

Fort Mill Area Commercial Site



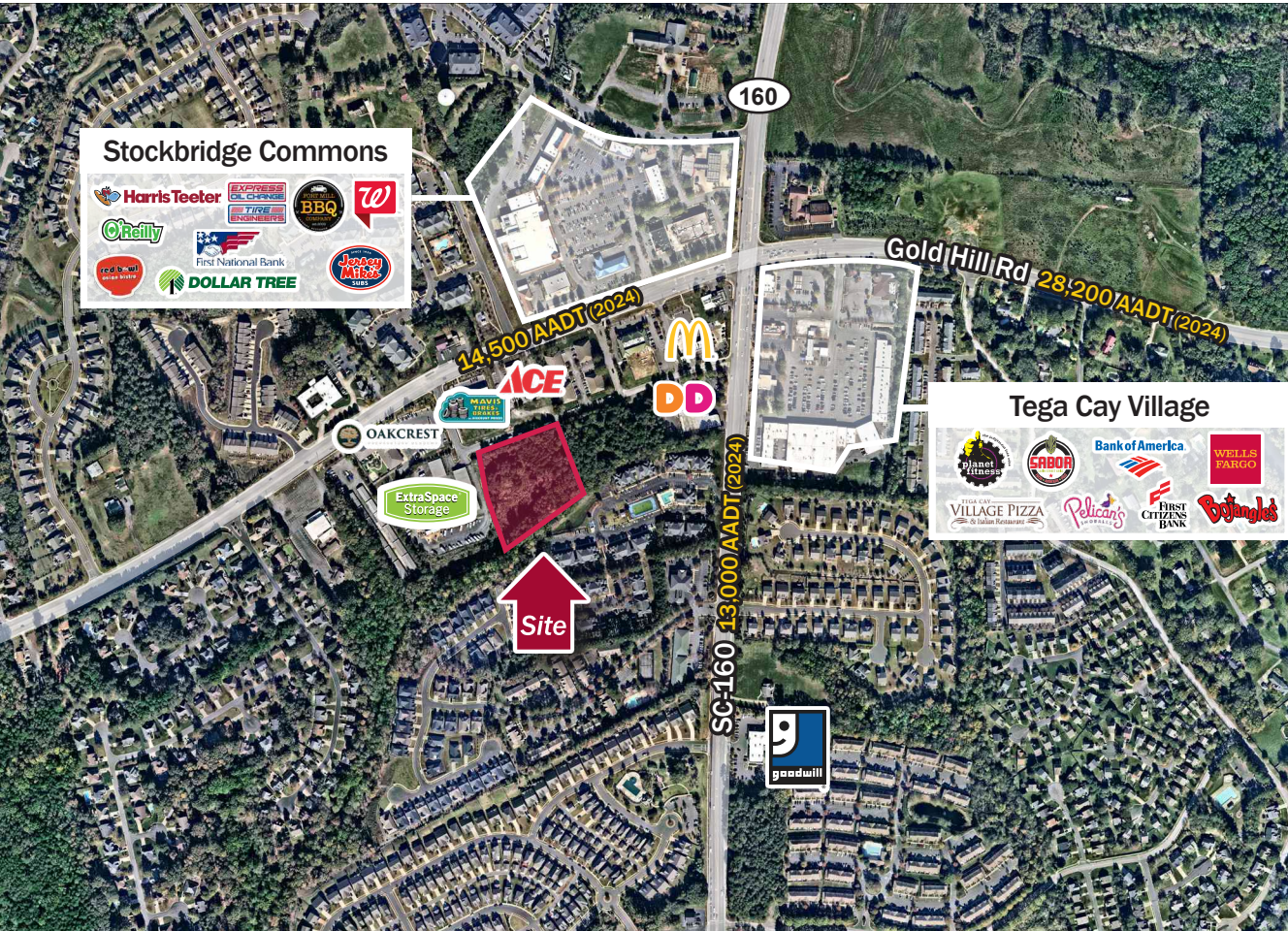
5077 LAKE VISTA BLVD, TEGA CAY, SC 29708

Land

FOR
Sale

SIZE
±3.73 Acres

PRICE
\$1,175,000



Overview

±3.73 acres of land for sale in Charlotte MSA

York County PID 650000067

York County Zoning: General Commercial (GC)

Easy access to exit 88 for I-77 (2.5 mi. via Gold Hill Road)

Located at a major intersection of Gold Hill Rd and SC-160

Permitted uses include most retail services, office (medical, business, professional services), day care, healthcare facilities, vehicle service, and hotels

4,800+ housing units within 1 mile of site

Fort Mill School District ranked #1 in SC

Prime Land in Fort Mill, SC Area—Charlotte MSA



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Property Overview

Demographics

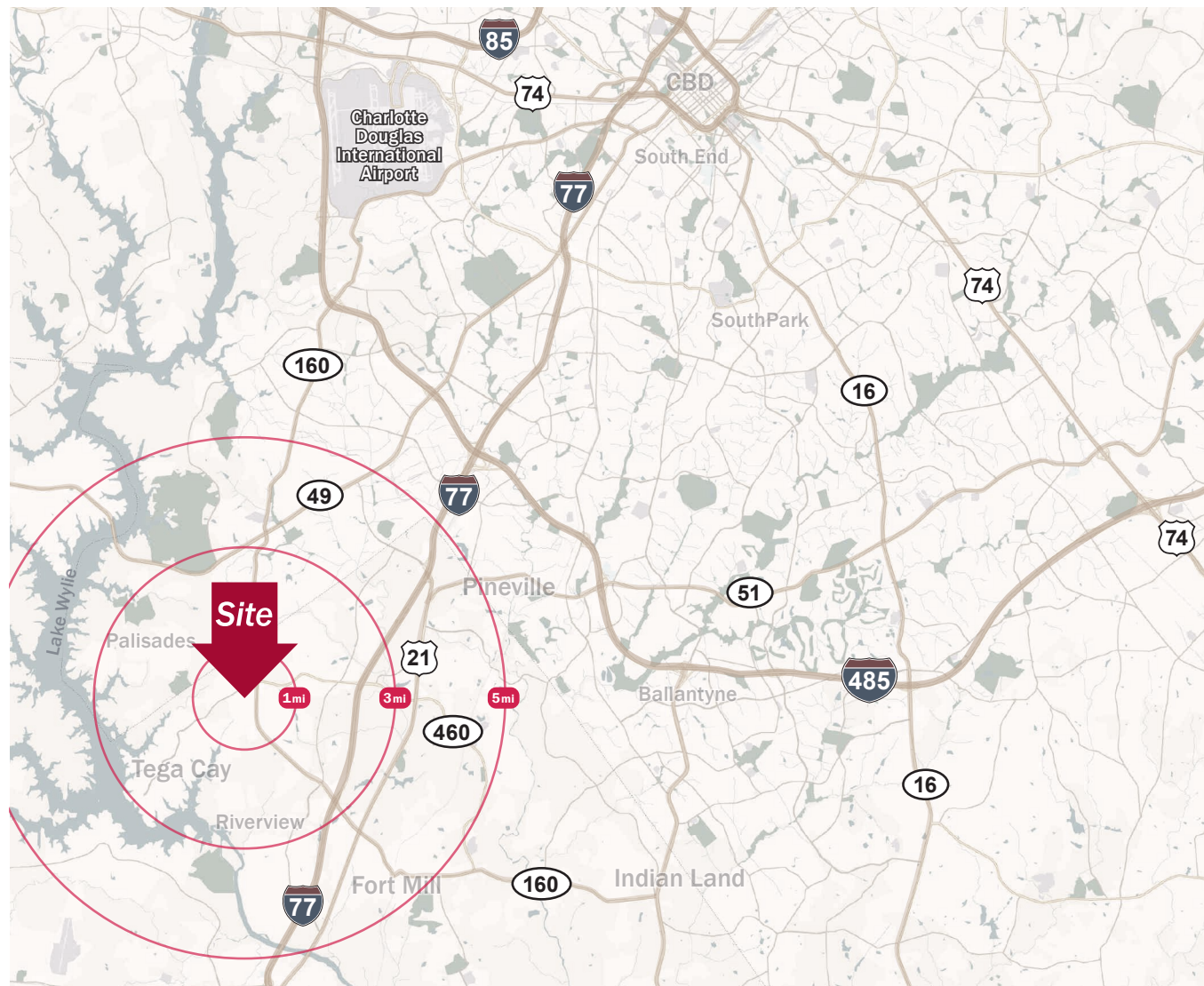
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	11,395	62,891	127,006
Avg. HH Income	\$146,849	\$167,040	\$147,982

Traffic Count

Source: SCDOT

	AADT
Gold Hill Rd - East of Hwy 160	28,200 (2024)
Gold Hill Rd - West of Hwy 160	14,500 (2024)
Hwy SC-160	13,000 (2024)



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Market Aerial



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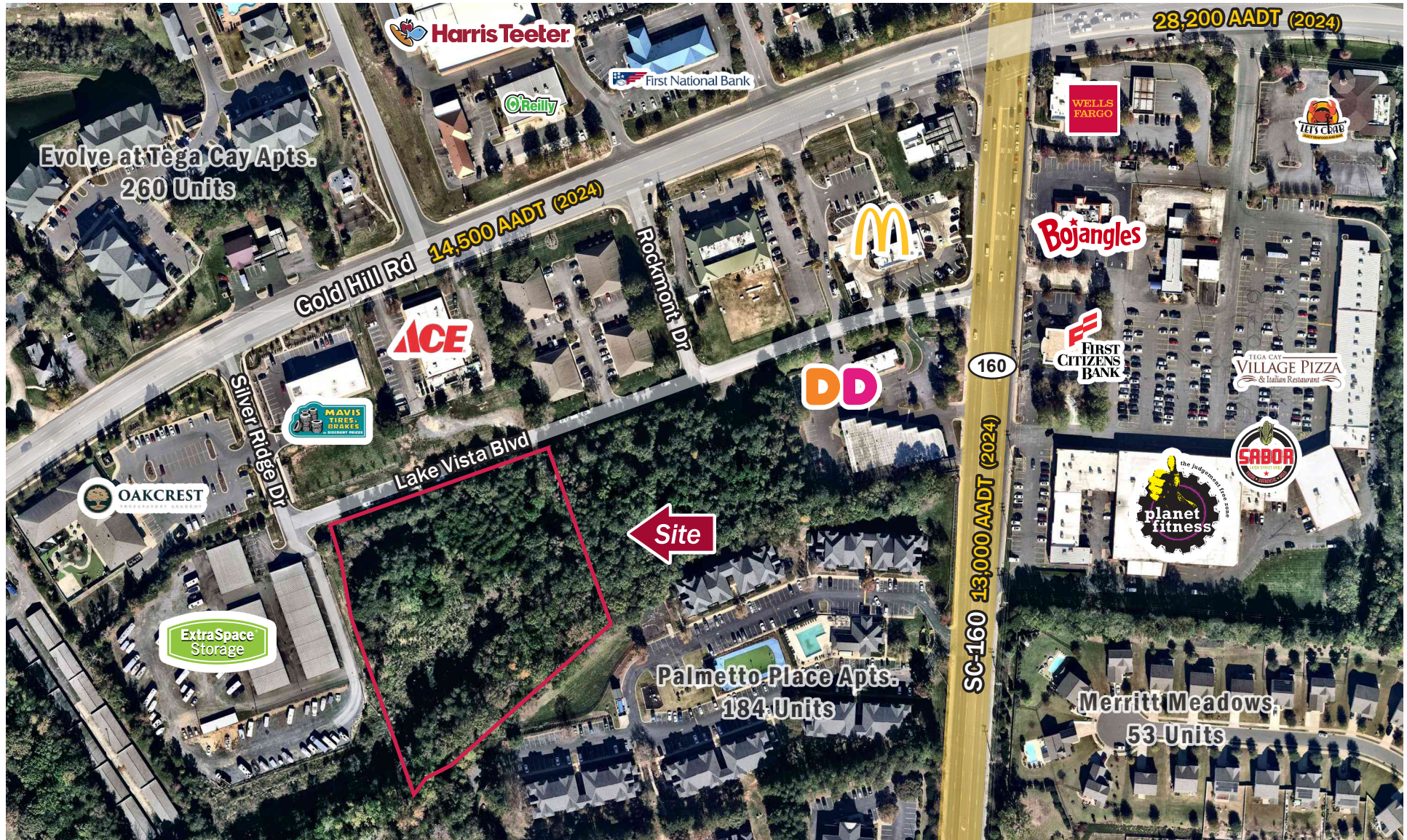
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Site Aerial



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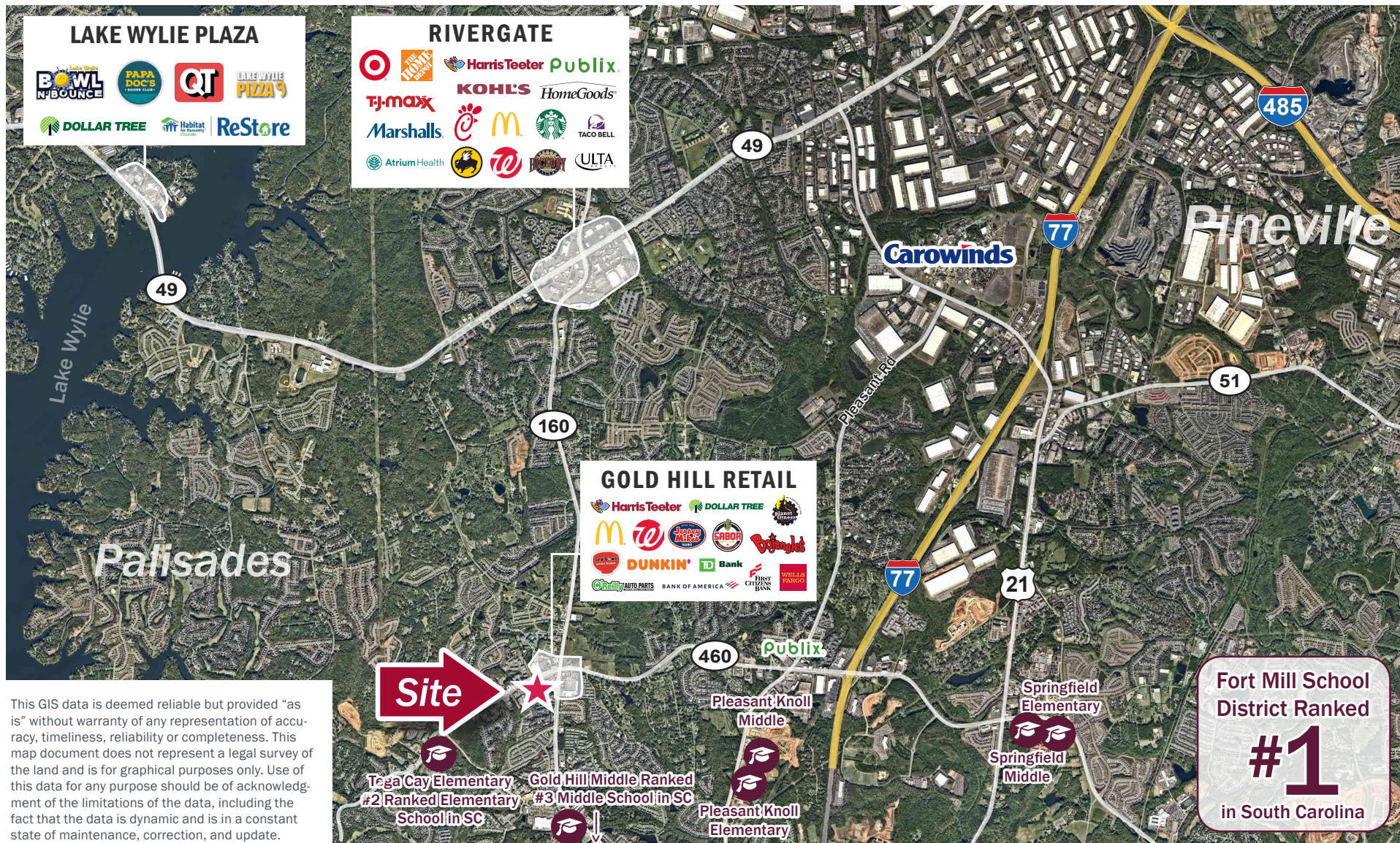
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Market Aerial



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Source: <https://www.niche.com/k12/d/fort-mill-school-district-sc/>



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Nearby Residential



No.	Sub. Name	Status	Total
1	Addison Hill	Future	126
2	Blumont Townhomes (P)	Future	85
3	Hamilton Woods	Active	119
4	Harmony Senior Living TH (P)	Future	75
5	Lakewood (P)	Future	66
6	Main Street-Tega Cay/SF	Future	68
7	Main Street-Tega Cay/TH	Future	78
8	McKee Rd SF (P)	Future	99
9	Montreux	Active	79
10	North Youngblood (P)	Future	109
11	Palisades/Coves SF & TH	Future	499
12	Palisades/Shelburne	Active	24
13	Palisades/Tennis Community	Future	14
14	Palisades/Westerham	Active	10
15	Porters Row TH	Active	236
16	Rayna Woods TH	Future	29
17	River Falls (Tega Cay)	Active	133
18	Saybrooke at Lake Wylie	Active	62
19	Serenity Point	Active	89
20	Southbridge/Camryn TH	Active	45
21	Southbridge/Grahym TH	Active	50
22	Towns at Hamilton Park (P)	Future	32
23	Wilson Farms/Aberdeen TH	Active	24
24	Wilson Farms/Meadows	Active	394
25	Windell Woods SF	Active	137
26	York Rd Site	Future	76
27	Youngblood DU (Hopper) (P)	Future	56
28	Youngblood Rd TH (P)	Future	28
29	Youngblood South (P)	Future	58

Source: Zonda ©2025

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Medical | Industrial | Retail | Land | Investment | Office

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