

# 1954 Hwy 160

FORT MILL, SC 29708

FOR LEASE – RETAIL/RESTAURANT  
AVAILABLE 1,062 SF – 5,161 SF (DIVISIBLE TO 3 SUITES)



**REDPART.COM**

711 Central Avenue  
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DEVELOPMENT + BROKERAGE + MANAGEMENT

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# Executive Summary

## PAD DETAILS:

Available: 1,062 SF – 5,161 SF  
(Divisible to 3 Suites)

Suite Breakdown: Unit A (2,862 SF)  
Unit B (1,237 SF)  
Unit C (1,062 SF)

Asking Rate: **\$48 / SF (NNN)**

Delivery: Spring 2027

## KEY HIGHLIGHTS:

- Adjacent to Mac's Speed Shop with shared parking
- ≈ 132 parking spaces
- ≈ 34,000 AADT – Hwy 160
- 7,395 - 1-Mile Population

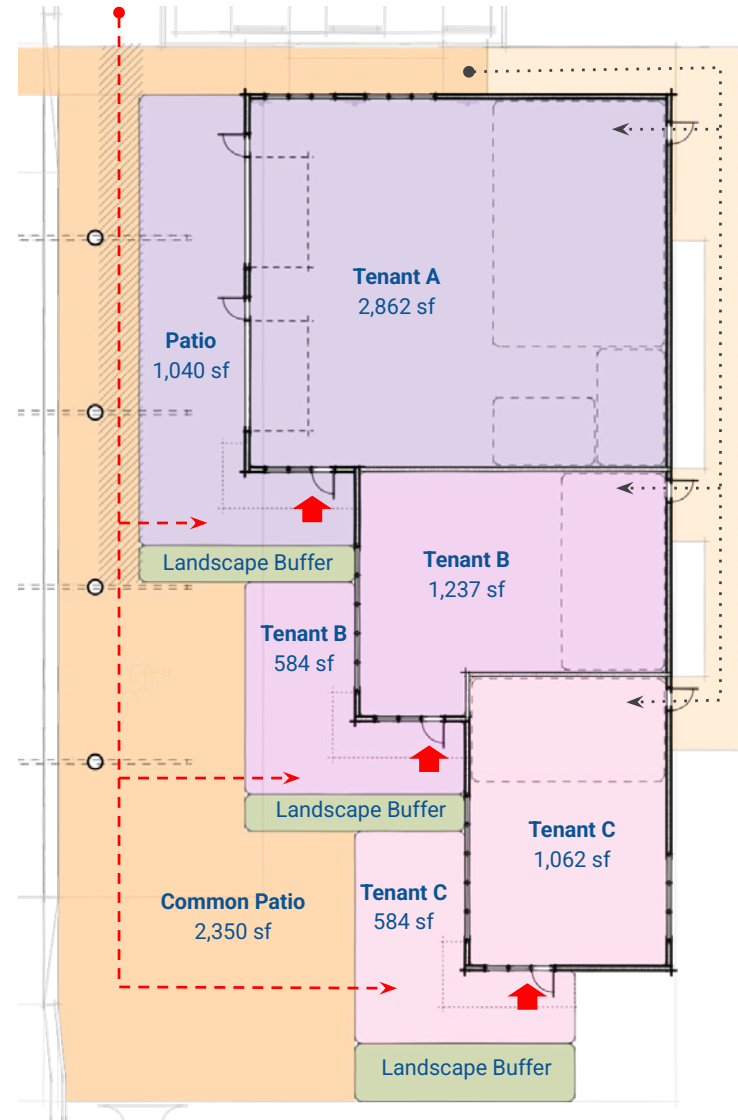
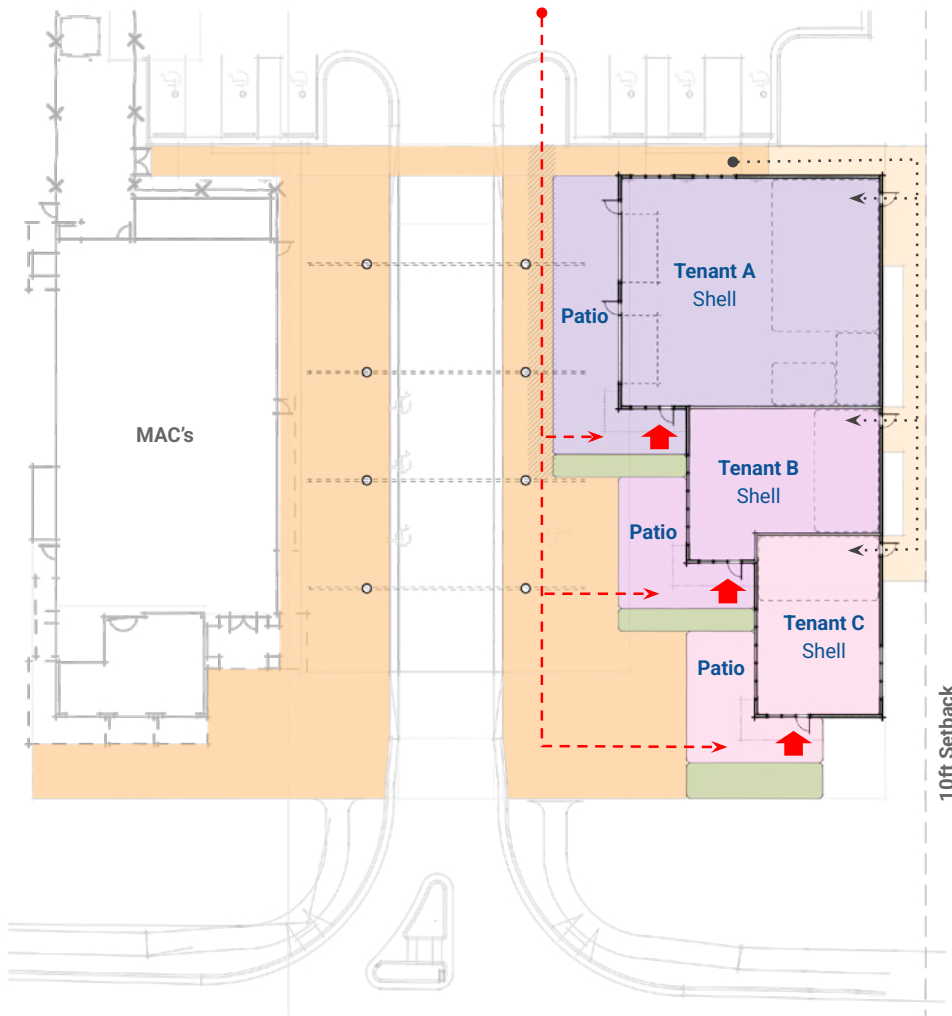


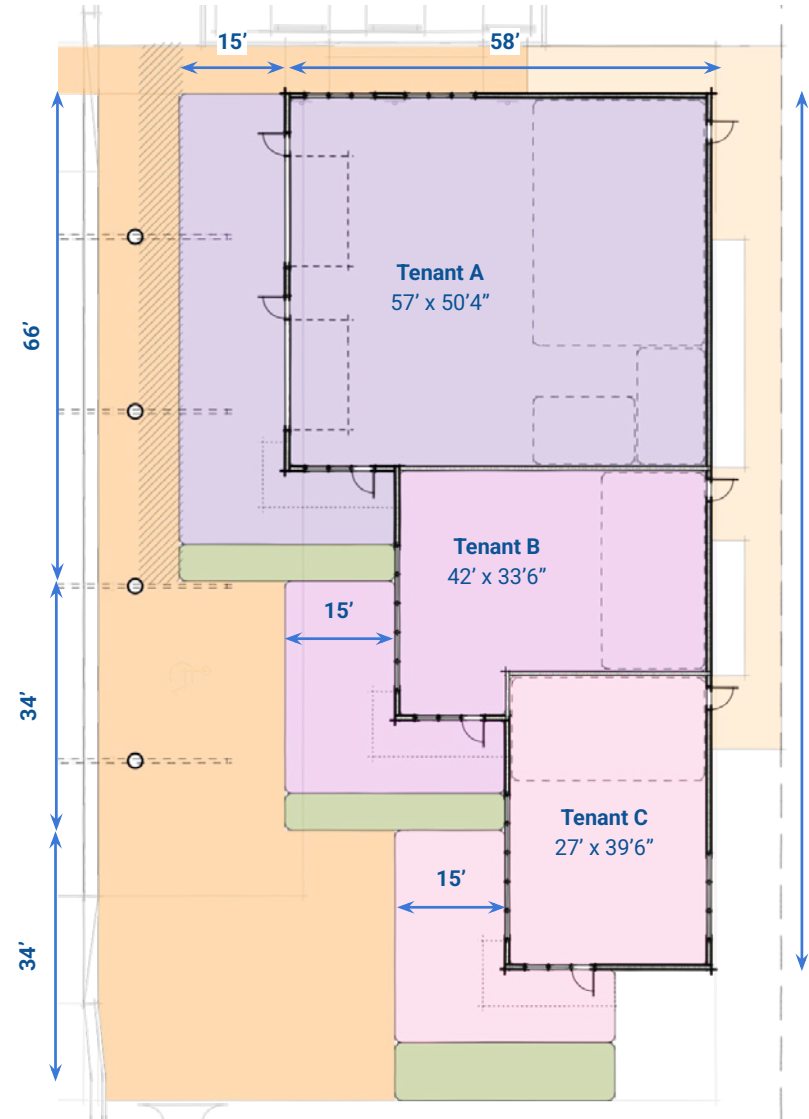
## EXECUTIVE OVERVIEW:

The project is a new two-pad restaurant development located along Highway 160 in Fort Mill, South Carolina, approximately one mile west of I-77 (Exit 85). The development includes a new ±5,161 SF spec retail building designed for retail and restaurant users, with the ability to accommodate up to three suites: Unit A (±2,862 SF), Unit B (±1,237 SF), and Unit C (±1,062 SF). The project is currently targeting a Spring 2027 delivery.

Co-tenanted with Mac's Speed Shop, an established regional BBQ concept operating adjacent to the site, the development benefits from strong visibility, established consumer traffic, and positioning within one of Fort Mill's most active commercial corridors.

This location offers immediate frontage along Highway 160, convenient interstate connectivity, and proximity to several of Fort Mill's most prominent mixed-use, residential, and retail developments.











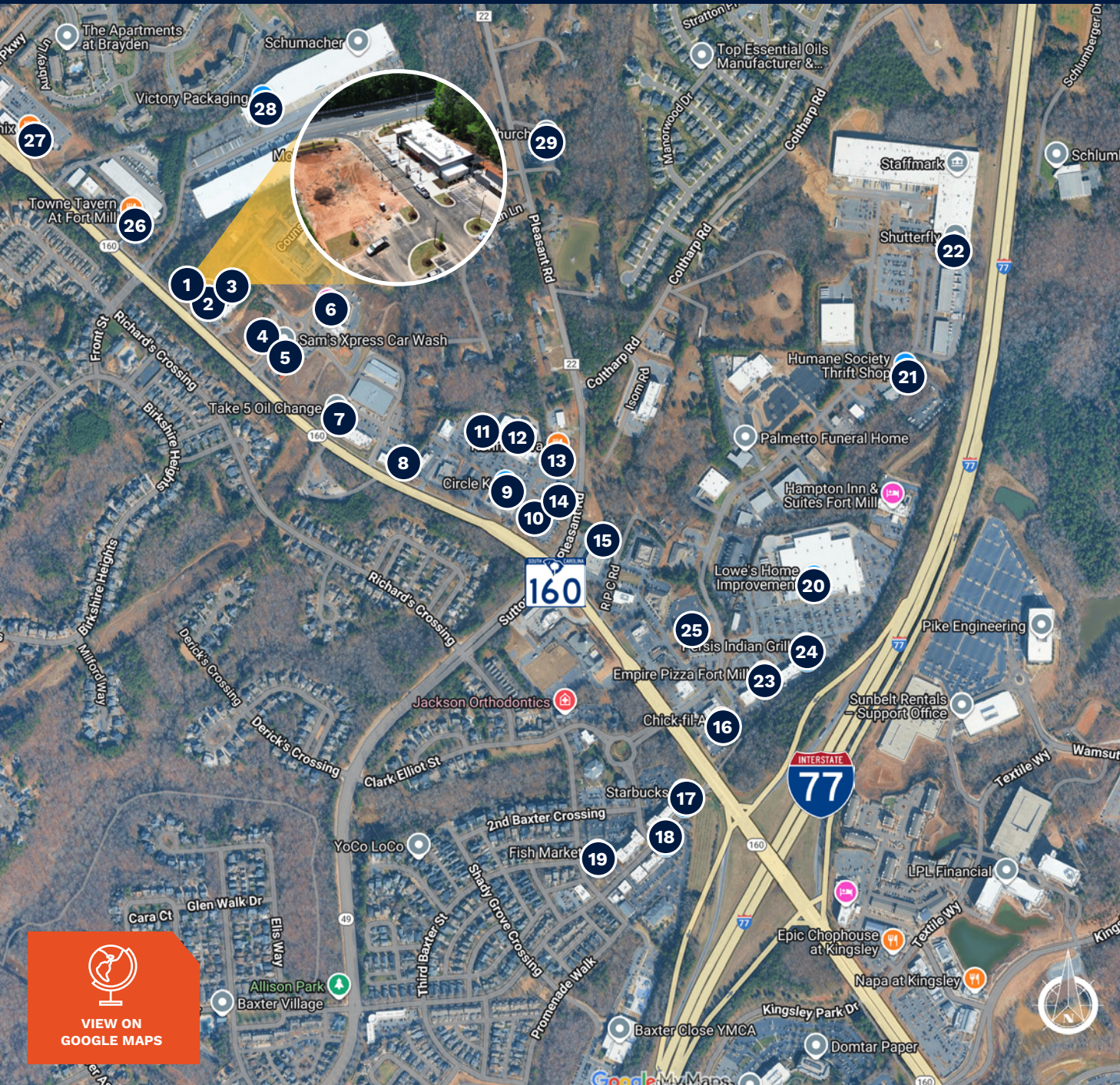












Asset	Description
 <p><b>Fox Hunt Farms Apartments</b></p>	<p>Adjacent on Amistead Ave — ≈ 267 units; amenitized garden community; strong resident base for evening traffic.</p>
 <p><b>Cambria Hotel Fort Mill</b></p>	<p>127 keys • ~1,350 SF meeting space • on-site dining • 340 Amistead Ave; walkable from the site.</p>
 <p><b>Courtyard by Marriott Fort Mill (Kingsley)</b></p>	<p>129 keys • ≈ 5,000 SF meeting space • indoor pool • Bistro; located within Kingsley Town Center.</p>
 <p><b>Kingsley Town Center</b></p>	<p>660-acre mixed-use development (Clear Springs Development) with ~150,000 SF retail/restaurants, two corporate HQ campuses (LPL Financial &amp; Lash Group), hotels, and multifamily.</p>
 <p><b>Baxter Village / Town Center</b></p>	<p>1,033-acre traditional-neighborhood development (TND) with 1,400 + homes and ≈ 250,000 – 400,000 SF of commercial and civic space.</p>
 <p><b>Piedmont Medical Center – Fort Mill</b></p>	<p>100-bed acute-care hospital (opened 2022) 1 mile east on Hwy 160; 24-hour ED + ICU + Women’s Services.</p>

# Location Map



NAME	
1	1954 Hwy 160, Fort Mill, SC 29708 (Subject Site)
2	Enterprise Rent-A-Car
3	Benjamin Moore Magnolia Paint Company
4	Firestone Complete Auto Care
5	Sam's Xpress Car Wash
6	Cambria Hotel Fort Mill
7	Take 5 Oil Change
8	Firehouse Subs Tega Cay
9	Circle K
10	CVS
11	Big Wok Fort Mill
12	Harris Teeter
13	Konnichiwa
14	Moe's Southwest Grill
15	Sherwin-Williams Paint Store
16	Chick-fil-A
17	Starbucks
18	Ilios crafted greek- Fort Mill
19	Fish Market
20	Lowe's Home Improvement
21	Humane Society Thrift Shop
22	Shutterfly Inc
23	Empire Pizza Fort Mill
24	Persis Indian Grill
25	Holiday Inn Express & Suites
26	Towne Tavern At Fort Mill
27	Super Chix
28	Victory Packaging
29	Real Life Church



	Company/Institution	Local Footprint	Employment
	<b>LPL Financial</b>	Carolinas Campus at Kingsley; 27 acres; regional HQ with ≈ 450,000 SF	≈ 3,000
	<b>Lash Group (AmerisourceBergen)</b>	Two-building HQ campus (~423,000 SF) within Kingsley	2,500 – 2,900
	<b>Sunbelt Rentals</b>	Corporate HQ in Fort Mill (Innovation Pointe / Deerfield Drive)	10,000 + nationwide; ≈ 700 local
	<b>Shutterfly Inc.</b>	1000 Shutterfly Blvd; ~303,000 SF manufacturing & fulfillment facility + offices	650 – 1,000 (seasonal expansion > 1,000)
	<b>Piedmont Medical Center – Fort Mill</b>	100-bed acute-care hospital • state-of-the-art facility	≈ 300
	<b>York County School District #4 (FMSD)</b>	21 campuses • ≈ 2,000 staff • ≈ 20,000 students	–

## Town Centers

## Local Footprint

### Kingsley Town Center



- **Developer:** Clear Springs Development (legacy Springs Industries family)
- **Size:** ≈ 660 acres (multiple phases)
- **Mix:** Corporate HQs, Class-A offices, 150,000 + SF retail and dining, multifamily (≈ 238 units), two hotels, lakeside public space
- **Employment:** > 5,000 jobs (LPL + Lash alone)
- **Design:** “Textile heritage meets modern urban village” — brick streetscapes, lakeside promenade, plazas, outdoor dining
- **Restaurants:** Corkscrew Wine Pub, Napa at Kingsley, Spice Asian Kitchen, Taco Boy, Carolina Ale House, Clean Juice
- **Hotels:** Courtyard by Marriott (129 keys) and Hampton Inn (120 keys)
- **Role:** Fort Mill’s core commercial hub with office, hotel, and retail synergy supporting lunch, dinner, and weekend traffic.

### Baxter Village/Town Center



- **Master Plan:** ≈ 1,033 acres by Clear Springs Development (New Urbanist design by LandDesign)
- **Residential:** > 1,400 homes (single-family + townhomes) with final build-out ≈ 1,600
- **Open Space:** > 500 acres of parks and 15 + miles of trails (Carolina Thread Trail connection)
- **Commercial / Civic:** 250,000 – 400,000 SF of retail, restaurants, offices, YMCA, public library, elementary school
- **Retail & Dining:** Fish Market, Cupcrazed Cakery, Towne Tavern, Killington’s Pub, local boutiques
- **Lifestyle:** Walkable, front-porch homes, neighborhood events, community retail core
- **Relevance:** High-income base within 2 miles supports consistent dining traffic.

## FORT MILL SCHOOL DISTRICT (FMSD)

- 21 schools serving ≈ 20,000 students
- **Graduation rate:** 95–96 %
- Ranked among top 3 in South Carolina
- **Feeder pattern near site:** Riverview Elementary, Fort Mill Middle, and Nation Ford High School
- Educational quality drives stable, affluent residential growth and strong family dining demand.

## ACCESS, VISIBILITY & TRAFFIC

- **Hwy 160 AADT:** ≈ 34,000 vehicles / day (2024 SCDOT)
- **I-77 Exit 85:** 1 mile east — direct connection to Charlotte, Ballantyne, CLT Airport
- **Visibility:** Prominent Hwy 160 frontage between Kingsley and Baxter
- **Access:** Right-in/right-out directly to Hwy 160 + full movement at Amistead Ave.

## MARKETING ANGLES & TENANT POSITIONING

- Co-tenancy with Mac's Speed Shop creates instant credibility and traffic
- Surrounded by hotels, apartments, and corporate HQs providing strong daypart mix
- Fort Mill's incomes and population growth support regional/national F&B operators
- Spec retail building with flexible suite configurations from 1,062 SF to 5,161 SF
- Ideal for experiential dining or regional concepts seeking visibility in a high-growth corridor



## FORT MILL, SOUTH CAROLINA

Fort Mill, South Carolina continues to experience strong growth as part of the expanding Charlotte metropolitan area, driven by population increases, business expansion, and continued residential development. Its strategic location along the I-77 corridor provides convenient connectivity to Charlotte and other major employment centers throughout the Carolinas, supporting sustained demand from both residents and businesses seeking access to one of the Southeast's fastest-growing regions.

The area has seen significant commercial and infrastructure investment in recent years, including new retail centers, mixed-use developments, healthcare facilities, and industrial growth throughout York County. Fort Mill's pro-business environment,

skilled labor pool, and proximity to major transportation routes continue to attract companies across a variety of industries, contributing to long-term economic stability and ongoing market momentum.

Fort Mill also benefits from strong demographics, continued housing development, and an expanding consumer base, making it an attractive location for commercial users and investors alike. With continued regional growth, high household incomes, and increasing demand for commercial services and development, the market remains well-positioned for long-term investment and future economic expansion.



POPULATION	1-MILE	3-MILE	5-MILE
2029 Population	8,365	58,173	147,671
2024 Population	7,395	51,976	119,404
2020 Census	6,378	46,758	118,755
Annual Growth 2020 to 2024	13.12%	11.92%	11.23%
Annual Growth 2024 to 2029	15.95%	11.16%	11.79%
Median Age	39.10	40.00	39.70
Average Age	37.20	38.40	38.50

BUSINESS EMP. BY TYPE	# of BUS	# of EMP	# of Emp/Bus
Total Business	1,926	19,251	10

HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$141,679	\$131,405	\$128,314
Median Household Income	\$117,225	\$111,159	\$102,621



**147,671**

2024 POPULATION  
(5 Miles)



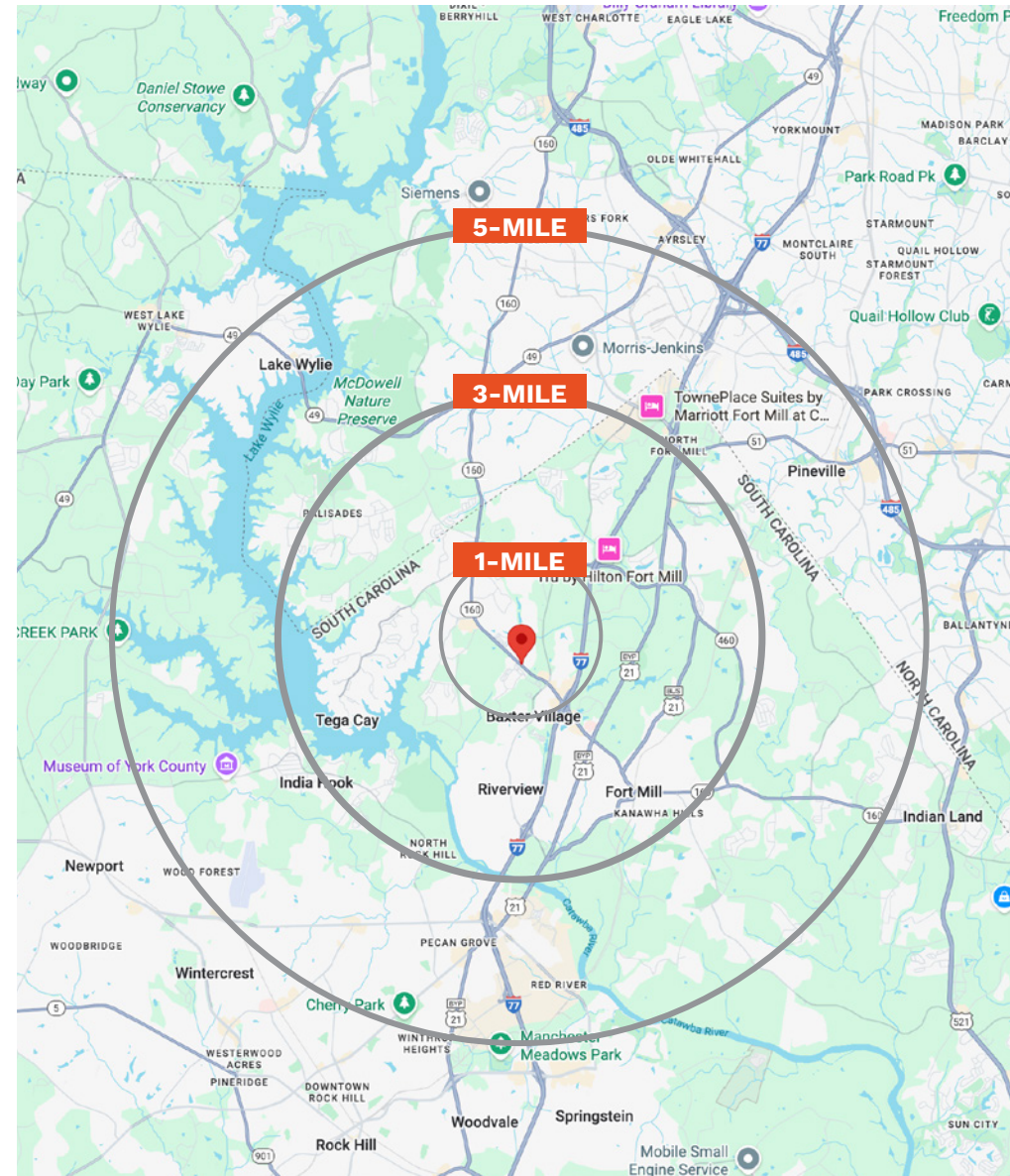
**\$127,314**

AVERAGE HOUSEHOLD  
INCOME (5 Miles)



**\$102,621**

MEDIAN HOUSEHOLD  
INCOME (5 Miles)





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