



For Sale

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► *Investment Property*

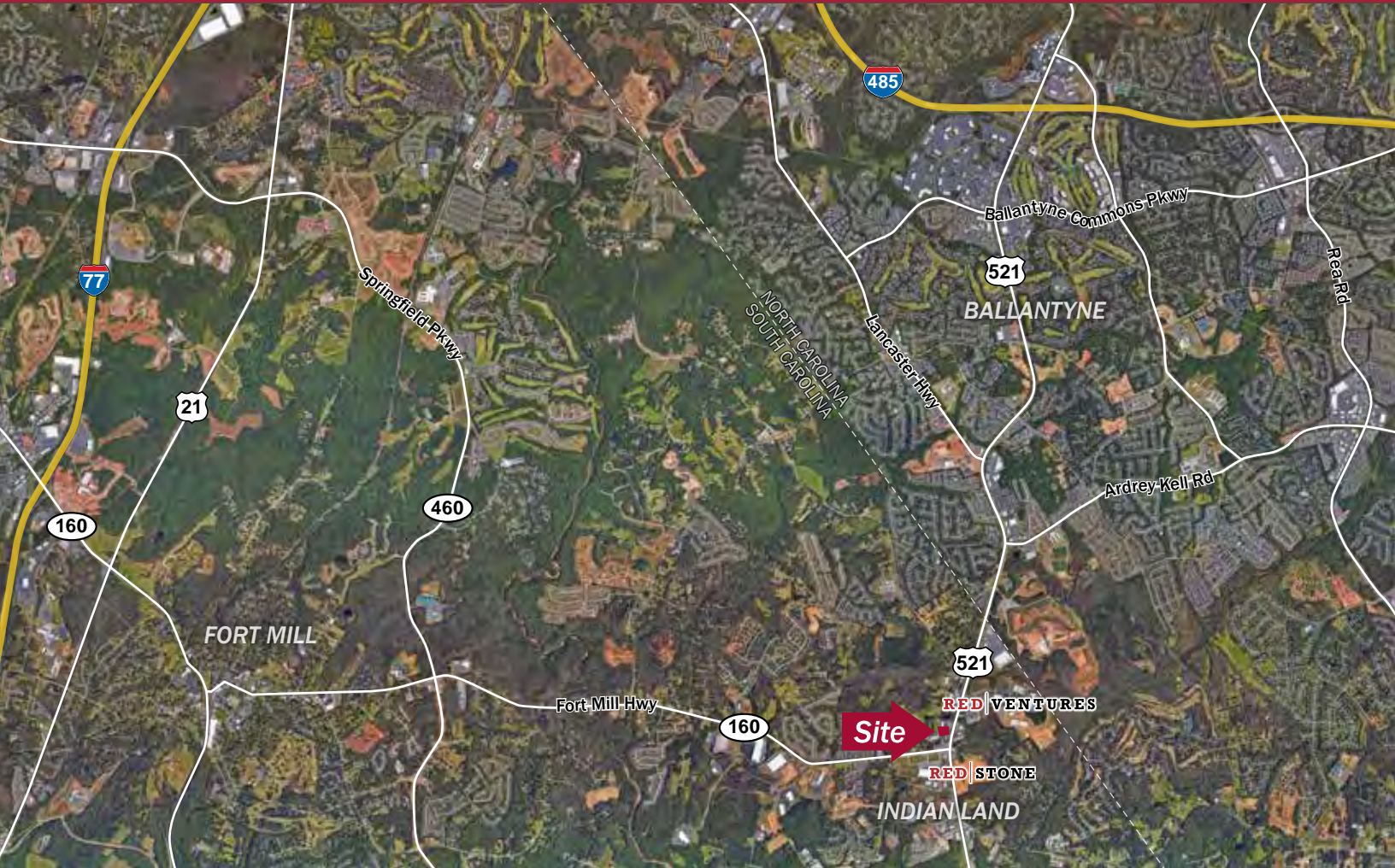
*Shoppes at 521
Indian Land, SC*

*Pricing:
\$3,100,000*

Shoppes at 521

9787 Charlotte Highway
Fort Mill, SC 29707

Overview



Offered Exclusively By

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Investment Property Tenants

Victory Dental Center
Victory Pediatric Dentistry
Asia Massage
Enterprise Rent-A-Car



► *Investment Property* | Shoppes at 521

2400 South Boulevard, Suite 300 | Charlotte, NC 28203 | 704.248.2100 | mpvre.com

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Investment Property in Indian Land, South Carolina



Executive Summary

Investment Overview

Property Address	9787 Charlotte Highway, Fort Mill, SC 29707
Building SF	±12,740
Building Use	Retail and Office
Purchase Price	\$3,100,000
Year Built	2008
Zoning	General Business (GB)

Highlights

- The building is two story, masonry construction, with stucco accents
- Features include high quality architecture and a centralized elevator
- The property is 100% leased
- Class A - Retail, Office Strip Center
- Located in one of the fastest growing areas in the Charlotte-Metro area
- End-cap consisting of 5 suites in the Shoppes at 521 shopping center
- Direct access & visibility from Hwy 521 and Harrisburg Road

Tenants

Suite	Tenant	GLA SF
101	New Tenant Coming Soon	1,970
201/202	Victory Dental Center	3,177
203/204	Victory Pediatric Dentistry	3,213
400	Asia Massage	1,439
500	Enterprise Leasing Company Southeast	1,225
TOTAL:		11,024 SF

Demographic	1 mile	3 mile	5 mile
2017 Population	2,591	39,481	115,086
2017 Avg. HH Income	\$81,108	\$118,944	\$117,304
2017 Daytime Population	3,812	12,191	39,627
2017 Total Households	1,013	14,118	43,695

Site Aerial



SUBWAY

**H&R
BLOCK**

ups

**FAMOUS
Bojangles**
Chicken 'n Biscuits

**Stateline
Elite**

GOODYEAR

**M
MARATHON**

Showmars
southern · fresh · greek

**TYNDALL
FURNITURE**

**INDIAN LAND
ANIMAL HOSPITAL**

Gulf

**RED STONE
Phase II**

Proposed Hwy
160 Extension

15,900 AADT (2016)

160

521

Charlotte Hwy - 37,700 AADT (2016)

Harrisburg Rd

Business Parks & Work Force

Company	Number of Employees	# Employees on Expansion
Bailes Ridge & MacMillan Parks		
CompuCom	-	1,200
Movement Mortgage	400	1,100
Cardinal Healthcare	850	850
Keer America	100	500
Continental Tire	486	486
Honeywell	220	300
Kennametal	100	100
Edgewater		
URS	225	225
Maverick Funding	100	100

Company	Number of Employees	# Employees on Expansion
521 Corporate Center		
Red Ventures	2,000	3,000
Sharon View FCU	125	125
Republic Services of FL	45	45
Power Engineers	50	50
Continental Tire	90	90
Integrated Health Care	40	60
Dimension Data	75	75
Mesa	25	35
Total No. of Employees Upon Expansion: 8,341 (4,931 to date)		



Photos



Market Map



Residential Activity - 3-Mile Radius	
Homes Under Development	797
Future/Proposed Homes	1,790
Total upon Build Out	2,587

Source: Metrostudy 2017. Apartments not included.

Demographics

Executive Summary

	1 mile	3 miles	5 miles
Population			
2000 Population	769	9,121	43,075
2010 Population	1,925	30,135	92,147
2017 Population	2,533	39,841	117,947
2022 Population	3,098	46,687	135,555
2000-2010 Annual Rate	9.61%	12.69%	7.90%
2010-2017 Annual Rate	3.86%	3.93%	3.46%
2017-2022 Annual Rate	4.11%	3.22%	2.82%
2017 Male Population	48.6%	48.3%	48.2%
2017 Female Population	51.4%	51.7%	51.8%
2017 Median Age	38.4	36.7	38.1

In the identified area, the current year population is 117,947. In 2010, the Census count in the area was 92,147. The rate of change since 2010 was 3.46% annually. The five-year projection for the population in the area is 135,555 representing a change of 2.82% annually from 2017 to 2022. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 38.4, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	83.4%	74.2%	77.3%
2017 Black Alone	7.3%	9.0%	9.1%
2017 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2017 Asian Alone	2.9%	11.4%	8.5%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	3.4%	2.4%	2.3%
2017 Two or More Races	2.4%	2.6%	2.6%
2017 Hispanic Origin (Any Race)	9.6%	8.0%	7.1%

Persons of Hispanic origin represent 7.1% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 46.8 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	315	3,232	15,712
2010 Households	783	10,796	34,453
2017 Total Households	1,013	14,118	43,695
2022 Total Households	1,237	16,514	49,996
2000-2010 Annual Rate	9.53%	12.82%	8.17%
2010-2017 Annual Rate	3.62%	3.77%	3.33%
2017-2022 Annual Rate	4.08%	3.18%	2.73%
2017 Average Household Size	2.50	2.82	2.70

The household count in this area has changed from 34,453 in 2010 to 43,695 in the current year, a change of 3.33% annually. The five-year projection of households is 49,996, a change of 2.73% annually from the current year total. Average household size is currently 2.70, compared to 2.67 in the year 2010. The number of families in the current year is 31,394 in the specified area.

Executive Summary (cont.)

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$59,743	\$90,161	\$87,909
2022 Median Household Income	\$68,243	\$99,958	\$96,278
2017-2022 Annual Rate	2.70%	2.08%	1.84%
Average Household Income			
2017 Average Household Income	\$81,108	\$118,944	\$117,304
2022 Average Household Income	\$95,479	\$134,127	\$131,529
2017-2022 Annual Rate	3.32%	2.43%	2.32%
Per Capita Income			
2017 Per Capita Income	\$31,372	\$43,139	\$43,651
2022 Per Capita Income	\$36,829	\$48,535	\$48,739
2017-2022 Annual Rate	3.26%	2.39%	2.23%

Households by Income

Current median household income is \$87,909 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$96,278 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$117,304 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$131,529 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$43,651 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$48,739 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	327	3,432	16,876
2000 Owner Occupied Housing Units	261	2,717	12,451
2000 Renter Occupied Housing Units	54	515	3,261
2000 Vacant Housing Units	12	200	1,164
2010 Total Housing Units	833	11,447	36,573
2010 Owner Occupied Housing Units	672	8,856	26,763
2010 Renter Occupied Housing Units	111	1,940	7,690
2010 Vacant Housing Units	50	651	2,120
2017 Total Housing Units	1,072	14,699	45,740
2017 Owner Occupied Housing Units	847	11,204	33,402
2017 Renter Occupied Housing Units	166	2,914	10,292
2017 Vacant Housing Units	59	581	2,045
2022 Total Housing Units	1,307	17,120	52,013
2022 Owner Occupied Housing Units	1,016	13,089	38,365
2022 Renter Occupied Housing Units	221	3,425	11,631
2022 Vacant Housing Units	70	606	2,017

Currently, 73.0% of the 45,740 housing units in the area are owner occupied; 22.5% are renter occupied; and 4.5% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 36,573 housing units in the area - 73.2% owner occupied, 21.0% renter occupied, and 5.8% vacant. The annual rate of change in housing units since 2010 is 10.45%. Median home value in the area is \$280,201, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.77% annually to \$321,278.



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