	4,174	7,387
2027 Population Age 40-44	575	3,779	6,807
2027 Population Age 45-49	543	3,545	6,614
2027 Population Age 50-54	506	3,282	6,200
2027 Population Age 55-59	492	3,285	6,106
2027 Population Age 60-64	496	3,262	6,011
2027 Population Age 65-69	555	3,163	5,722
2027 Population Age 70-74	488	2,750	4,928
2027 Population Age 75-79	408	2,179	3,914
2027 Population Age 80-84	321	1,430	2,425
2027 Population Age 85+	443	1,440	2,132
2027 Population Age 18+	7,358	47,934	84,289
2027 Median Age	41	37	38

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,427	\$67,690	\$67,940
Average Household Income 25-34	\$100,195	\$91,100	\$92,845
Median Household Income 35-44	\$98,265	\$83,358	\$87,020
Average Household Income 35-44	\$130,925	\$110,124	\$113,036
Median Household Income 45-54	\$90,283	\$82,913	\$90,041
Average Household Income 45-54	\$120,930	\$111,181	\$118,437
Median Household Income 55-64	\$89,695	\$81,228	\$83,908
Average Household Income 55-64	\$123,601	\$111,368	\$114,111
Median Household Income 65-74	\$78,138	\$63,932	\$66,773
Average Household Income 65-74	\$118,762	\$97,189	\$99,410
Average Household Income 75+	\$84,624	\$73,285	\$73,976

2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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