



THE PROVIDENCE GROUP
EXCELLENCE IN RETAIL REAL ESTATE

YORK COUNTY (FORT MILL AREA) PARCEL AVAILABLE FOR LEASE

US HWY 21 & RETAIL DR
YORK COUNTY, SC 29715



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FOR VIDEO**

CONTACT

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704.644.4580

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www.PROVIDENCEGROUP.com

ROSS
DRESS FOR LESS
Distribution Center

**±1.82 ACRES
AVAILABLE**



24,000 VPD



Walmart 
SUPERCENTER
Parcel Owned

YORK COUNTY PARCEL AVAILABLE FOR LEASE

US HWY 21 & RETAIL DR | YORK COUNTY, SC 29715



Retail Dr

Flint Hil Rd

**±1.82 ACRES
AVAILABLE**

PARCEL OWNED:
Walmart 
SUPERCENTER



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* facing northbound

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REGENT PARK

19 COMMUNITIES

MEDIAN SALE PRICE: \$229,950

FORT MILL SCHOOLS RATED #1 IN SC



the
FLIPside
cafe

Entrance to
Regent Park

FORT MILL GROWTH RATE:

127.75% since 2010
10.74% in 2020

* according to worldpopulationreview.com



THE PROVIDENCE GROUP
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* facing southbound

PARCEL OWNED:

Walmart
SUPERCENTER

**6.3 MILES
TO DOWNTOWN
FORT MILL**

PROPERTY INFORMATION

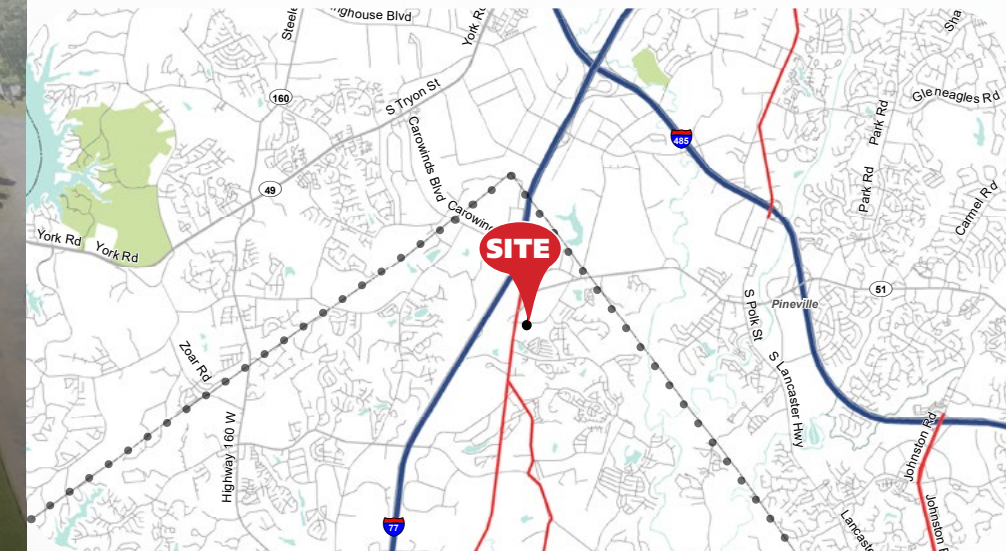
- SIZE: 1.82 acres
- RATE: Please Call
- ZONING: UD (Urban Development)
- YORK CO. PARCEL ID # 721-00000-64

PROPERTY DESCRIPTION

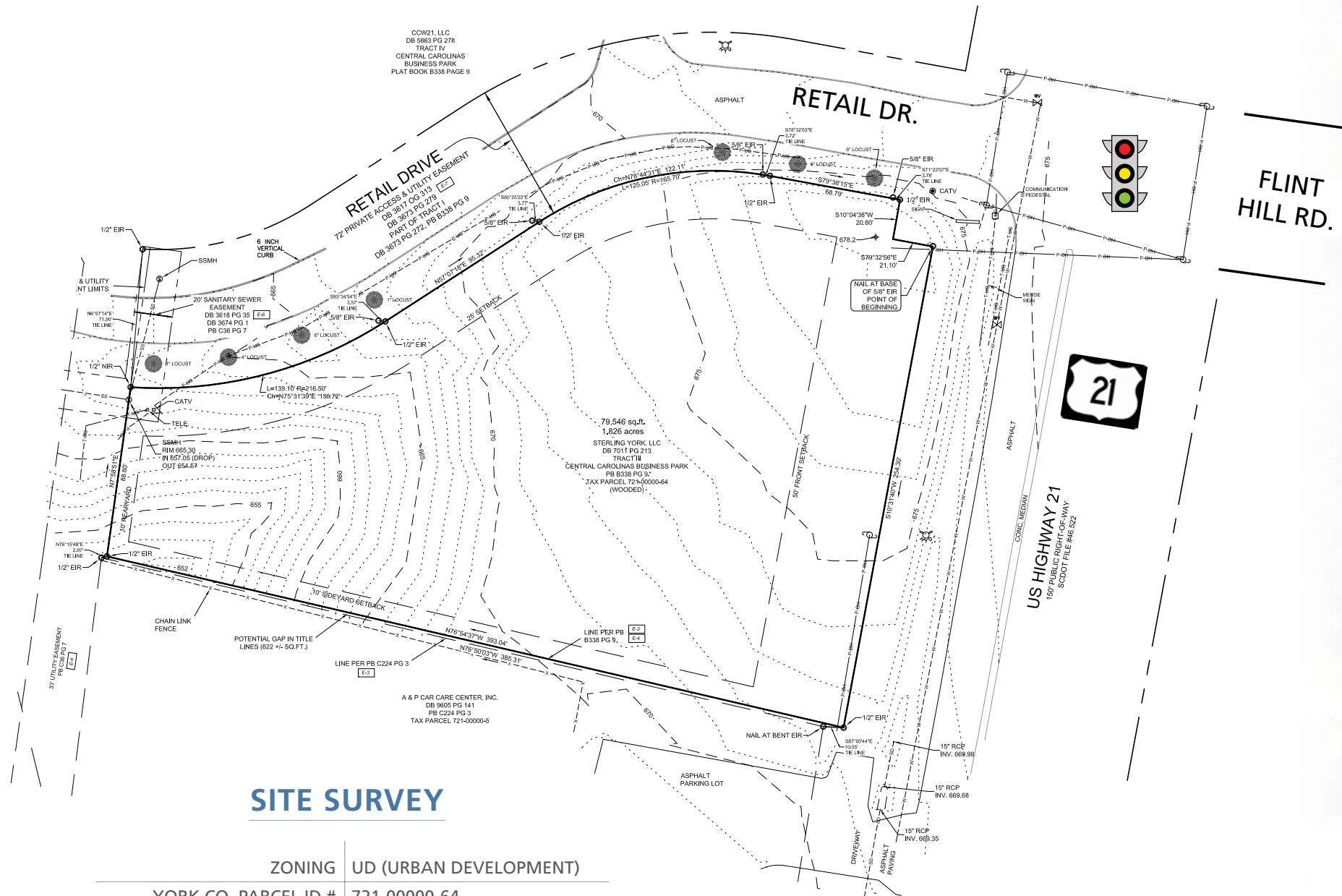
This site is located at a signalized intersection across from a Walmart owned parcel. A Food Lion supermarket is located 1/4 mi. south of the site. There is also a York County transportation corridor preservation overlay on this site along with a sewer easement on the rear of the site.

DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
Population	4,721	38,615	151,774
Average HH Income	\$104,233	\$101,235	\$96,205
Median HH Income	\$63,160	\$77,826	\$77,794
Business Establishments	274	1,928	7,769
Daytime Employment	5,068	29,849	101,597



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SITE SURVEY

ZONING	UD (URBAN DEVELOPMENT)
YORK CO. PARCEL ID #	721-00000-64



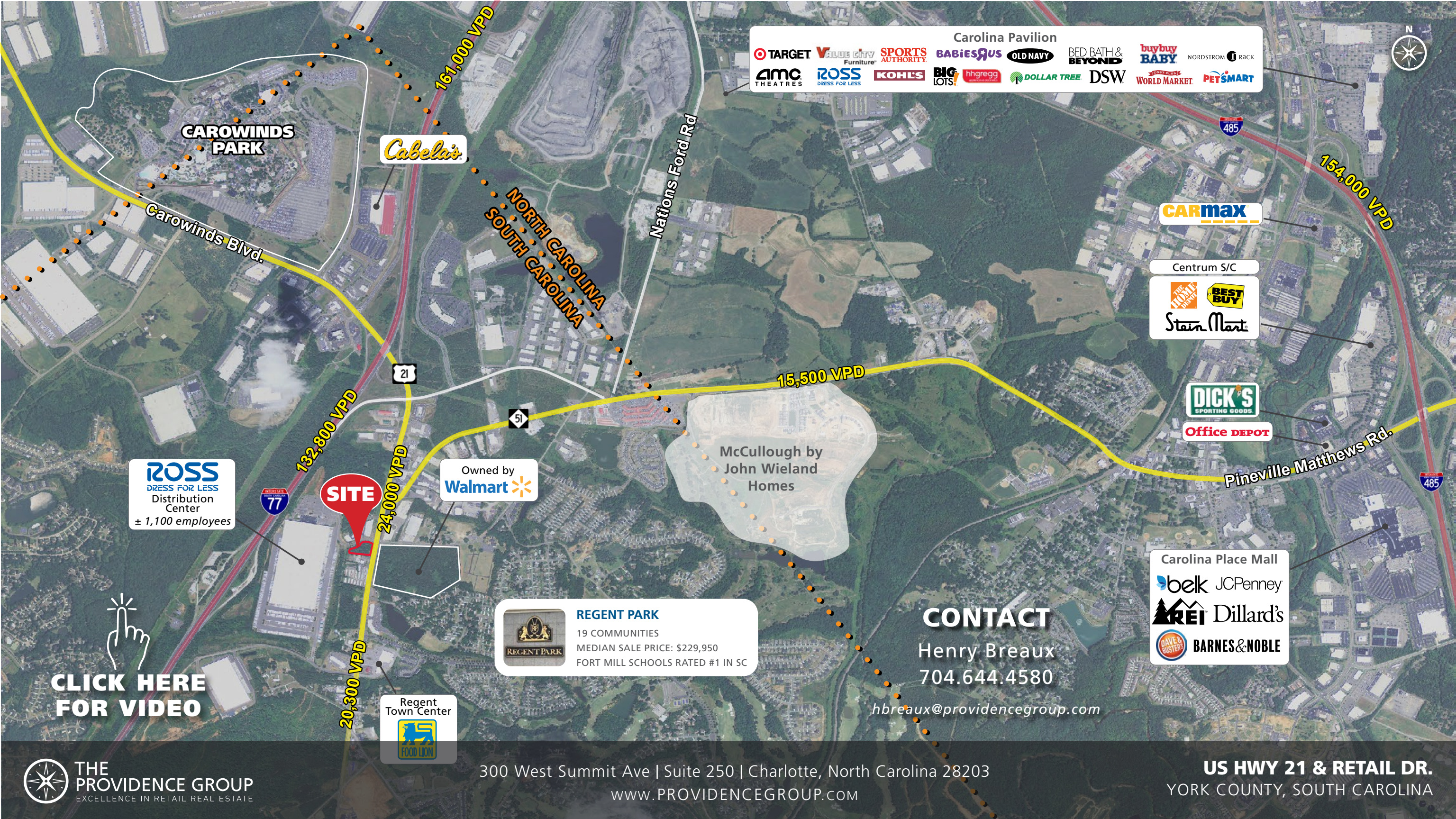
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Carolina Pavilion

TARGET, VALUE CITY Furniture, SPORTS AUTHORITY, BABIESRUS, OLD NAVY, BED BATH & BEYOND, buybuy BABY, NORDSTROM, RACK, AMC THEATRES, ROSS DRESS FOR LESS, KOHL'S, BIG LOTS, hhgregg, DOLLAR TREE, DSW, WORLD MARKET, PETSMART

CAROWINDS PARK

Carowinds Blvd.

Cabela's

**NORTH CAROLINA
SOUTH CAROLINA**

Nations Ford Rd

ROSS
DRESS FOR LESS
Distribution Center
± 1,100 employees

SITE

Owned by
Walmart

McCullough by
John Wieland
Homes



REGENT PARK

19 COMMUNITIES
MEDIAN SALE PRICE: \$229,950
FORT MILL SCHOOLS RATED #1 IN SC

Regent
Town Center

FOOD LION

CARmax

Centrum S/C

THE HOME DEPOT **BEST BUY**

Steen Mart

DICK'S
SPORTING GOODS

Office DEPOT

Pineville Matthews Rd.

Carolina Place Mall

belk JCPenney
REI Dillard's
DAVE & BUSTERS BARNES & NOBLE

CONTACT

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US HWY 21 & RETAIL DR.
YORK COUNTY, SOUTH CAROLINA

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