

# FOR SALE

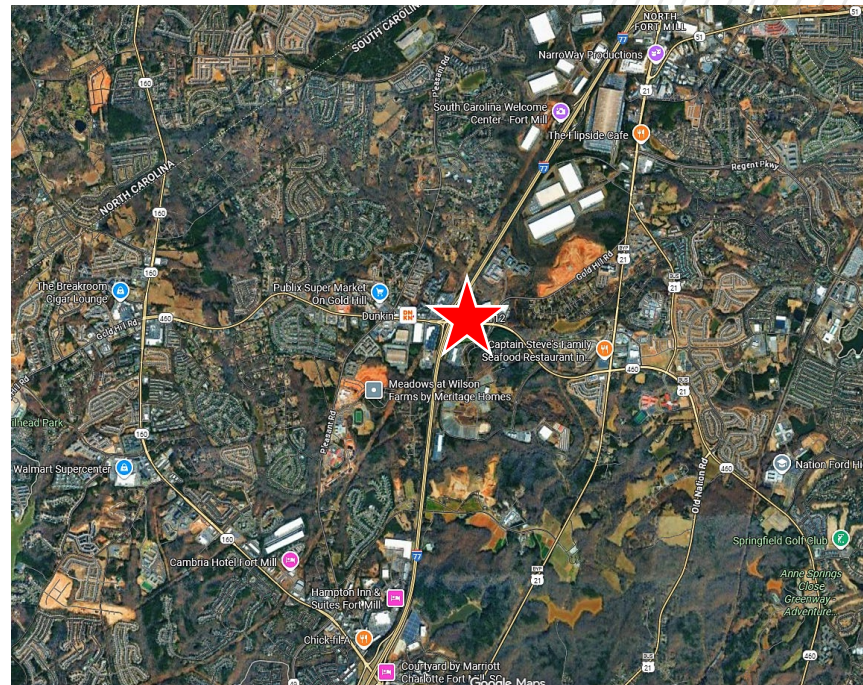
112 Cassandra Court  
Fort Mill, SC



## PROPERTY HIGHLIGHTS

112 Cassandra Court is conveniently located with direct access to multiple major highways, including I-77 and US Hwy 21 Byp. This 1.298 AC site in Fort Mill is surrounded by a variety of amenities, as well as a rapidly growing population. Zoning allows a multitude of uses; property has great visibility, access, and layout.

<b>LAND SF</b>	56,538
<b>TRAFFIC COUNTS</b>	10,929 VPD
<b>LAND SCORE (1-3)</b>	1
<b>SPACE USE</b>	Surplus Commercial Use
<b>3-MILE (POP.)</b>	54,860
<b>5-MILE (POP.)</b>	131,565
<b>MED. HH INCOME</b>	\$111,630



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## LOCATION INFORMATION

Fort Mill has experienced significant population growth in recent years. With an annual growth rate of 7.72%, the Township is the 7<sup>th</sup> fastest growing suburban area in the US. The population increased by 77.6% from 2018 to 2023, and nearly 50% since 2020.

As a suburb of the Major Metropolitan, Charlotte, NC, Fort Mill stands out as one of the top markets for growth in the Carolina's. Opportunity in the Fort Mill area is further supported by York County Legislation. The York County Comp Plan writes of the intent to stimulate economic expansion—specifically to increase industrial and business development.



## LEGAL INFORMATION

<b>TAX PARCEL ID</b>	716-00-00-071
<b>2024 RE TAXES</b>	\$24,270.25
<b>COUNTY</b>	York County
<b>ZONING</b>	General Commercial

## RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

## OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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