

ARDEN MILL SQUARE

Fort Mill, SC 29715



Realty Group

RETAIL SPACE FOR LEASE



LEASING: Eddie Pershin | 980-925-5474 | eddie@inkrg.com OR Ashley Turso | 980-925-5529 | ashley@inkrg.com

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OVERVIEW

Highlights

- Fort Mill is one of the fastest growing suburbs in the country.
- 6 schools within 1 mile of the site (3 Elementary, 2 Middle, 1 High School). 3 of these schools are within walking distance.
- +/- 18,000 existing and proposed residential units within a 3-mile radius of this site.
- Ideal location on heavily travelled Fort Mill Pkwy and convenient to Interstate 77 and Hwy 521.
- Just 30 minutes to Uptown Charlotte , 20 minutes to the Charlotte Douglass Airport, 15 minutes to Ballantyne, and 10 minutes to Downtown Rock Hill.

Property Details

Address	Intersection of Arden Mill Dr & Fort Mill Pkwy
Square Footage	+/- 1,200—7,742 SF Space Available for Lease
Shopping Center Size	+/- 22,961 SF
Acreage	2.19 AC
Use	Retail & Restaurant
Parking	92 Spaces
Zoning	MXU (Mixed Use)
Year Built	2023
Traffic Counts	Fort Mill Pkwy 14,000 VPD
Lease Rates	\$35 PSF NNN

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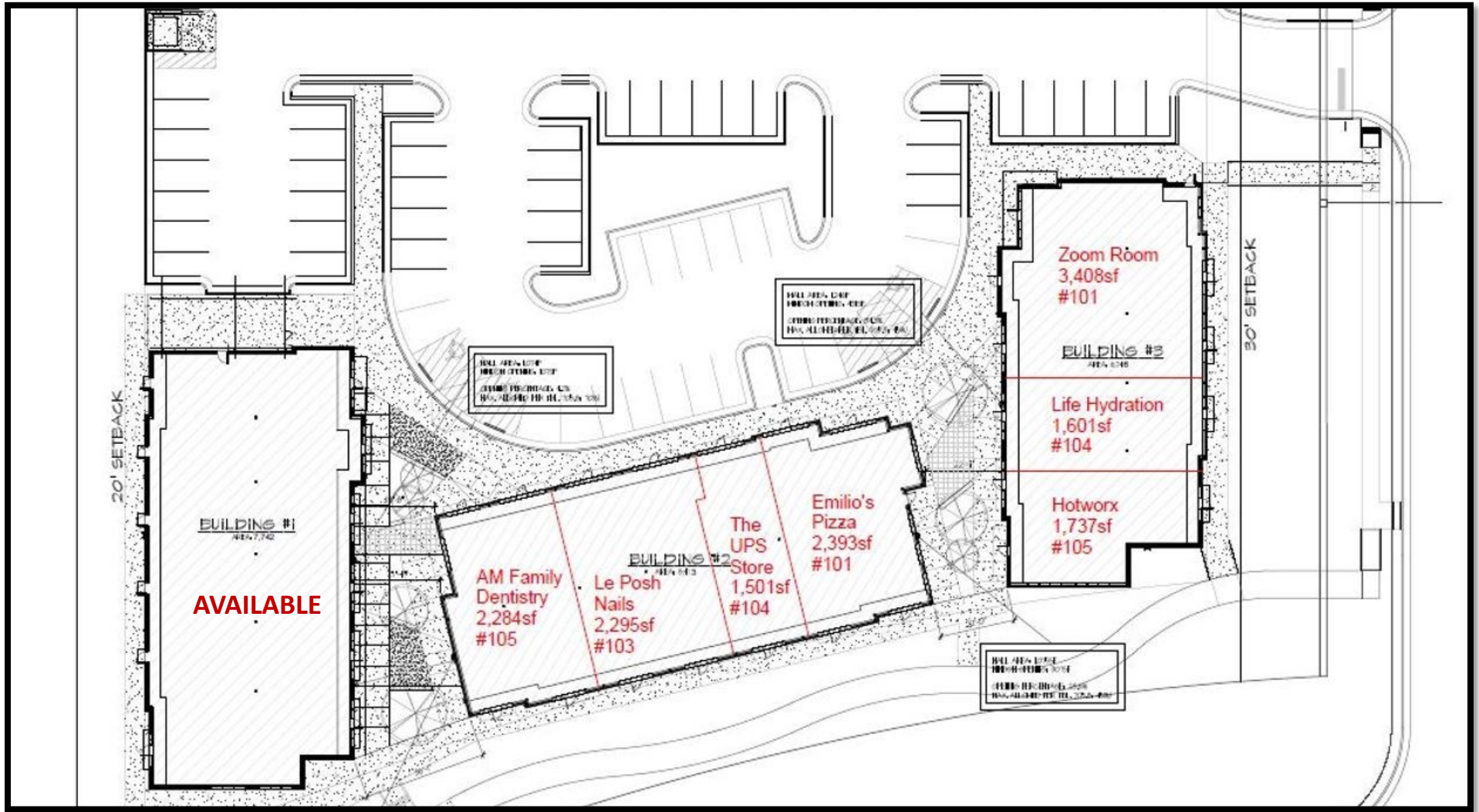
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LEASING PLAN



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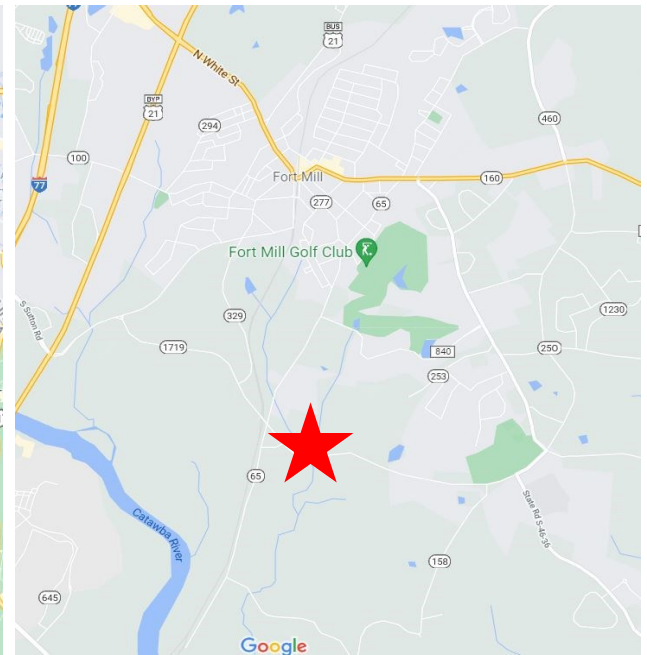
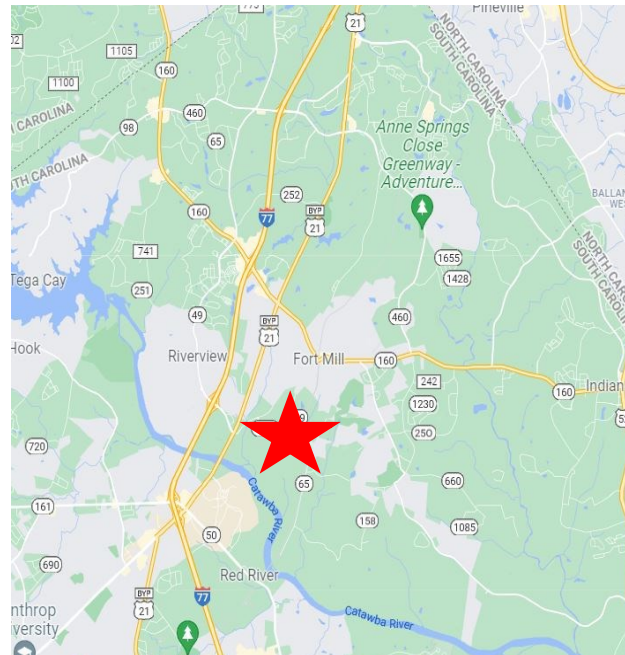
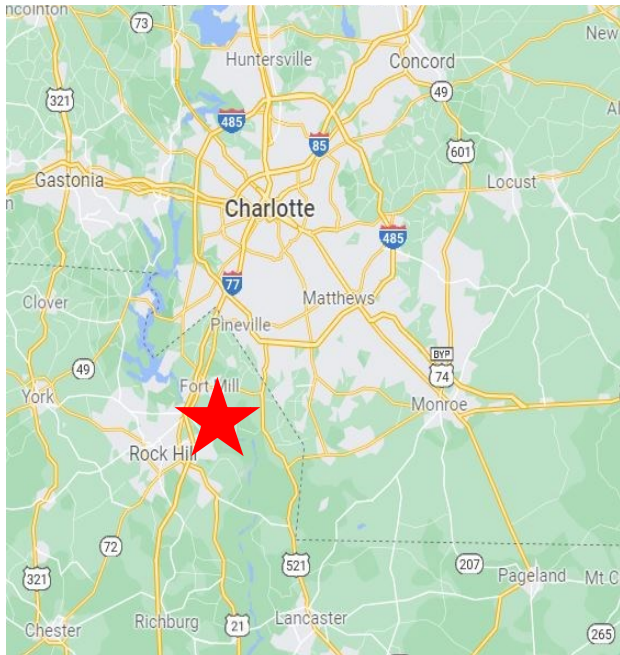
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MAPS



DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	3,900	31,640	91,860
Avg. HH Income	\$139,700	\$110,000	\$107,110
Households	1,365	11,475	33,167
Median Home Value	\$358,038	\$302,110	\$305,320

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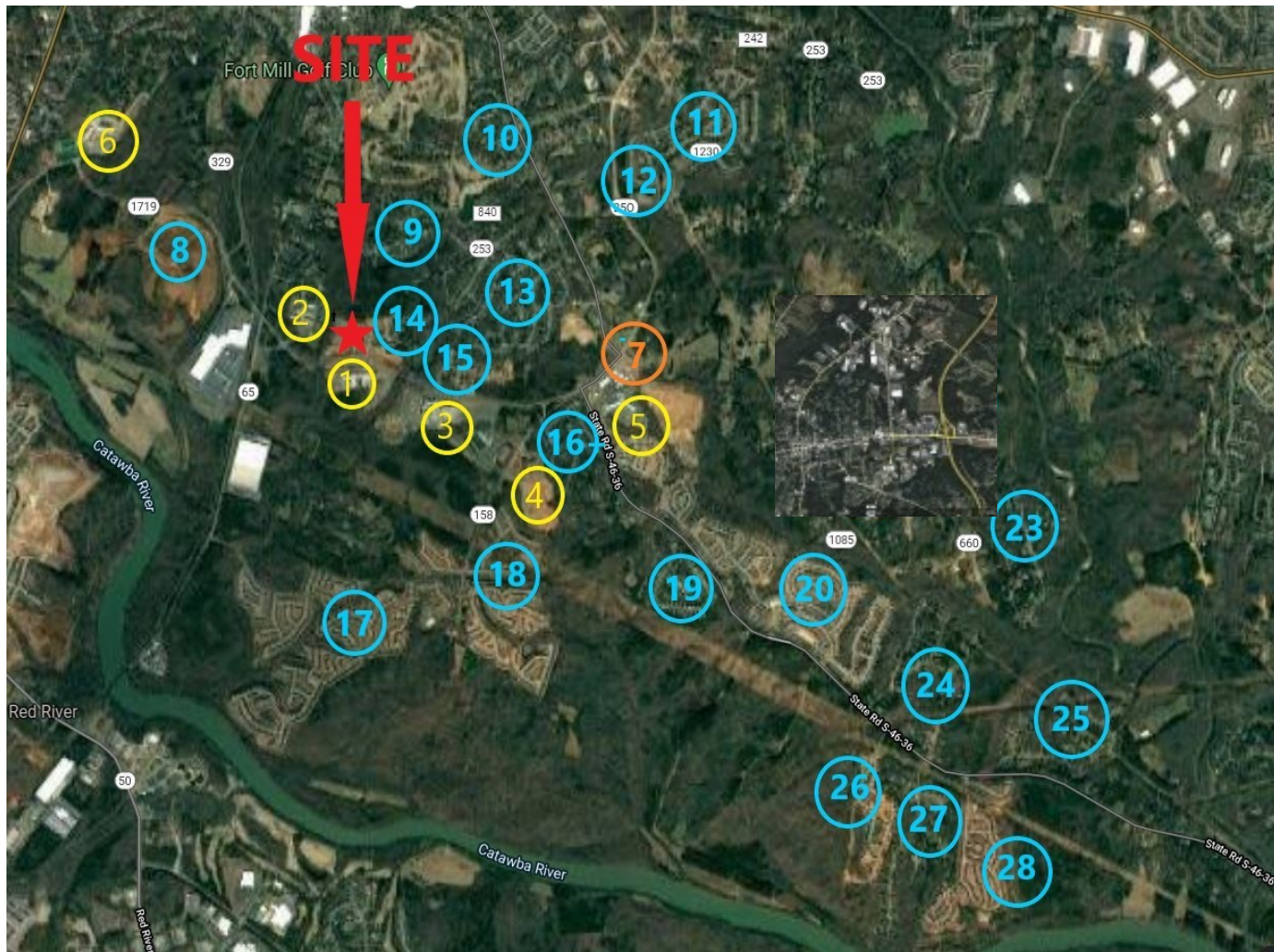
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AERIAL



1. River Trail Elementary School
2. Banks Trail Middle School
3. Catawba Ridge High School
4. Forest Creek Middle School
5. Doby's Bridge Elementary School
6. Riverview Elementary School
7. Doby's Bridge Market— Retail, Medical, Storage
8. Elizabeth—1,285 proposed units
9. Spring Branch Glenn— 50 units
10. McKendry/Stirling—92 units
11. Huntington Place—248 units
12. Sandy Point—145 units
13. Whitegrove—99 units
14. Arden Mill Classica Homes—99 units
15. Nims Village—65 units
16. Dominion Bridge—137 units
17. Waterside at the Catawba— 1,10 units
18. Pecan Ridge—192 units
19. The Forest—83 units
20. Massey—917 units
21. Holbrook Residences—+/- 150 units
22. Trinity Ridge—129 units
23. Huntington Farms—90 units
24. Oxford Place—106 units
25. Lynnwood Farms—87 units
26. Enclave at Massey—112 units
27. Beckingham—80 units
28. Riverchase—+/- 240 units

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PHOTOS



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This Offering Memorandum is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The recipients intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a purchase agreement has been fully executed. The parties agree that this Offering Memorandum is not intended to create any agreement or obligation by either party to negotiate a definitive purchase agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm’s length.

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