

# Regent Park

3127 Carowinds Blvd (US-21), Fort Mill, SC 29715

## Location Overview:

Highly visible, signalized out-parcels available for lease or build-to-suit along Carowinds Blvd (US-21) at Regent Parkway in Fort Mill, SC.

## Property Highlights:

- + Prime location at a busy, signalized intersection
- + Directly opposite Food Lion anchored shopping center
- + 3/4 mile from I-77 exit 90 (Carowinds Blvd)
- + Flexible zoning accommodating most retail and service businesses
- + C-Store/QSR site FOR SALE ± 1.54 AC for **\$2,500,000**
- + Strong traffic flow with 23,900 VPD on Carowinds Blvd
- + Daycare site 1.25 Acres for **\$1,200,000**
- + Nearby retailers include:



2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	7 MILES
Population	5,885	50,238	165,785	322,562
Average Household Income	\$104,372	\$138,278	\$130,111	\$145,200
Daytime Population	6,363	61,223	202,975	359,493
Population Growth	2.68%	2.87%	1.94%	1.91%



## Contact Us

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# Site Plan



# Aerial



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