

5,582 SF Medical/Professional Office Space

► **1550 N Doby's Bridge Rd**

Fort Mill, SC 29715



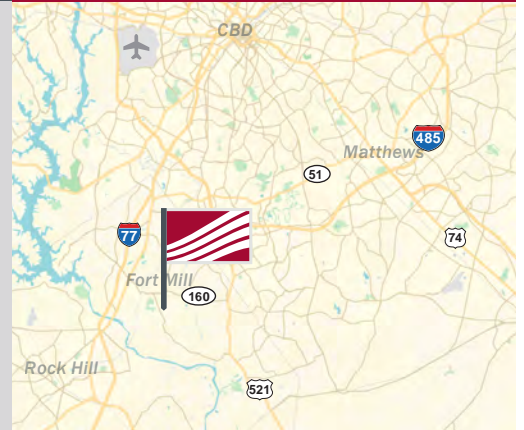
Office Space Available

- 1,200 SF – 5,582 SF of Class A Medical/Office space delivering Q2 2021
- Current tenants include: General Dentist
- Building signage available
- Situated in one of Charlotte's highest growth submarkets, with over 3,000 new homes planned, for a total of 14,483 homes within a 3-mile radius
- Excellent visibility with direct access to Doby's Bridge Rd
- Easy access to HWY 160, Fort Mill Southern Bypass and I-77
- Less than 1 mile from Doby's Bridge Elementary and Catawba Ridge High School
- 5.5 miles to Red Ventures Campus and 4 miles to Movement Mortgage Headquarters

Pricing

\$25 – \$27 /SF (NNN Est. \$6/SF)

For Lease



► **Contact**

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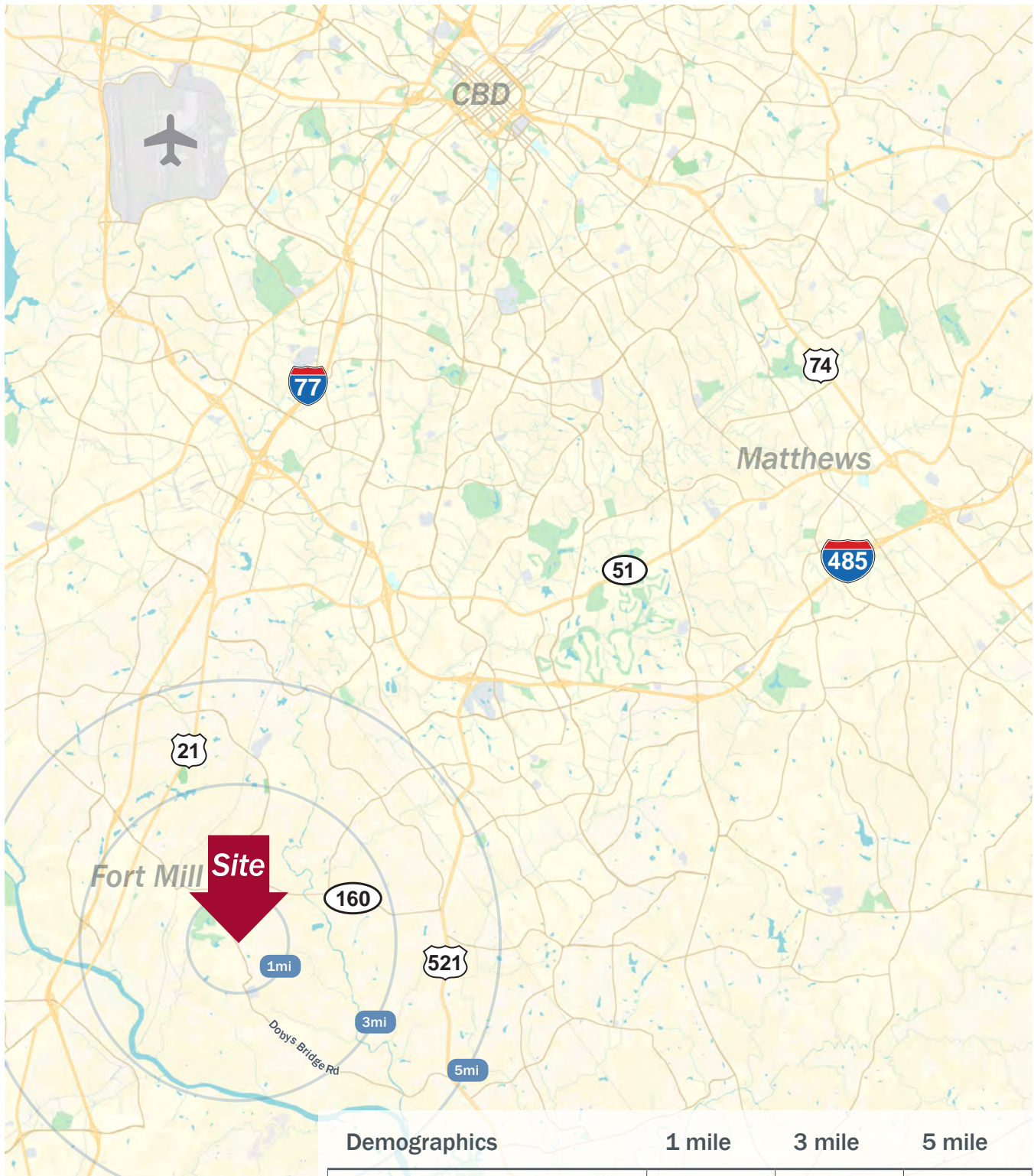
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► Locator Map

1550 N Doby's Bridge Rd
Fort Mill, SC 29715

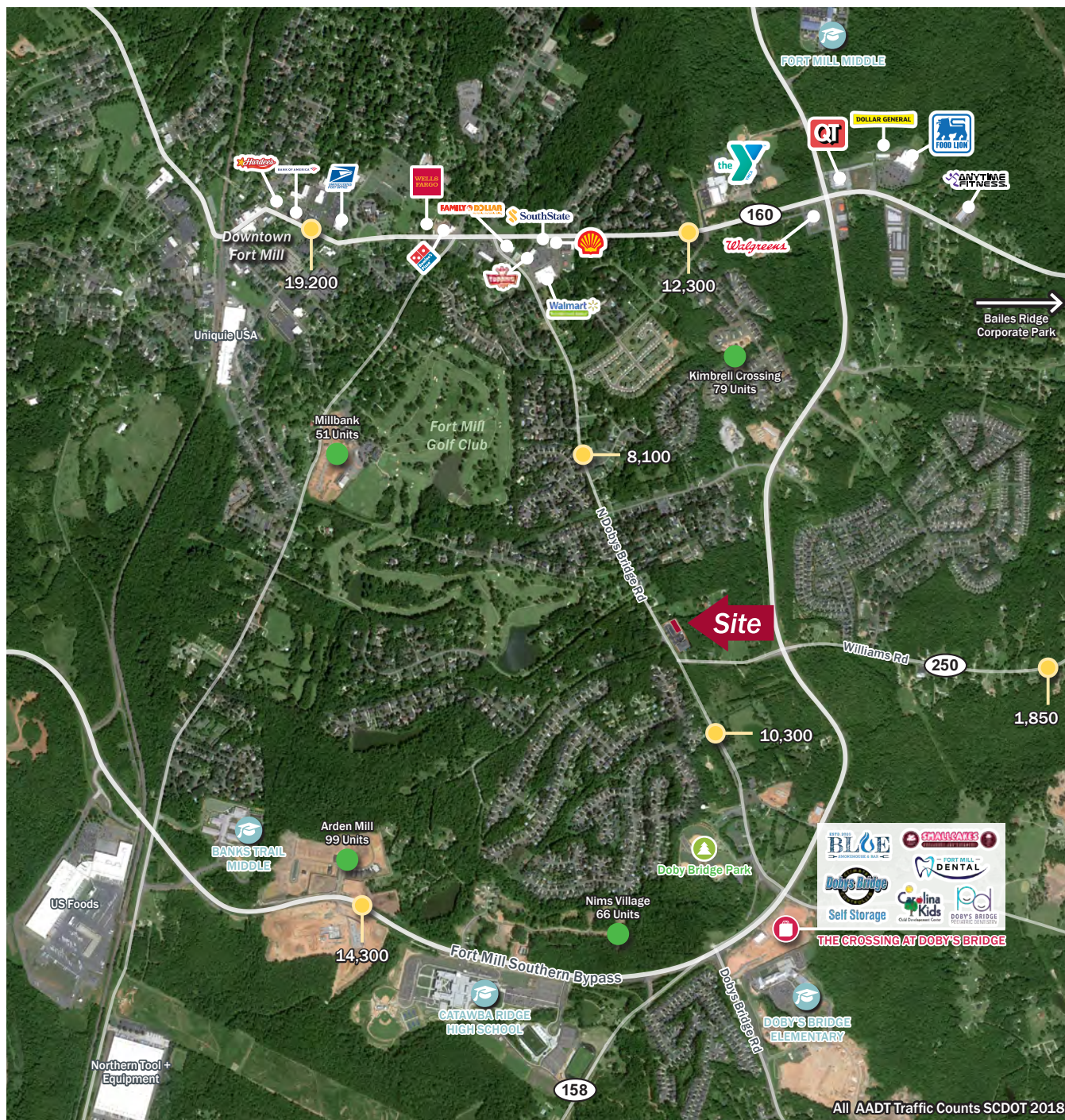
Location & Proximity to Charlotte's Central Business District



► **Market Aerial**

1550 N Doby's Bridge Rd
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Site Location and 2019 Average Annual Daily Traffic



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► Site Aerial & Leasing Plan

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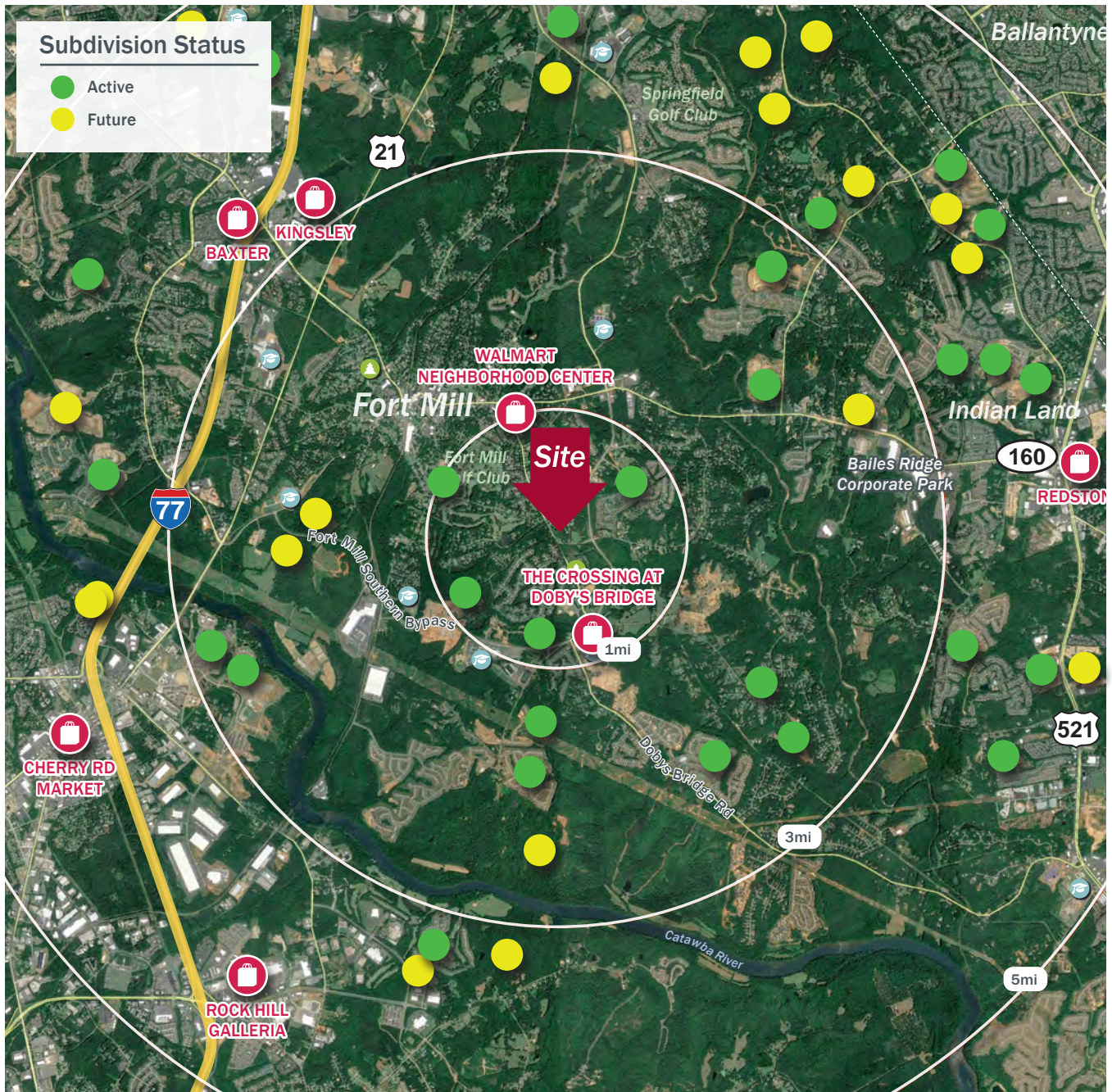
N Dobys Bridge Road **10,300 AADT**



► Market Aerial

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Residential Activity & Retail Centers within 5 mi. of Site



Single Family Housing (2020)	3 miles	5 miles
Existing Housing Units	11,337	36,428
Planned Future Housing Units	3,146	6,341
Total	14,483	42,769

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Executive Summary

	1 mile	3 miles	5 miles
Population			
2000 Population	2,944	11,379	30,226
2010 Population	4,440	17,794	55,791
2020 Population	5,314	28,694	90,499
2025 Population	5,854	32,117	103,394
2000-2010 Annual Rate	4.19%	4.57%	6.32%
2010-2020 Annual Rate	1.77%	4.77%	4.83%
2020-2025 Annual Rate	1.95%	2.28%	2.70%
2020 Male Population	48.4%	48.0%	48.4%
2020 Female Population	51.6%	52.0%	51.6%
2020 Median Age	39.1	37.9	36.3

In the identified area, the current year population is 90,499. In 2010, the Census count in the area was 55,791. The rate of change since 2010 was 4.83% annually. The five-year projection for the population in the area is 103,394 representing a change of 2.70% annually from 2020 to 2025. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	87.2%	80.7%	75.8%
2020 Black Alone	6.9%	11.8%	12.8%
2020 American Indian/Alaska Native Alone	0.4%	0.4%	0.6%
2020 Asian Alone	1.9%	2.2%	4.2%
2020 Pacific Islander Alone	0.0%	0.0%	0.1%
2020 Other Race	0.8%	2.1%	3.6%
2020 Two or More Races	2.8%	2.8%	2.9%
2020 Hispanic Origin (Any Race)	3.3%	5.6%	8.6%

Persons of Hispanic origin represent 8.6% of the population in the identified area compared to 18.8% 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 50.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	153	141	127
2000 Households	1,022	4,380	11,885
2010 Households	1,536	6,774	21,413
2020 Total Households	1,847	10,766	34,206
2025 Total Households	2,040	12,033	39,058
2000-2010 Annual Rate	4.16%	4.46%	6.06%
2010-2020 Annual Rate	1.82%	4.62%	4.68%
2020-2025 Annual Rate	2.01%	2.25%	2.69%
2020 Average Household Size	2.88	2.67	2.64

The household count in this area has changed from 21,413 in 2010 to 34,206 in the current year, a change of 4.68% annually. The five-year projection of households is 39,058, a change of 2.69% annually from the current year total. Average household size is currently 2.64, compared to 2.60 in the year 2010. The number of families in the current year is 23,578 in the specified area.

Source: Esri 2020

► Demographics

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Executive Summary

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	12.0%	14.2%	14.9%
Median Household Income			
2020 Median Household Income	\$98,763	\$84,708	\$80,976
2025 Median Household Income	\$106,345	\$91,658	\$87,187
2020-2025 Annual Rate	1.49%	1.59%	1.49%
Average Household Income			
2020 Average Household Income	\$118,892	\$110,912	\$108,701
2025 Average Household Income	\$130,806	\$122,698	\$121,716
2020-2025 Annual Rate	1.93%	2.04%	2.29%
Per Capita Income			
2020 Per Capita Income	\$42,824	\$41,114	\$41,098
2025 Per Capita Income	\$47,181	\$45,441	\$45,972
2020-2025 Annual Rate	1.96%	2.02%	2.27%
Households by Income			

Current median household income is \$80,976 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$87,187 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$108,701 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$121,716 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$41,098 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$45,972 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	198	169	161
2000 Total Housing Units	1,072	4,617	12,812
2000 Owner Occupied Housing Units	860	3,332	7,973
2000 Renter Occupied Housing Units	161	1,048	3,912
2000 Vacant Housing Units	51	237	927
2010 Total Housing Units	1,607	7,246	23,244
2010 Owner Occupied Housing Units	1,270	5,176	15,019
2010 Renter Occupied Housing Units	266	1,598	6,394
2010 Vacant Housing Units	71	472	1,831
2020 Total Housing Units	1,909	11,337	36,428
2020 Owner Occupied Housing Units	1,613	8,610	24,893
2020 Renter Occupied Housing Units	234	2,155	9,313
2020 Vacant Housing Units	62	571	2,222
2025 Total Housing Units	2,097	12,534	41,207
2025 Owner Occupied Housing Units	1,786	9,721	28,473
2025 Renter Occupied Housing Units	254	2,312	10,585
2025 Vacant Housing Units	57	501	2,149

Currently, 68.3% of the 36,428 housing units in the area are owner occupied; 25.6%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 23,244 housing units in the area - 64.6% owner occupied, 27.5% renter occupied, and 7.9% vacant. The annual rate of change in housing units since 2010 is 22.10%. Median home value in the area is \$288,712, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.11% annually to \$305,095.

Source: Esri 2020

For complete property listings, visit www.mpvre.com.



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