

# 3886 LESSLIE HWY & OLD FRIENDSHIP RD YORK COUNTY SC



## PRICED AT \$250,000

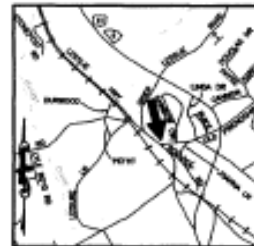
- 2.751 Acre Parcel / Tax Id 6910000007
- CORNER of Lesslie Hwy and 113 Old Friendship
- Zoned UD Business / York County SC
- Lot Dimensions 311' x 234' x 528' x 393'
- Just Three Blocks off Hwy 5 and Hwy 21 Bypass
- High Traffic Cut Thru To Get To Hwy Bypass
- Average Household Income 5 Miles \$70,823
- Commercial Corner For Less Than \$91 K Per Acre



**MIKE BROWN**  
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**COLE COMMERCIAL**  
**REAL ESTATE ADVISORS**



**VICINITY MAP**  
(NOT TO SCALE)



200800001951  
Filed for Record in  
YORK COUNTY, SC  
DAVID HAMILTON  
01-16-2008 At 10:48 am.  
LARGE PLAT 10.00  
Vol D 287 Page 5

NOTE:  
1. NO NEW LOTS OR PROPERTY LINES ESTABLISHED.  
2. THIS PROPERTY SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS, RECORDED OR UNRECORDED.

**BOUNDARY SURVEY**

7785 1-15-08



**SPENCE LAND SURVEYING, LLC**

2369 McCONNELLS HWY.  
ROCK HILL, S.C. 29732  
803-329-7511

PROPERTY SURVEYED FOR  
**LESLEY H. McCARLEY**  
LOCATED AT THE INTERSECTION OF LESSLIE HIGHWAY AND OLD FRIENDSHIP ROAD IN THE CATAWBA TOWNSHIP YORK COUNTY, SOUTH CAROLINA  
JANUARY 8, 2008

THIS PROPERTY IS DESIGNATED AS TAX PARCEL 691-00-00-007, A PORTION OF A 5.96 ACRE TRACT RECORDED IN PLAT BOOK 16, PAGE 92.  
TAX PARCEL 691-00-00-007

REVISIONS

MONUMENTS LEGEND

| FOUND       | SET |
|-------------|-----|
| IRON PIPE ○ | □   |
| IRON PIN ●  | ■   |

SCALE 1" = 60'



"I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that the above described 0.021 located in a special flood hazard area."

*Don E. Spence*  
Don E. Spence

S.C.P.L.S. 23568