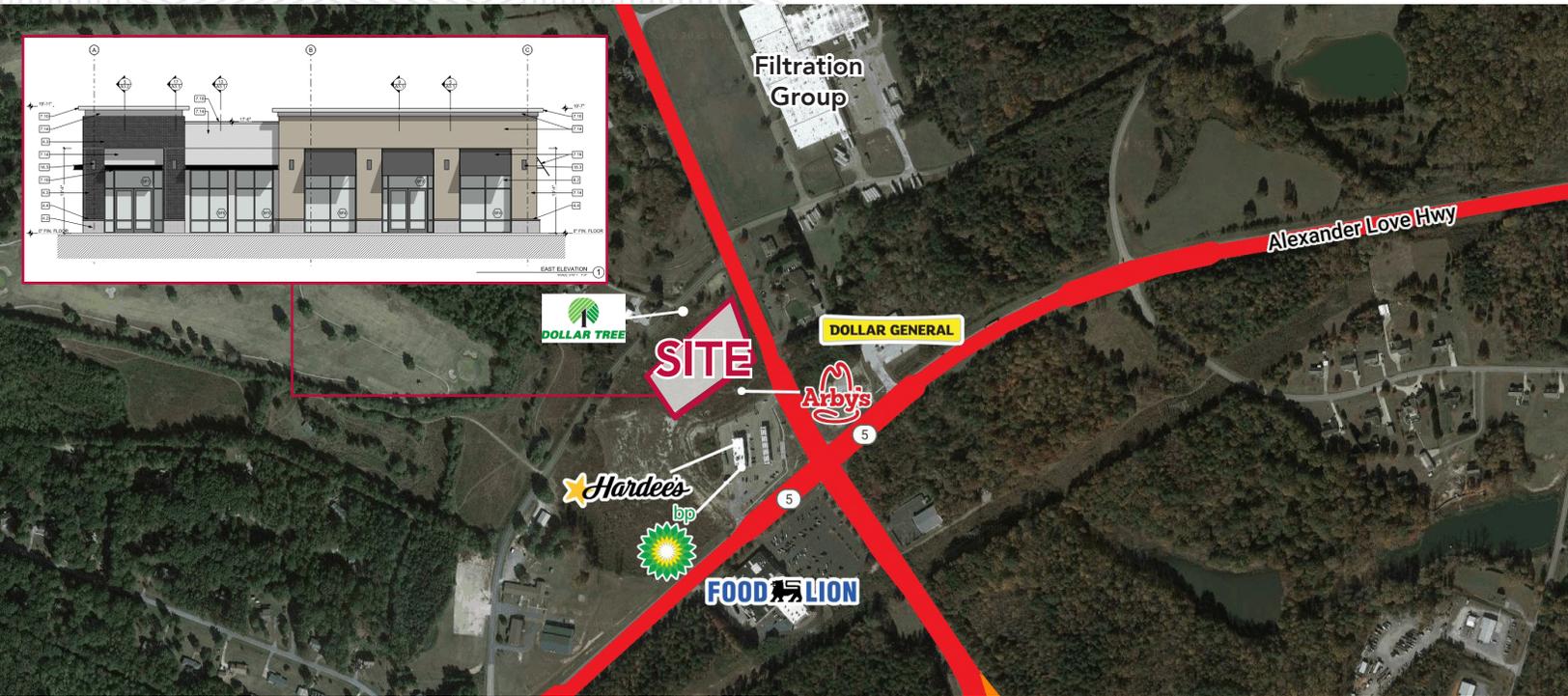


# 2 Tenant Strip Development

APN: 070-23-01-055 York, SC



**FOR LEASE**

## Property Highlights

- Pre-approved 2-tenant retail strip development with a drive-thru
- Located at the intersection of Alexander Love Hwy (15,000 VPD) & Filbert Hwy (12,000 VPD)
- Nearby Retailers include: Food Lion, Hardee's, Arby's, Dollar General, Dollar Tree & BP
- Site is an outparcel to a new Grocery Anchored Development
- York, SC has experienced +12% population and household growth over the last 4 years
- York, SC is 20 miles Southwest of Charlotte, NC and sits 10 miles Southwest of the NC/SC state line



SQ FT  
+/- 4,657



TRAFFIC  
24,988 VPD



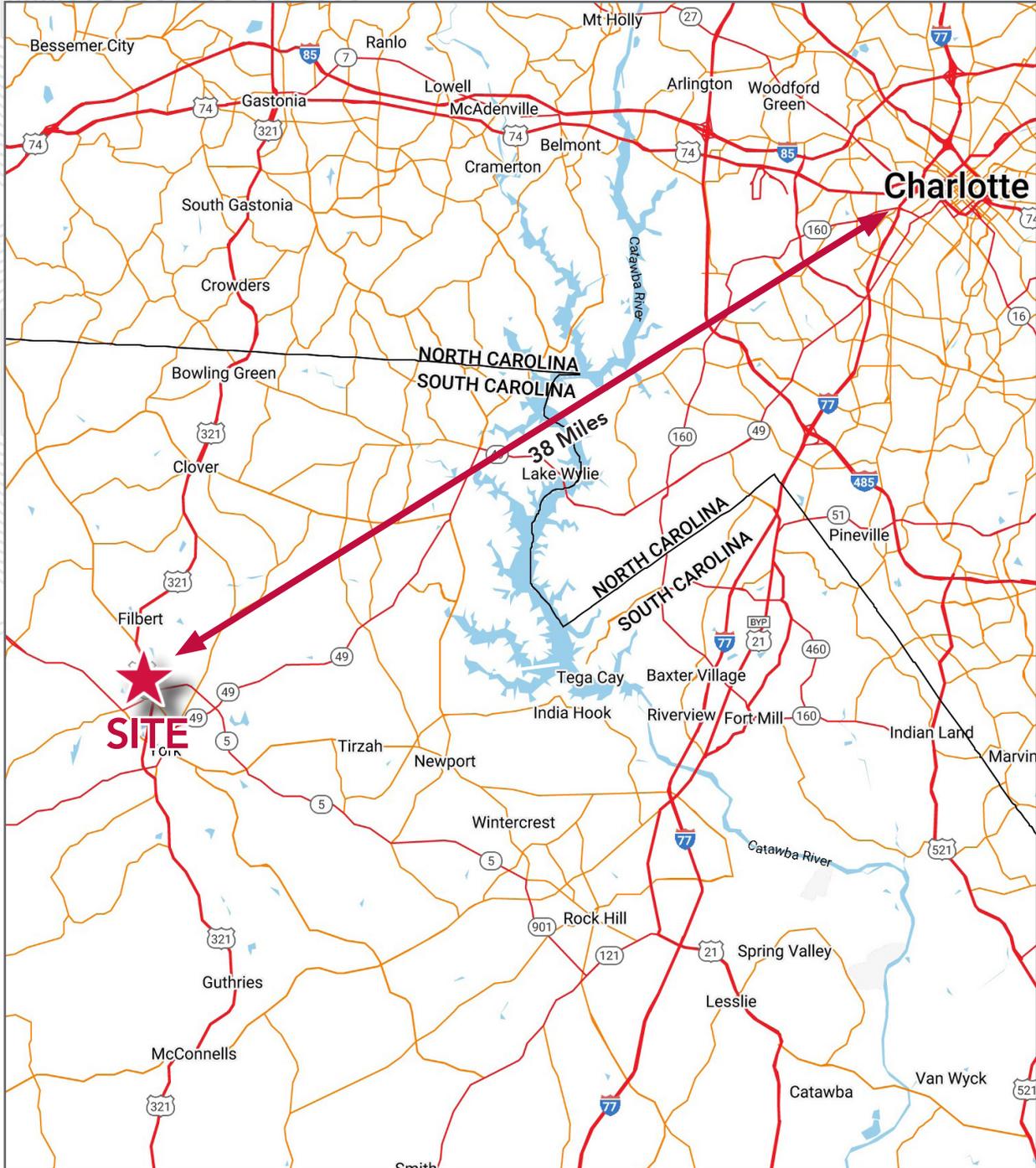
ACCESS  
Highway  
321

Demographics	3 mile	5 mile	7 mile
Population	13,887	22,648	38,956
Households	5,333	8,637	14,709
Daytime Pop	13,311	19,133	33,861
Med HH Income	\$62,857	\$66,036	\$70,426

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## Area Map



**FOR LEASE**

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