

Medical Office Space for Lease

► **Doby's Bridge MOB**

Doby's Bridge Rd and Fort Mill Southern Bypass



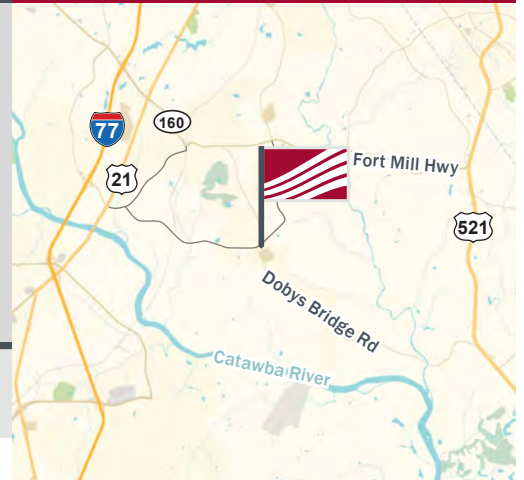
+ Medical Office Building Available

- Up to 20,900 SF available
- Located in fast growing Fort Mill, South Carolina
- Over 2,767 new homes planned within 3 miles of the site for a total of 7,743 homes in a 3 mile radius; average home prices in the \$300's
- Over 3,000 new jobs announced for Fort Mill

Pricing

Call for pricing.

For Lease



► Contact

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Demographics	1 mile	3 mile	5 mile
2019 Population	3,086	24,313	78,363
2019 - 2024 Growth Rate	1.48%	5.16%	4.37%
2019 Avg HH Income	\$129,903	\$108,806	\$103,400

Traffic Count	ADT
Dobys Bridge Road	10,300 (2018)
Ft. Mill Southern Bypass	14,300 (2018)

► Site Plan

The Crossing at Doby's Bridge
Doby's Bridge Rd and Fort Mill Southern Bypass



► Site Plan

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► Site Aerial

The Crossing at Doby's Bridge Doby's Bridge Rd and Fort Mill Southern Bypass



Surrounding School Info

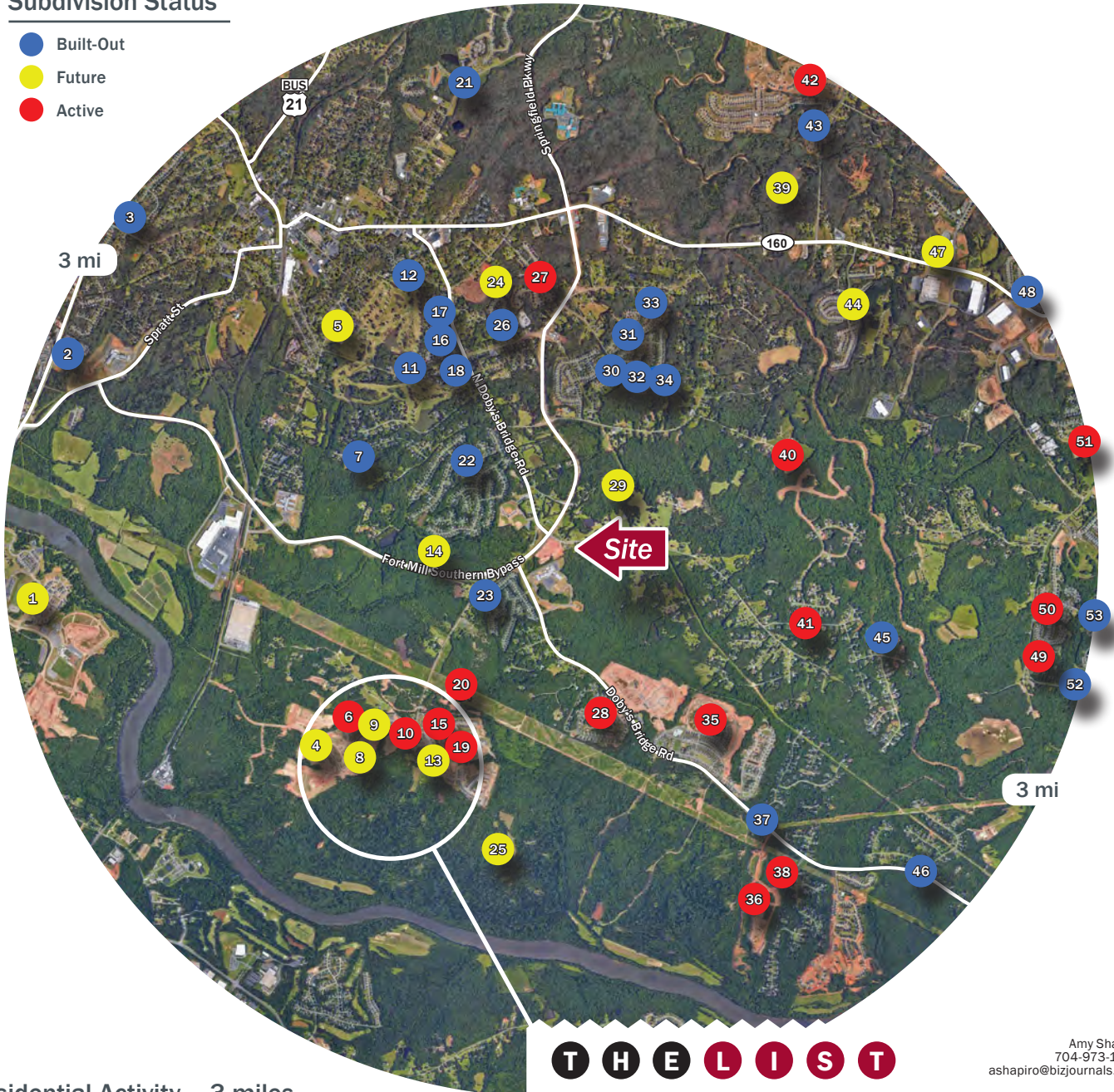
Doby's Bridge Elementary School	969 Students
Banks Trail Middle School	753 Students
Catawba Ridge High School * Plans to open 2019	2,400 Students (Maximum)
Current enrollment in the existing Fort Mill High School system	4,200+ Students

► Residential Aerial

The Crossing at Doby's Bridge
Doby's Bridge Rd and Fort Mill Southern Bypass

Subdivision Status

- Built-Out
- Future
- Active



Residential Activity – 3 miles

Existing Units	4,320
Units Under Development	100
Proposed Units	3,323
Total	7,743

Source: MetroStudy 2017. Homes built prior to 2000 not shown. Apartments not included

T H E L I S T

AREA'S TOP SELLING RESIDENTIAL NEIGHBORHOODS

Ranked by Number of Single-Family New-Home Closings in 2016

	Business name Website	Address	# single-family home closings in 2016	Average sales price of homes in 2016	Homebuilder(s)
1	Waterside at the Catawba lennar.com	636 Mackenzie Falls Dr. Fort Mill, SC	250	\$317,917	Lennar Corp. & Taylor Morrison
2	Subscriber Content				
3					

Amy Shapiro
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Source: Charlotte Business Journal

► Residential Activity

The Crossing at Doby's Bridge
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Subdivision activity within 3 miles of site (since 2000)

Source: MetroStudy 2017

Subdivision Status ● Built-Out ● Future ● Active

No.	Subdivision	Status	Price Range	Existing	Developing	Proposed	Total Units
1	Riverwalk (Rock Hill)/TH	Future	\$206-\$220	26	0	274	300
2	River Crossing TH	Builtout 1Q08	\$85-\$137	325	0	0	325
3	Walden Park (Fort Mill)	Builtout 3Q12	\$185-\$260	119	0	0	119
4	Waterside	Future	-	0	0	266	266
5	Banks Road Site (P)	Future	-	0	0	51	51
6	Waterside	Active 1Q15	\$363-\$452	26	5	51	82
7	Spring Branch Glen	Builtout 4Q07	\$389-\$439	30	0	0	30
8	Waterside at the Catawba/TH	Future	-	0	0	129	129
9	Waterside at the Catawba/Walk	Future	\$232-\$255	35	0	83	118
10	Waterside	Active 1Q15	\$251-\$296	148	6	8	160
11	Nauvasse Trail	Builtout 3Q08	\$554-\$720	10	0	0	10
12	The Meadow (Ft Mill)	Builtout 4Q09	\$400-\$400	24	0	0	24
13	Waterside	Future	\$315-\$365	54	0	56	110
14	Nims Village	Future	-	0	0	75	75
15	Waterside	Active 1Q15	\$262-\$300	53	16	7	76
16	McKendry Place	Builtout 2Q06	\$247-\$372	60	0	0	60
17	Ardrey Acres	Builtout 2Q03	\$300-\$600	23	0	0	23
18	Stirling	Builtout 3Q06	\$219-\$270	32	0	0	32
19	Waterside	Active 1Q15	\$285-\$354	82	23	9	114
20	Pecan Ridge	Active 1Q15	\$200-\$225	0	1	191	192
21	Avery Lake	Builtout 1Q11	\$78-\$146	91	0	0	91
22	White Grove	Builtout 2Q02	\$175-\$244	99	0	0	99
23	Dominion Bridge	Builtout 3Q09	\$174-\$220	137	0	0	137
24	Oakland Pointe	Future	-	0	0	100	100
25	McAlhaney	Future	-	0	0	845	845
26	Savannah Place	Builtout 4Q07	\$289-\$339	45	0	0	45
27	Kimbrell Crossing	Active 4Q06	\$375-\$375	52	0	27	79
28	The Forest (Ft Mill)	Active 1Q12	\$456-\$533	80	2	1	83
29	Haire Village (P)	Future	-	0	0	80	80
30	Sandy Pointe	Builtout 3Q08	\$162-\$239	132	0	0	132
31	Copper Creek	Builtout 4Q06	\$90-\$100	12	0	0	12
32	Huntington Place (Ft Mill)	Builtout 4Q14	\$90-\$188	66	0	0	66
33	Lakebridge	Builtout 2Q16	\$208-\$260	49	0	0	49
34	Huntington Place Duplexes	Builtout 4Q13	\$83-\$185	147	0	0	147
35	Massey	Active 4Q07	\$289-\$531	297	2	624	923
36	Riverchase (Fort Mill)	Active 3Q14	\$265-\$489	200	15	21	236
37	Oxford Place	Builtout 2Q08	\$430-\$500	111	0	0	111
38	Beckenham (Ft Mill)	Active 4Q01	\$698-\$698	75	0	0	75
39	Barber Rock/Overlook	Future	-	0	0	124	124
40	The Farm (Ft Mill)	Active 3Q15	\$250-\$350	6	0	7	13

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Source: MetroStudy 2017

Subdivision Status ● Built-Out ● Future ● Active

No.	Subdivision	Status	Price Range	Existing	Developing	Proposed	Total Units
41	Trinity Ridge	Active 4Q06	\$400-\$899	49	4	76	129
42	Estates at Audubon Lake	Active 3Q14	\$345-\$422	90	12	23	125
43	Audubon Lake	Builtout 3Q16	\$261-\$307	215	0	0	215
44	Reid Pointe	Future	\$166-\$281	225	0	5	230
45	Oak Park (Ft Mill)	Builtout 4Q07	\$250-\$700	89	0	0	89
46	Lynnwood Farms	Builtout 1Q09	\$350-\$450	61	0	0	61
47	Roseglen TH	Future	-	0	0	49	49
48	Bailes Ridge/Clairemont	Builtout 1Q08	\$148-\$295	274	0	0	274
49	Bridge Mill/The Village/SF	Active 1Q04	\$310-\$445	175	4	54	233
50	Bridge Mill/The Retreat/SF	Active 3Q07	\$457-\$725	144	3	74	221
51	Fox Ridge (Lancaster)	Active 3Q06	\$242-\$335	172	7	10	189
52	Bridge Mill/Habersham/SF	Builtout 2Q07	\$450-\$561	49	0	0	49
53	Bridge Mill/The Glen/SF	Builtout 2Q10	\$300-\$535	133	0	0	133
Total Units				4,320	100	3,323	7,743

For complete property listings, visit www.mpvre.com.



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