



4,320 SF RETAIL AVAILABLE FOR PRE-LEASE

9901 BARBERVILLE ROAD / FORT MILL HIGHWAY, FORT MILL, SC 29707

Retail / Executive Offices for Prelease

Coming Soon! Retail suites and offices at the center of a desirable, fast-growing area in Lancaster County's Indian Land/Fort Mill communities.

- 4,320 SF - Divisible
- Available 2nd Quarter 2026

Presented By:

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RETAIL SPACE FOR LEASE

FORT MILL HWY & BARBERVILLE ROAD, FORT MILL, SC

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Now Pre-Leasing! Retail and Office Suites at the center of a desirable, fast-growing area in Lancaster County's Indian Land/Fort Mill communities.

High-visibility 12,500 square foot building located along Barberville Road, just feet away from Route 160 and 4.3 miles from I-77, exit 85. Multiple new residential subdivisions and workplaces within a 2-mile radius of the property.

Lease Amount	Starting at \$34 PSF
Lease Type	Retail NNN
Subtype	Commercial / Retail
Building Size	12,500 SF
Tenants	Montessori School
Zoning	NB = Neighborhood Business
Available	2 nd Quarter 2026
Electricity	Yes
Water	Yes
Sewer	Yes

HIGHLIGHTS

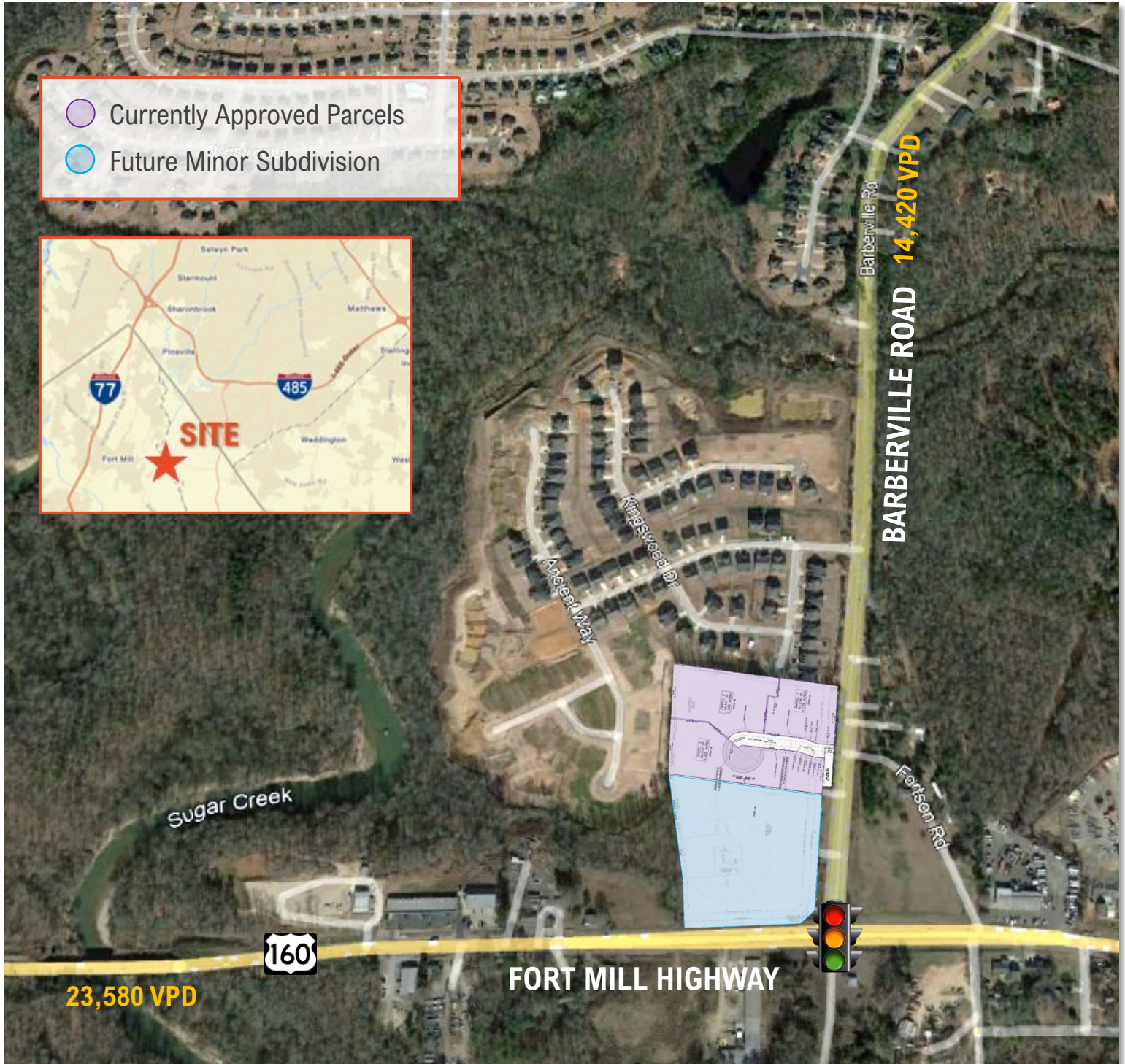
- 4,320 total SF of divisible space remaining for lease. Can be divided into multiple spaces.
- Located near high-traffic Barberville Road/ Route 160 intersection
- Near multiple newly constructed residential subdivisions with high retail demand
- Part of an 11 AC commercial subdivision fronting Barberville Road and HWY 160 offering outparcel availability
- Ample parking available



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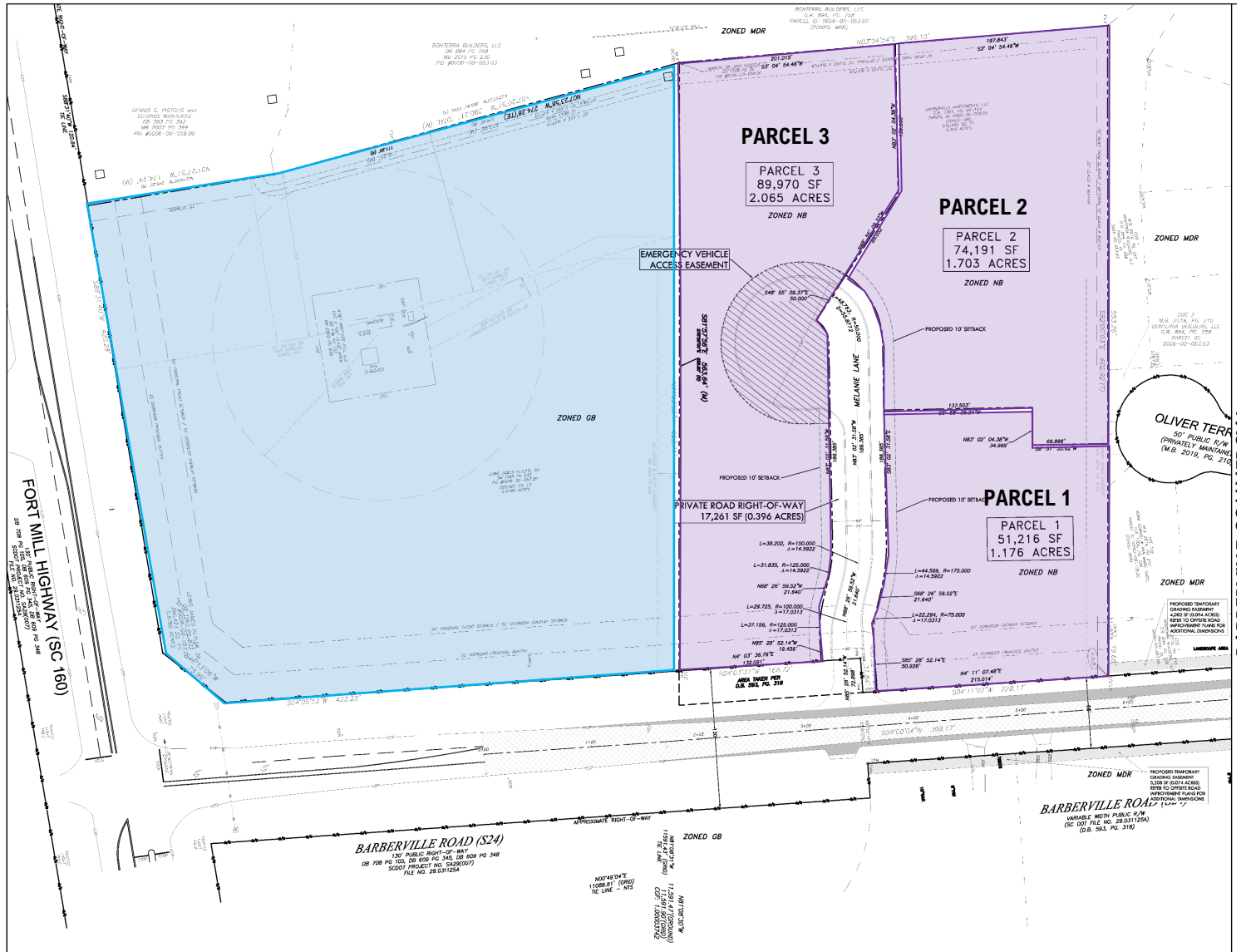
AERIAL DEVELOPMENT MAP





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CURRENTLY APPROVED MINOR SUBDIVISION

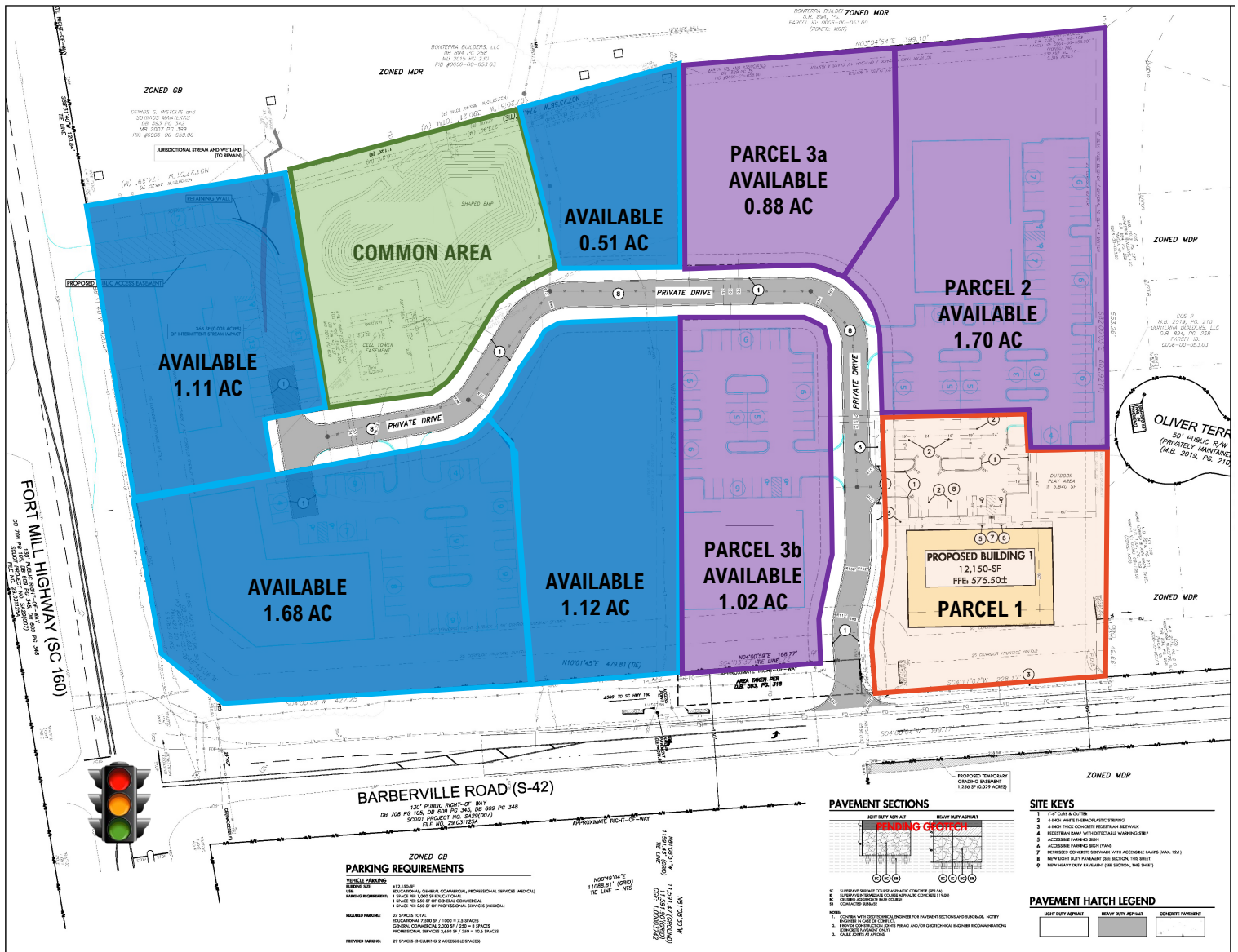


-  Currently Approved Parcels
-  Future Minor Subdivision

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PROPOSED SITE PLAN



*Proposed connectivity to front subdivision creates additional outparcels 3a and 3b

- 4,320 SF Retail Pre-leasing
- Recorded Plats Available *
- Proposed Outparcels
- Common Area – Green Space

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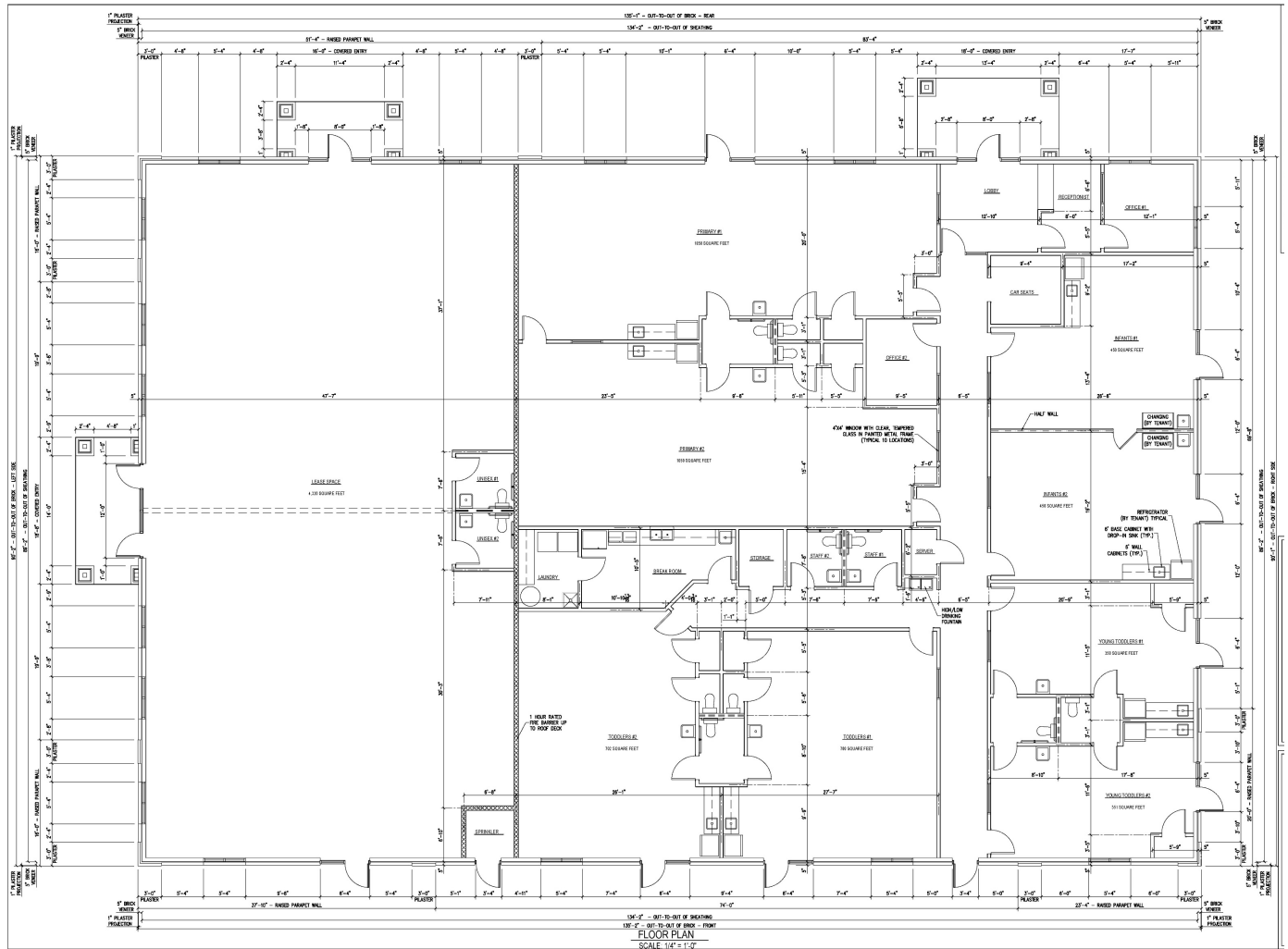
PROPOSED ELEVATIONS



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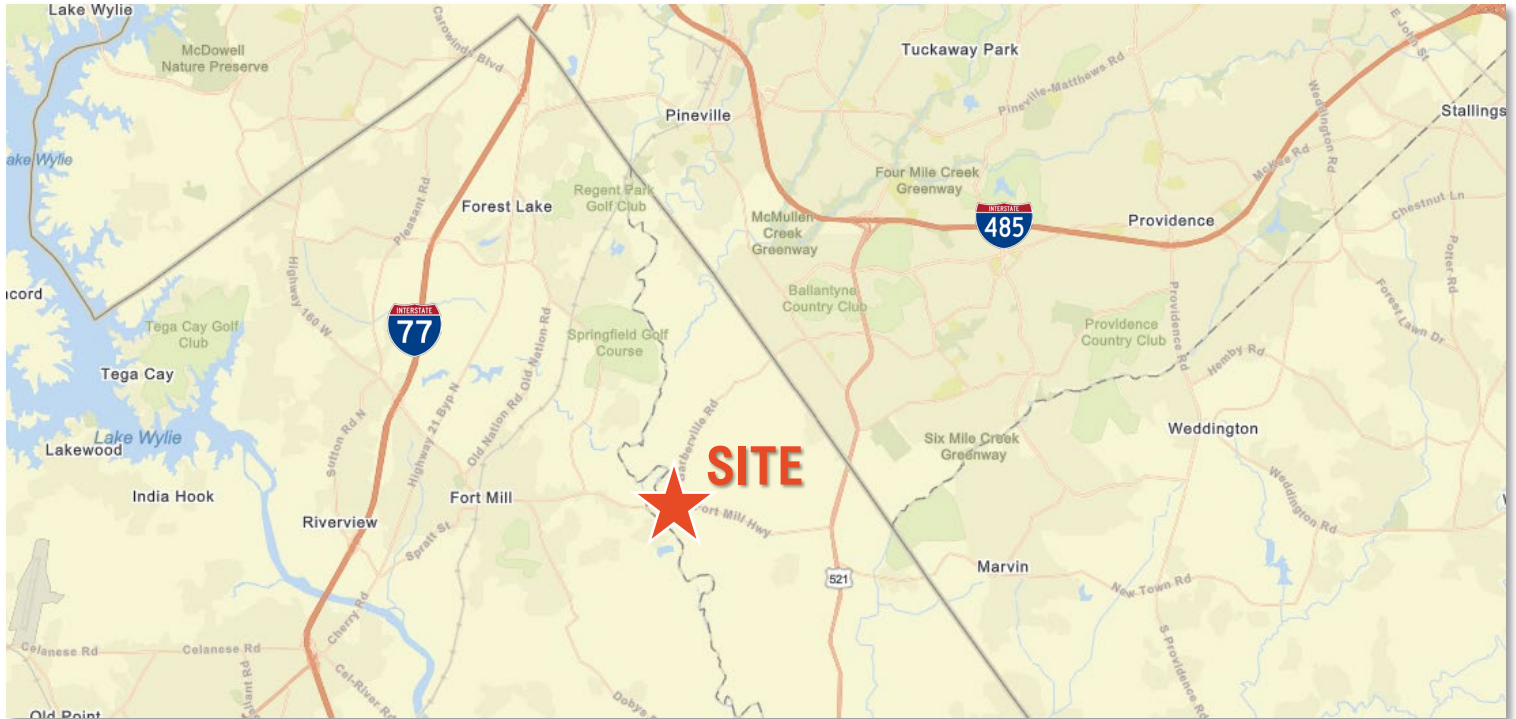
PROPOSED FLOOR PLAN



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LOCATION MAPS



COMMERCIAL REAL ESTATE SERVICES

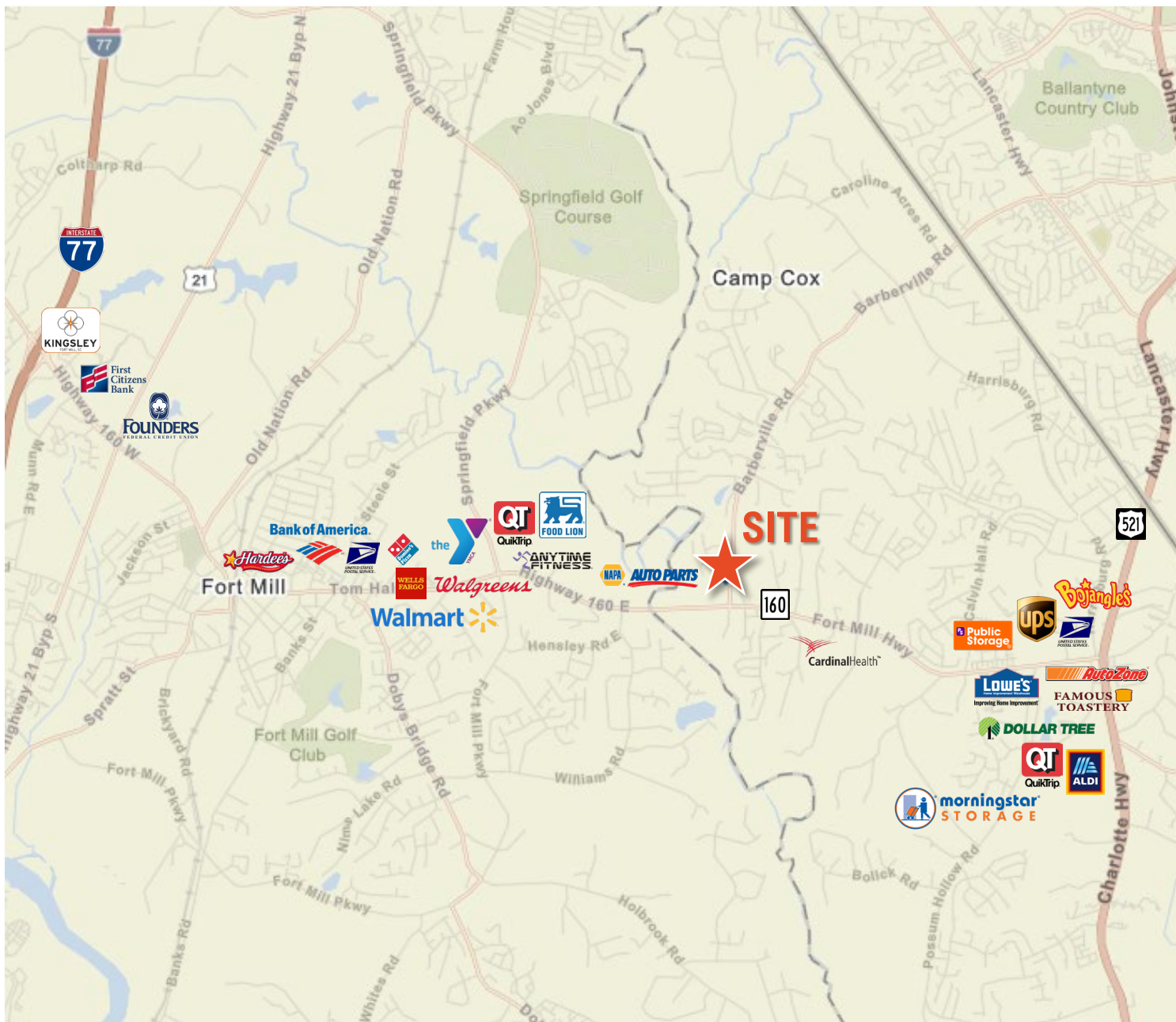
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RETAIL MAP

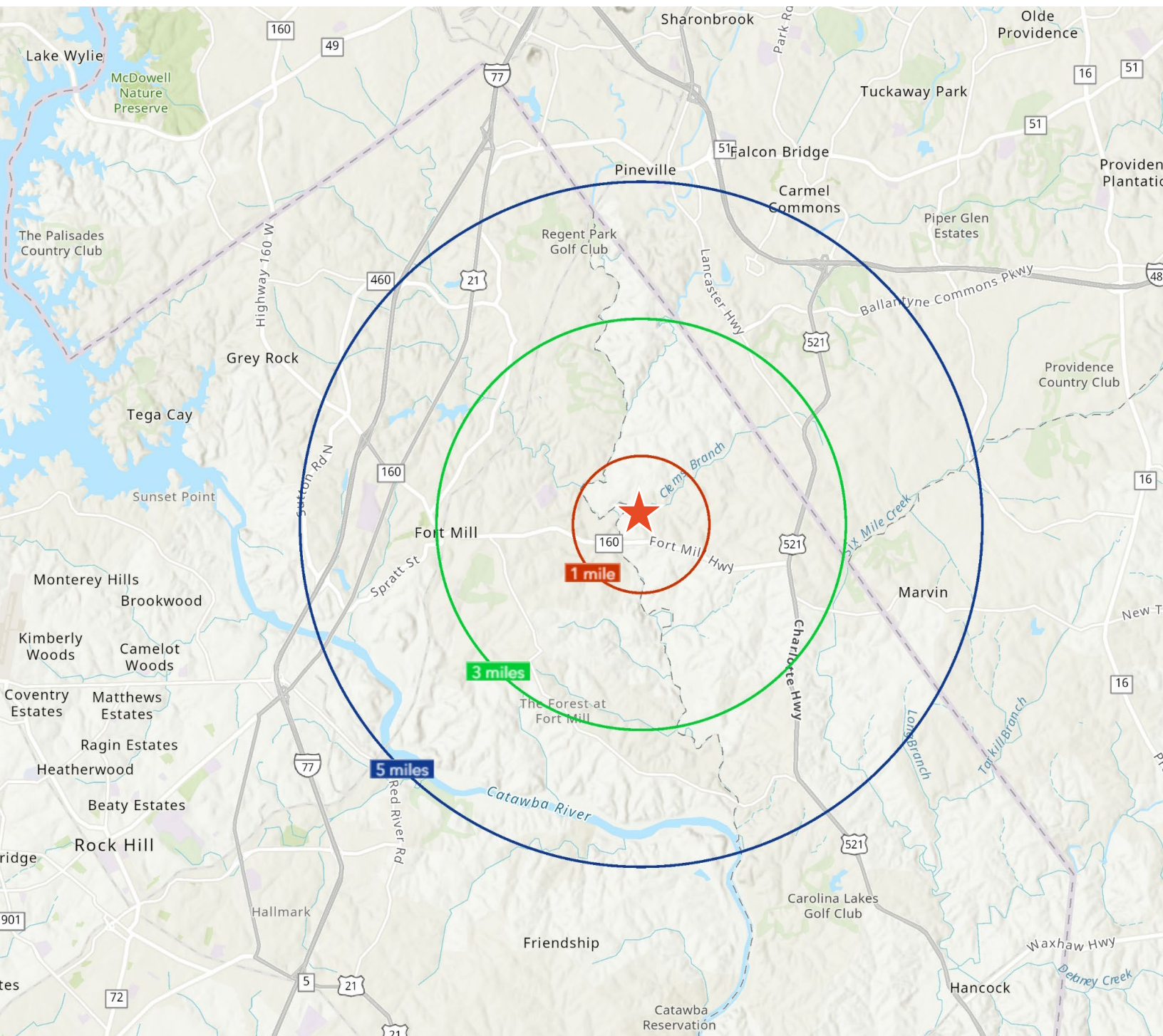


RETAIL SPACE FOR LEASE

FORT MILL HWY & BARBERVILLE ROAD, FORT MILL, SC

DEMOGRAPHICS

RADIUS MAP 1, 3, 5 MILES



RETAIL SPACE FOR LEASE

FORT MILL HWY & BARBERVILLE ROAD, FORT MILL, SC

DEMOGRAPHICS

1, 3, 5 MILES

	1 mile	3 miles	5 miles
Population			
2010 Population	1,591	22,484	80,939
2020 Population	3,939	37,622	120,467
2023 Population	4,686	43,300	131,776
2028 Population	5,172	46,977	139,961
2010-2020 Annual Rate	9.49%	5.28%	4.06%
2020-2023 Annual Rate	5.49%	4.42%	2.80%
2023-2028 Annual Rate	1.99%	1.64%	1.21%
2020 Male Population	49.0%	48.3%	48.1%
2020 Female Population	51.0%	51.7%	51.9%
2020 Median Age	36.8	37.5	37.8
2023 Male Population	48.9%	48.2%	48.5%
2023 Female Population	51.1%	51.8%	51.5%
2023 Median Age	38.7	38.5	37.8

In the identified area, the current year population is 131,776. In 2020, the Census count in the area was 120,467. The rate of change since 2020 was 2.80% annually. The five-year projection for the population in the area is 139,961 representing a change of 1.21% annually from 2023 to 2028. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 37.8, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	68.6%	66.4%	63.5%
2023 Black Alone	10.9%	11.5%	11.4%
2023 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2023 Asian Alone	7.6%	9.4%	11.7%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	3.1%	3.1%	4.0%
2023 Two or More Races	9.5%	9.1%	9.0%
2023 Hispanic Origin (Any Race)	9.0%	9.0%	10.3%

Persons of Hispanic origin represent 10.3% of the population in the identified area compared to 19.4% 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 64.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	165	149	138
2010 Households	613	8,458	31,235
2020 Households	1,379	13,685	44,750
2023 Households	1,632	15,840	49,122
2028 Households	1,812	17,319	52,401
2010-2020 Annual Rate	8.45%	4.93%	3.66%
2020-2023 Annual Rate	5.32%	4.60%	2.91%
2023-2028 Annual Rate	2.11%	1.80%	1.30%
2023 Average Household Size	2.86	2.73	2.68

The household count in this area has changed from 44,750 in 2020 to 49,122 in the current year, a change of 2.91% annually. The five-year projection of households is 52,401, a change of 1.30% annually from the current year total. Average household size is currently 2.68, compared to 2.69 in the year 2020. The number of families in the current year is 33,071 in the specified area.

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DEMOGRAPHICS

1, 3, 5 MILES

	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	19.1%	20.9%	22.2%
Median Household Income			
2023 Median Household Income	\$120,209	\$112,997	\$108,177
2028 Median Household Income	\$130,329	\$122,660	\$119,521
2023-2028 Annual Rate	1.63%	1.65%	2.01%
Average Household Income			
2023 Average Household Income	\$160,556	\$149,469	\$145,184
2028 Average Household Income	\$178,413	\$168,081	\$163,619
2023-2028 Annual Rate	2.13%	2.37%	2.42%
Per Capita Income			
2023 Per Capita Income	\$55,883	\$54,540	\$54,222
2028 Per Capita Income	\$62,444	\$61,841	\$61,368
2023-2028 Annual Rate	2.25%	2.54%	2.51%
GINI Index			
2023 Gini Index	30.2	32.5	34.5
Households by Income			
Current median household income is \$108,177 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$119,521 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$145,184 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$163,619 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$54,222 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$61,368 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	135	120	112
2010 Total Housing Units	651	8,990	33,347
2010 Owner Occupied Housing Units	526	7,037	22,725
2010 Renter Occupied Housing Units	88	1,422	8,510
2010 Vacant Housing Units	38	532	2,112
2020 Total Housing Units	1,412	14,530	47,406
2020 Owner Occupied Housing Units	1,227	10,784	31,674
2020 Renter Occupied Housing Units	152	2,901	13,076
2020 Vacant Housing Units	72	853	2,594
2023 Total Housing Units	1,674	16,792	51,838
2023 Owner Occupied Housing Units	1,506	12,901	36,137
2023 Renter Occupied Housing Units	126	2,939	12,985
2023 Vacant Housing Units	42	952	2,716
2028 Total Housing Units	1,841	18,188	55,262
2028 Owner Occupied Housing Units	1,681	14,042	38,844
2028 Renter Occupied Housing Units	131	3,278	13,557
2028 Vacant Housing Units	29	869	2,861
Socioeconomic Status Index			
2023 Socioeconomic Status Index	63.3	61.7	59.3