

Gold Hill Professional Office

1200 Gold Hill Road Suite 102, Fort Mill SC 29708

Medical/ Professional Office

Prepared By:

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THE SPACE

Location	1200 Gold Hill Road Suite 102 Fort Mill, SC 29708
County	York
APN	651-00-00-437
Square Feet	2091
Annual Rent PSF	\$32.00
Lease Type	NNN

HIGHLIGHTS

- Professional-Medical Office Located in Ft Mill SC
- Large Spacious Offices with high ceilings
- Spacious Break Room with full size appliances.
- High Traffic Location on Gold Hill Road



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,514	59,065	127,513



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$139,728	\$133,695	\$132,699



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,131	22,129	48,495

PROPERTY FEATURES

BUILDING SF	5,500
LAND ACRES	1.27
BUILDING CLASS	A
TOPOGRAPHY	Flat
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	30
PARKING RATIO	5.45/1000
NUMBER OF PADS	1
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

CONSTRUCTION

FOUNDATION	Concrete
EXTERIOR	Brick

TENANT INFORMATION

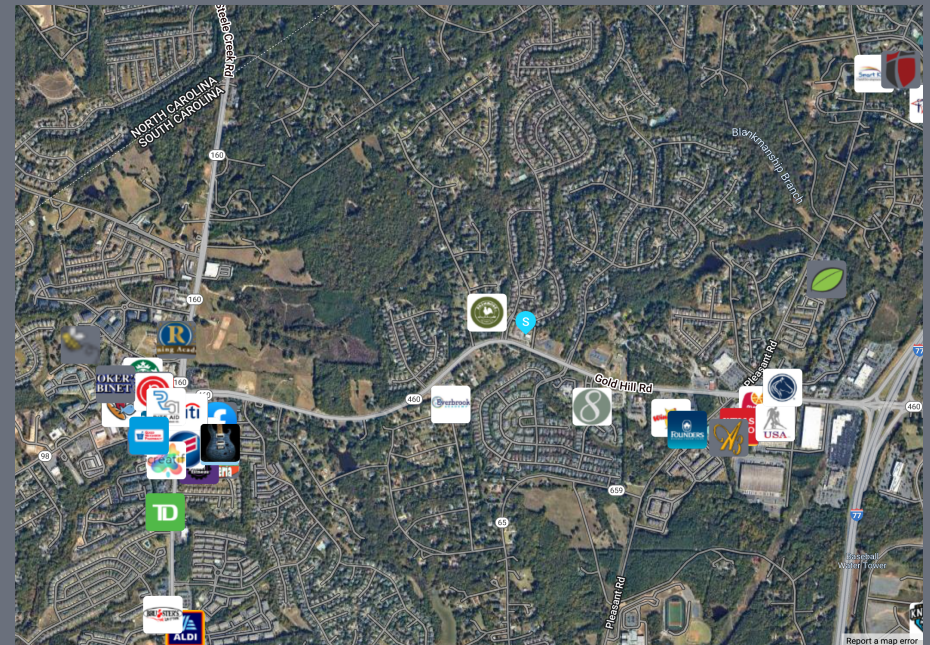
MAJOR TENANT/S	Lakeshore Dental
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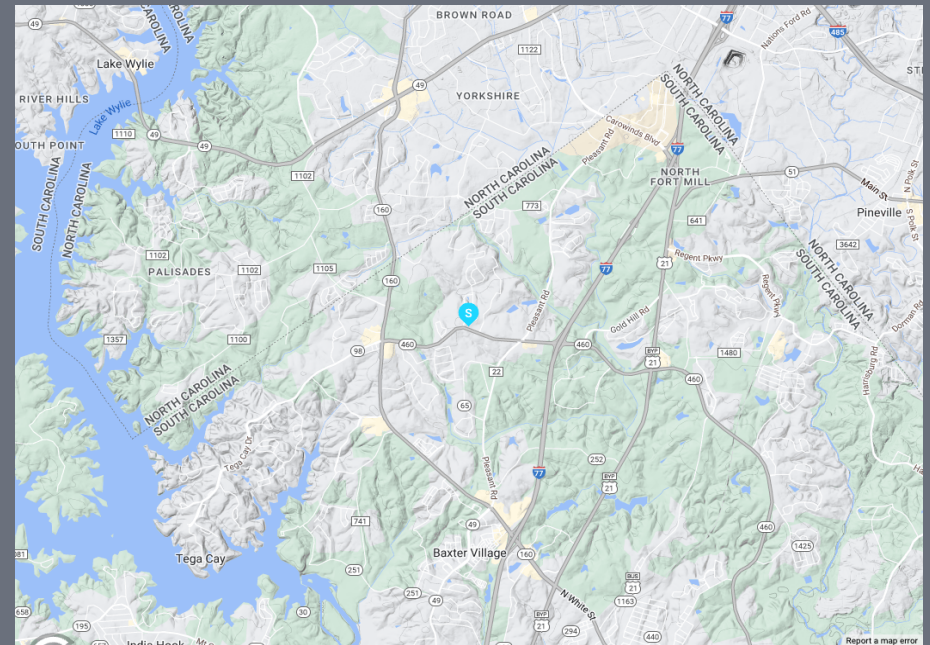
Prime Professional Office Located in Ft Mill

Locator Map

- Are you seeking a premier location for your professional office? Look no further than our newest listing in Fort Mill, SC, brought to you by Ardor Commercial Advisors. Located on Gold Hill Road, this specialty medical office space offers a strategic location with over 20,000 vehicles passing by daily, ensuring high visibility and easy accessibility for your clients.
- Strategic Location: Located on Gold Hill Road, a major thoroughfare with significant traffic, this office space guarantees excellent exposure.
- High Population Density: With a population exceeding 118,000 within a five-mile radius, this area is a vibrant and growing community, providing a substantial client base for your business.
- Specialty Medical Office: Currently built as a specialty medical office, this space is ideal for healthcare professionals looking to establish or expand their practice.
- Fort Mill is one of the fastest-growing communities in the Charlotte metropolitan area, renowned for its excellent schools, thriving business environment, and high quality of life. The town offers a blend of suburban tranquility and urban convenience, making it an attractive location for both businesses and residents.
- Join the thriving business community in Fort Mill and secure your place on Gold Hill Road. Contact us today to learn more about this exceptional opportunity and how we can assist you in achieving your business goals.



Regional Map





Google Earth



Exam



Office



Waiting area



Reception

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,867	13,737	35,983
2010 Population	5,552	32,049	74,766
2023 Population	8,514	59,065	127,513
2028 Population	8,809	63,523	136,354
2023-2028: Population: Growth Rate	3.40 %	7.35 %	6.75 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	150	800	1,850
\$15,000-\$24,999	84	606	1,680
\$25,000-\$34,999	126	889	2,010
\$35,000-\$49,999	222	1,906	4,439
\$50,000-\$74,999	441	3,414	7,606
\$75,000-\$99,999	561	2,922	6,184
\$100,000-\$149,999	544	5,047	10,624
\$150,000-\$199,999	428	3,244	6,683
\$200,000 or greater	574	3,302	7,418
Median HH Income	\$98,871	\$103,362	\$101,420
Average HH Income	\$139,728	\$133,695	\$132,699

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	654	5,693	15,322
2010 Total Households	2,055	12,028	28,804
2023 Total Households	3,131	22,129	48,495
2028 Total Households	3,251	23,779	51,882
2023 Average Household Size	2.71	2.67	2.63
2000 Owner Occupied Housing	405	4,281	10,830
2000 Renter Occupied Housing	201	787	3,233
2023 Owner Occupied Housing	2,145	16,183	34,767
2023 Renter Occupied Housing	986	5,946	13,728
2023 Vacant Housing	166	1,235	2,803
2023 Total Housing	3,297	23,364	51,298
2028 Owner Occupied Housing	2,322	17,670	37,641
2028 Renter Occupied Housing	929	6,109	14,241
2028 Vacant Housing	149	1,163	2,661
2028 Total Housing	3,400	24,942	54,543
2023-2028: Households: Growth Rate	3.80 %	7.25 %	6.80 %

Source: esri

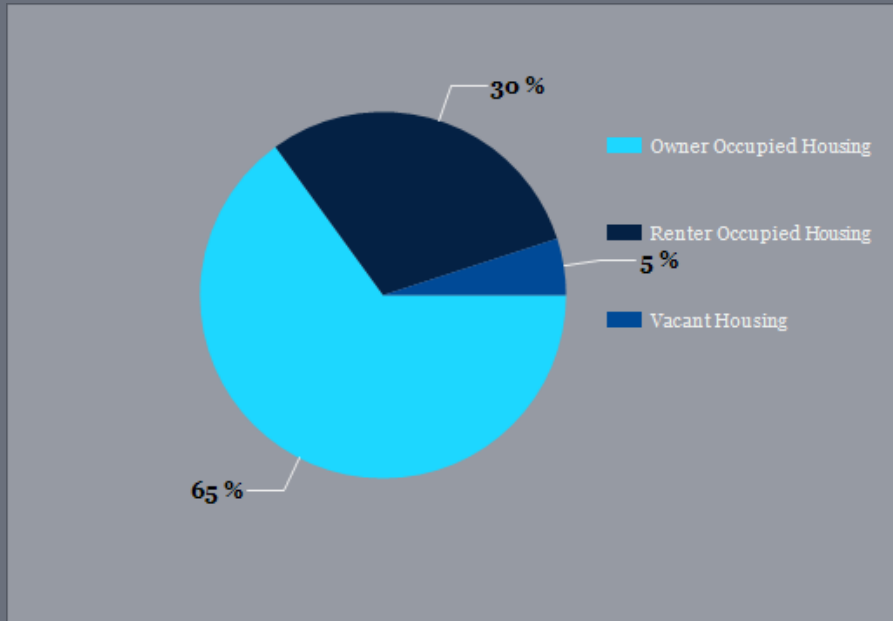
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	530	3,721	7,838
2023 Population Age 35-39	566	4,359	9,127
2023 Population Age 40-44	639	4,805	10,207
2023 Population Age 45-49	633	4,394	9,544
2023 Population Age 50-54	598	4,105	8,959
2023 Population Age 55-59	598	3,728	8,073
2023 Population Age 60-64	487	3,354	7,066
2023 Population Age 65-69	377	2,704	5,814
2023 Population Age 70-74	309	2,186	4,775
2023 Population Age 75-79	202	1,364	2,929
2023 Population Age 80-84	98	710	1,581
2023 Population Age 85+	62	478	1,120
2023 Population Age 18+	6,352	43,851	94,547
2023 Median Age	38	38	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,443	\$93,132	\$90,770
Average Household Income 25-34	\$126,497	\$118,910	\$117,866
Median Household Income 35-44	\$130,593	\$117,095	\$113,347
Average Household Income 35-44	\$169,015	\$149,688	\$147,150
Median Household Income 45-54	\$130,227	\$124,205	\$119,913
Average Household Income 45-54	\$166,461	\$157,939	\$155,321
Median Household Income 55-64	\$102,426	\$110,489	\$109,692
Average Household Income 55-64	\$143,312	\$144,648	\$144,339
Median Household Income 65-74	\$80,615	\$80,483	\$80,948
Average Household Income 65-74	\$105,053	\$107,031	\$111,666
Average Household Income 75+	\$74,181	\$81,559	\$84,515

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	893	4,937	9,922
2028 Population Age 35-39	679	4,775	9,800
2028 Population Age 40-44	586	4,563	9,657
2028 Population Age 45-49	581	4,580	9,935
2028 Population Age 50-54	541	4,082	8,859
2028 Population Age 55-59	497	3,766	8,220
2028 Population Age 60-64	493	3,385	7,279
2028 Population Age 65-69	405	2,977	6,323
2028 Population Age 70-74	307	2,364	5,095
2028 Population Age 75-79	235	1,763	3,875
2028 Population Age 80-84	146	1,051	2,260
2028 Population Age 85+	84	664	1,494
2028 Population Age 18+	6,619	47,334	101,595
2028 Median Age	36	37	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$98,130	\$107,214	\$105,249
Average Household Income 25-34	\$148,140	\$138,827	\$137,487
Median Household Income 35-44	\$153,291	\$132,797	\$129,162
Average Household Income 35-44	\$192,951	\$171,010	\$168,955
Median Household Income 45-54	\$149,052	\$139,631	\$135,365
Average Household Income 45-54	\$186,681	\$177,344	\$175,342
Median Household Income 55-64	\$111,393	\$126,310	\$125,102
Average Household Income 55-64	\$162,043	\$166,086	\$165,398
Median Household Income 65-74	\$85,794	\$98,686	\$101,166
Average Household Income 65-74	\$123,031	\$127,446	\$133,847
Average Household Income 75+	\$83,876	\$96,731	\$104,020

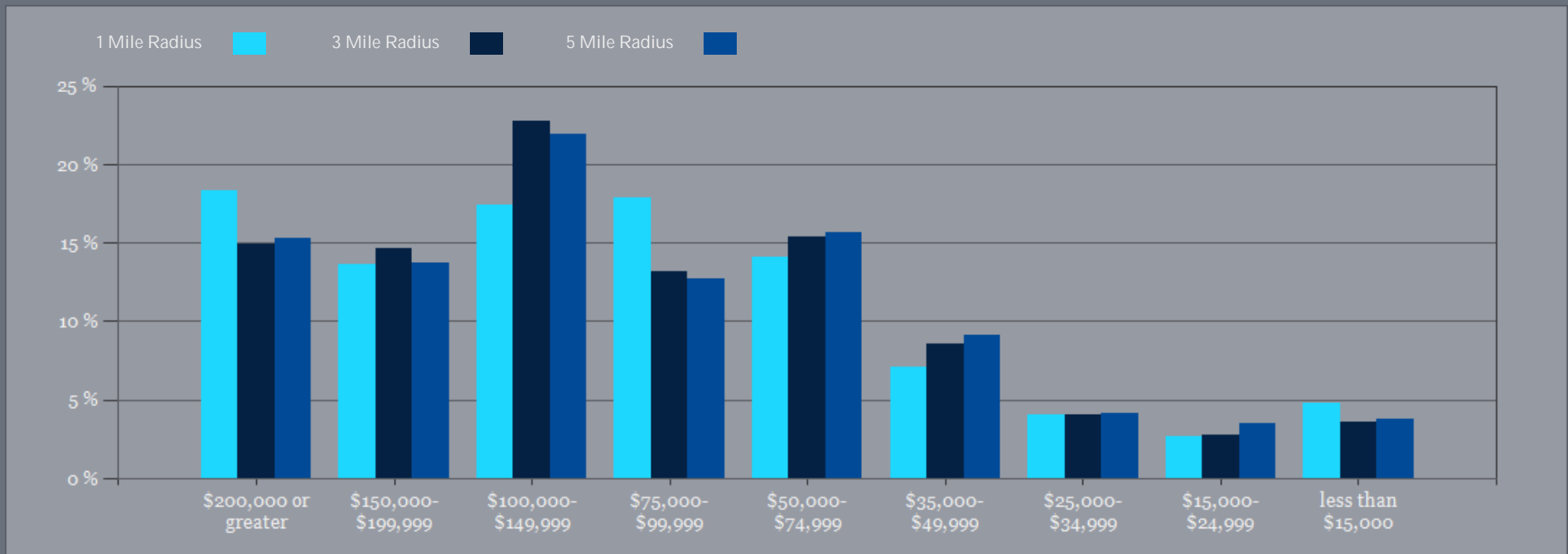
2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



2023 Household Income



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