

ARDEN MILL SQUARE

Fort Mill, SC 29715



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Realty Group

RETAIL SPACE FOR LEASE



LEASING: Eddie Pershin | 980-925-5474 | eddie@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	+/- 2,076 SF Space Available for Lease
Shopping Center Size	+/- 22,906 SF
Acreage	2.19 AC
Use	Retail & Restaurant
Parking	92 Spaces
Zoning	MXU (Mixed Use)
Year Built	2023
Traffic Counts	Fort Mill Pkwy 18,500 VPD
Lease Rates	\$34.75 PSF NNN

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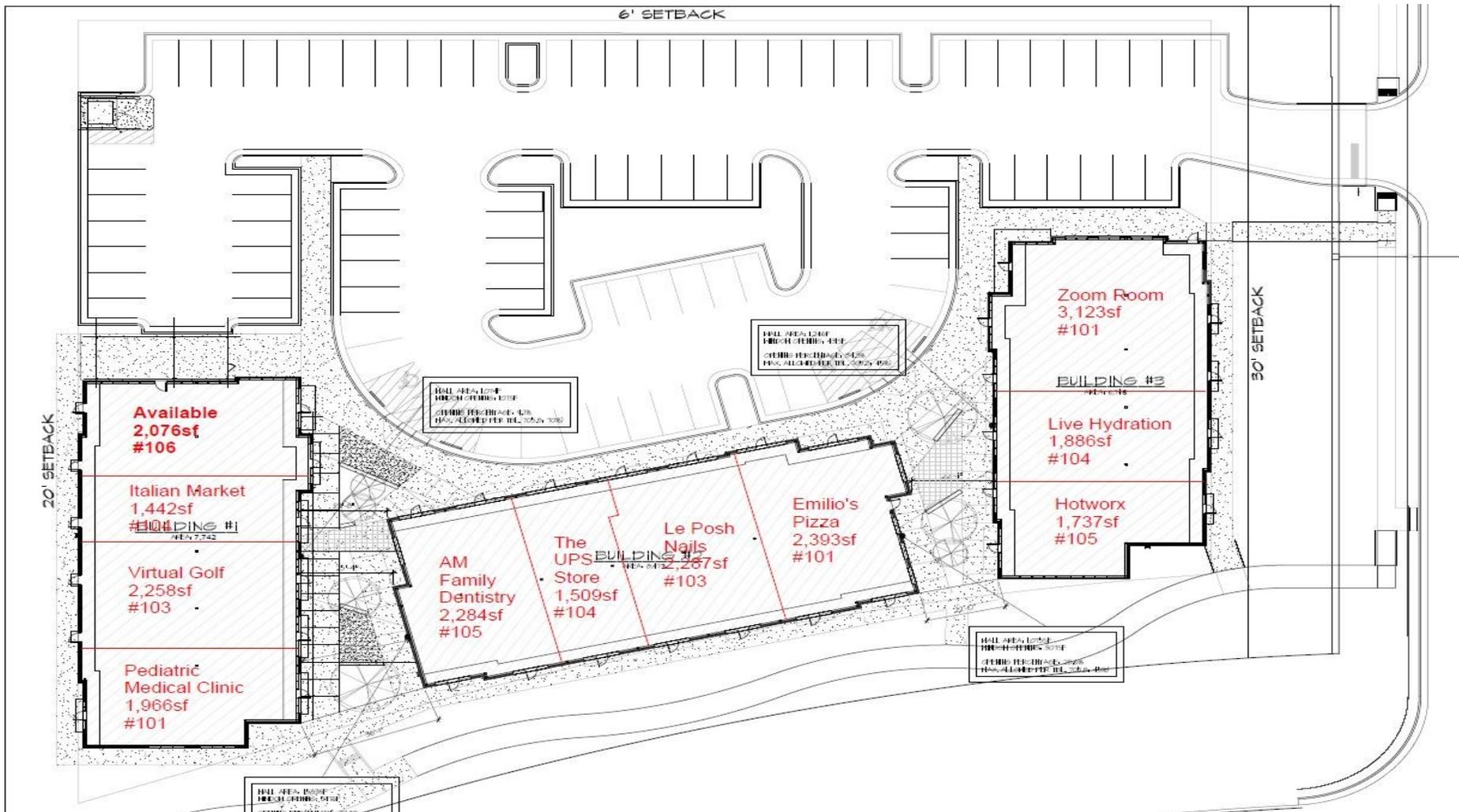
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LEASING PLAN



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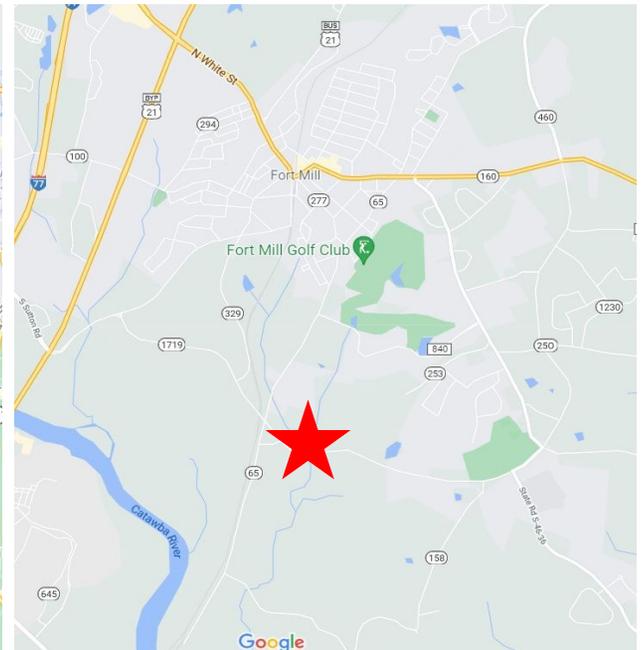
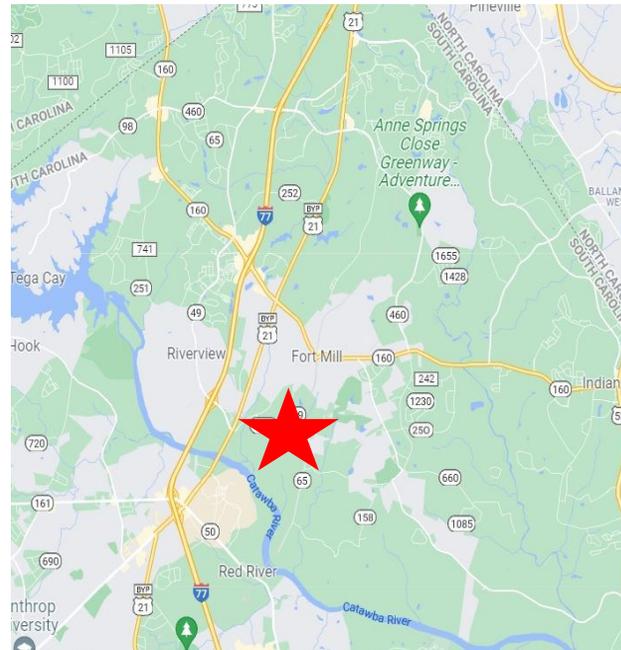
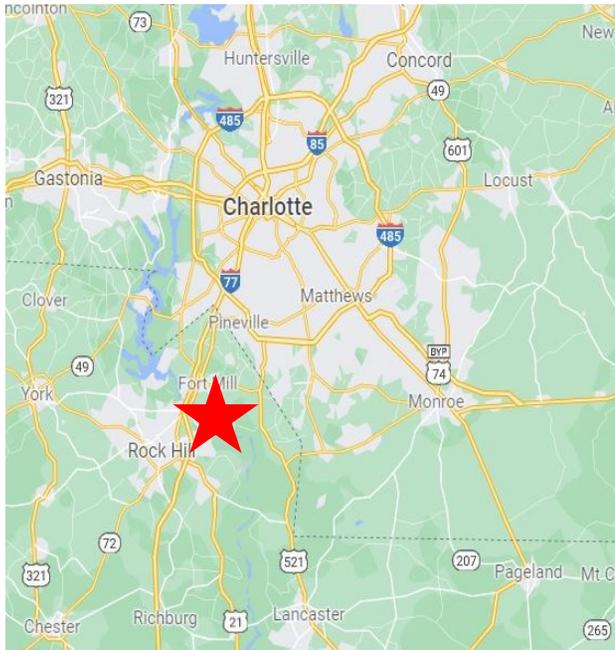
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MAPS



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	11,640	36,530
Median Home Value	\$358,038	\$302,110	\$305,320

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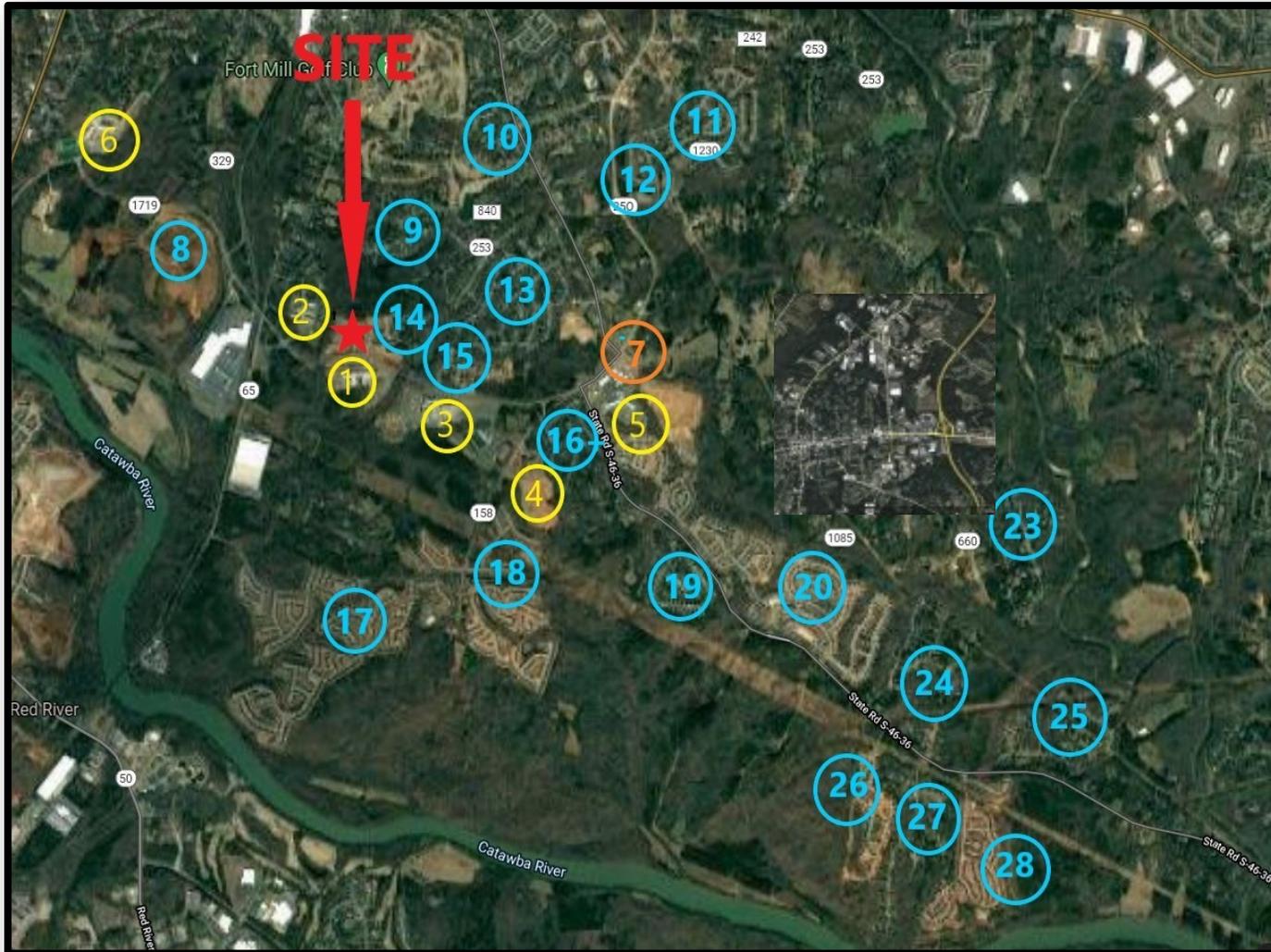
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AERIAL



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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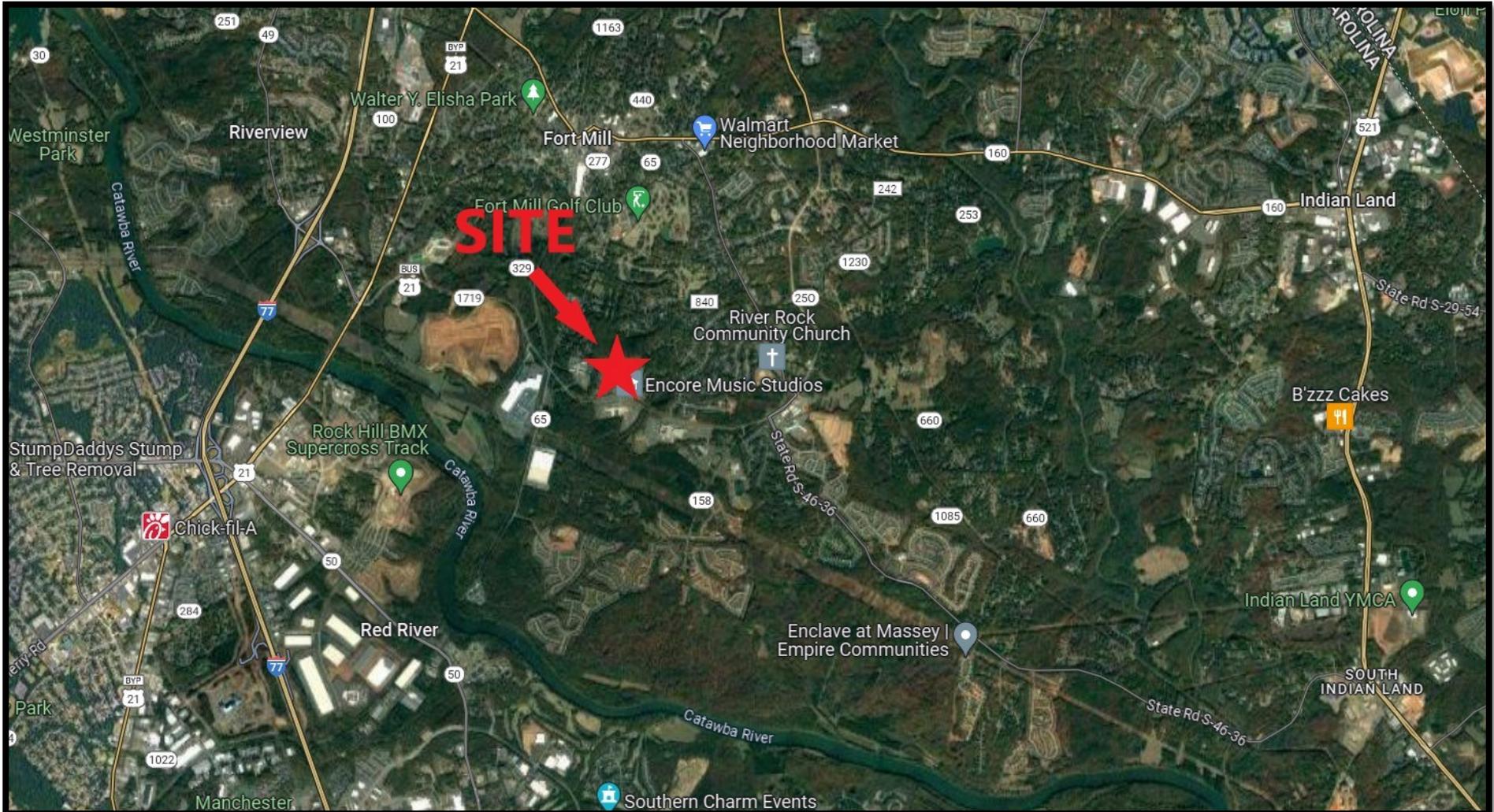
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PHOTOS



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PHOTOS—Bldg #1



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