2954 SF Suite at Shoppes at 521

9787 Charlotte Hwy Fort Mill, SC 29707

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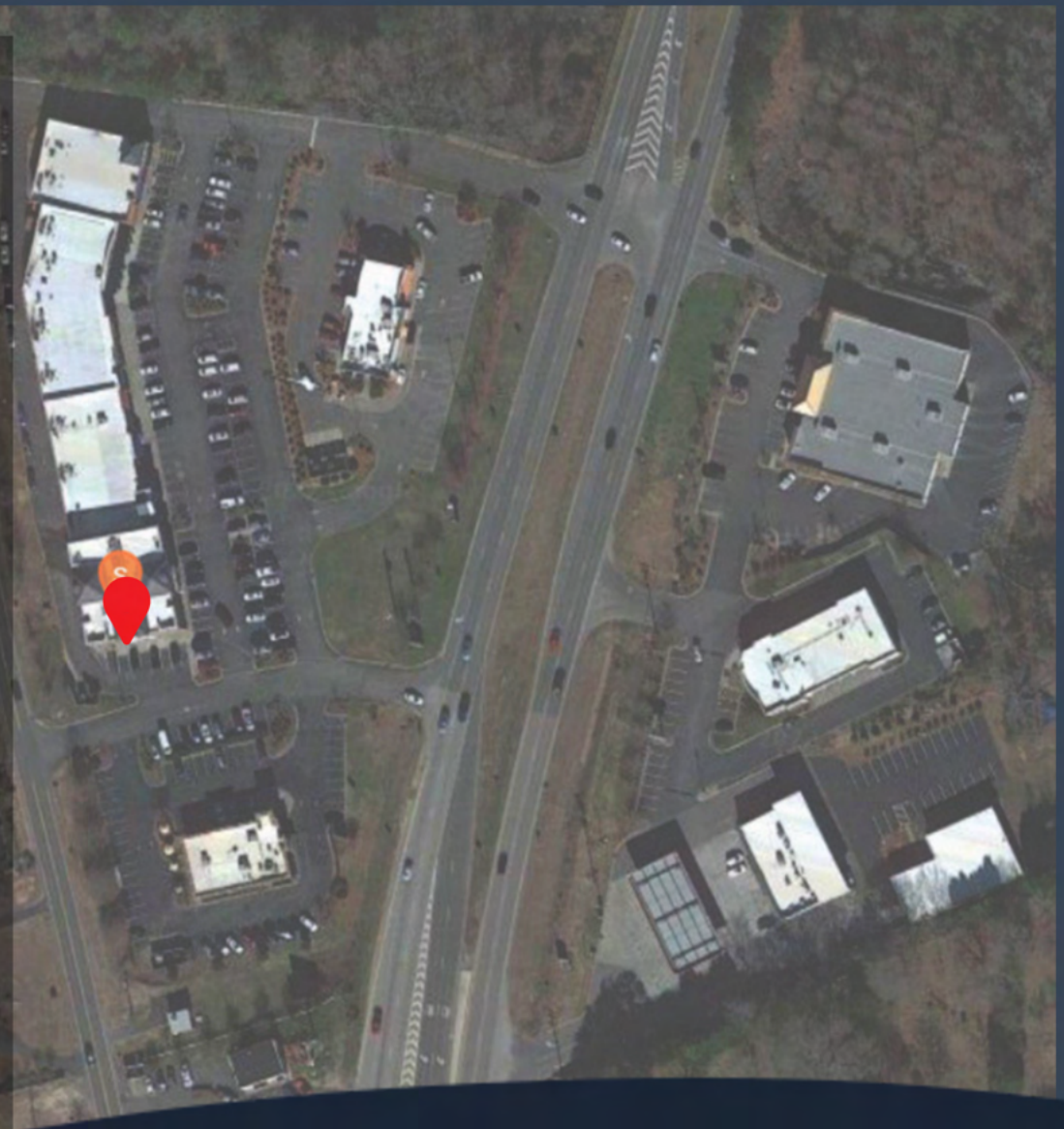
PROPERTY HIGHLIGHTS

- Prime Office & Retail Space for Lease
- Location: High-traffic intersection connecting Indian Land and Fort Mill.
- Building: Two-story office and retail center.
- Availability: Only 1 space remaining.
- Lease Rate: $26.5 PSF Modified Gross



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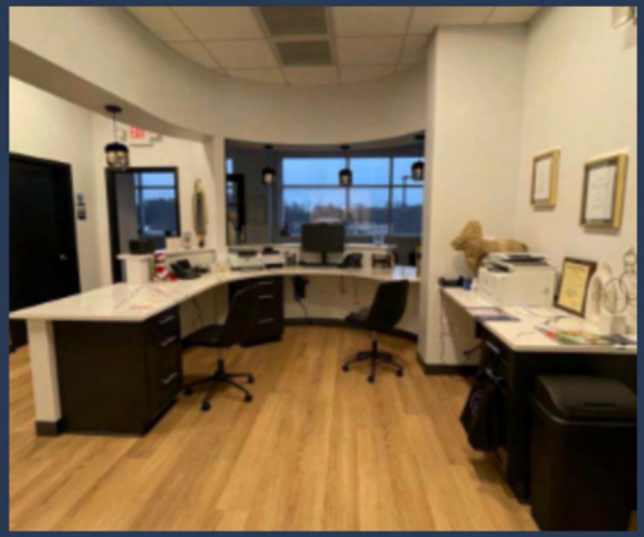
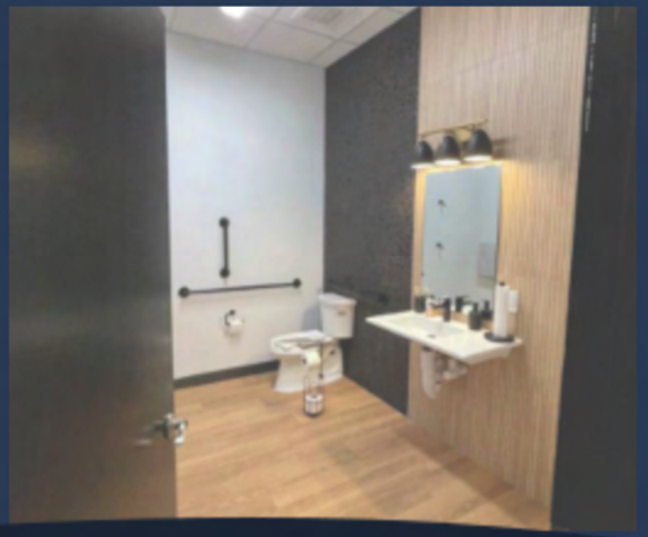
9787 Charlotte Hwy
Ft Mill, SC
Shoppes at 521

2025 Upfit

Interior views
Suite 203 and 204





Amenities

- Reception
- Private Office
- Kitchen
- Bath

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Property Features:

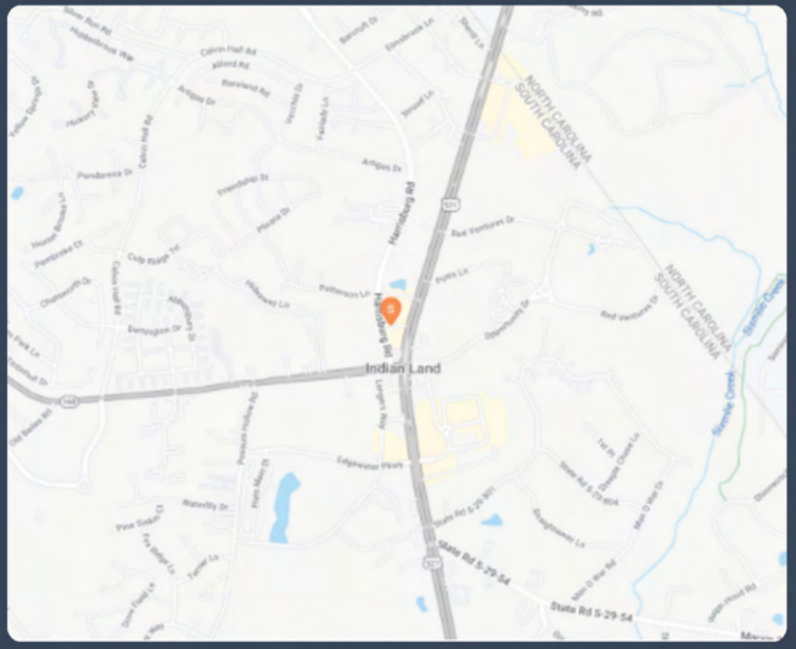
- Current Occupancy: 74%
- Total Tenants: 4
- GLA (SF): 11,263
- Year Built: 2005
- Building Class: B
- Stories: 2
- Buildings: 1
- Ingresses/Egresses: 4 each

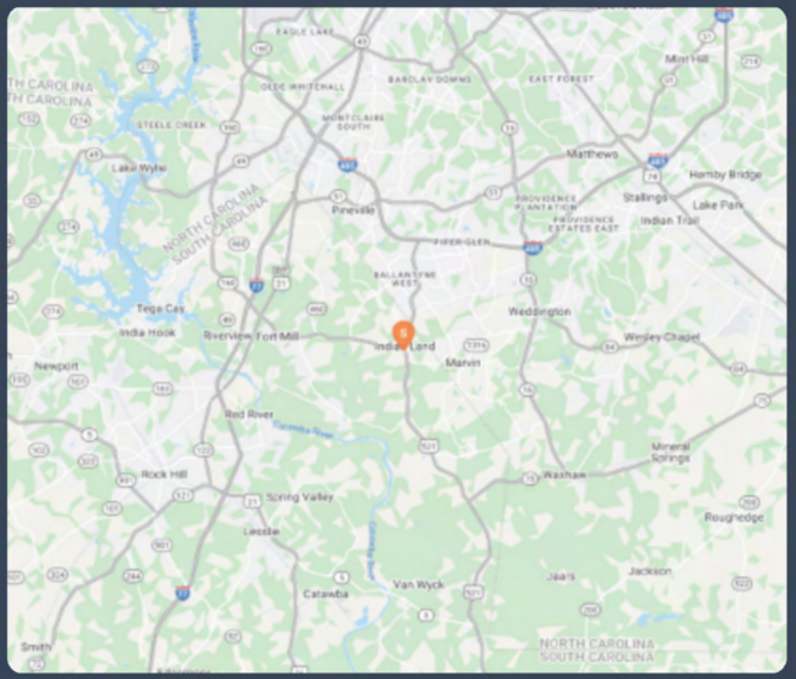
Neighboring Properties:

- North: Bojangles
- South: Showmars
- East: Good Year Tire
- West: Tyndall Furniture

Tenant Information:

- Major Tenants: Subway, Little Caesars, Town Tavern
- Lease Type: Modified Gross





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Demographics

1 Mile:
Population: 7,320
Households: 3,215
Avg. Household Income: $85,200

3 Mile:
Population: 54,980
Households: 24,500
Avg. Household Income: $76,550

5 Mile:
Population: 145,860
Households: 64,320
Avg. Household Income: $82,450

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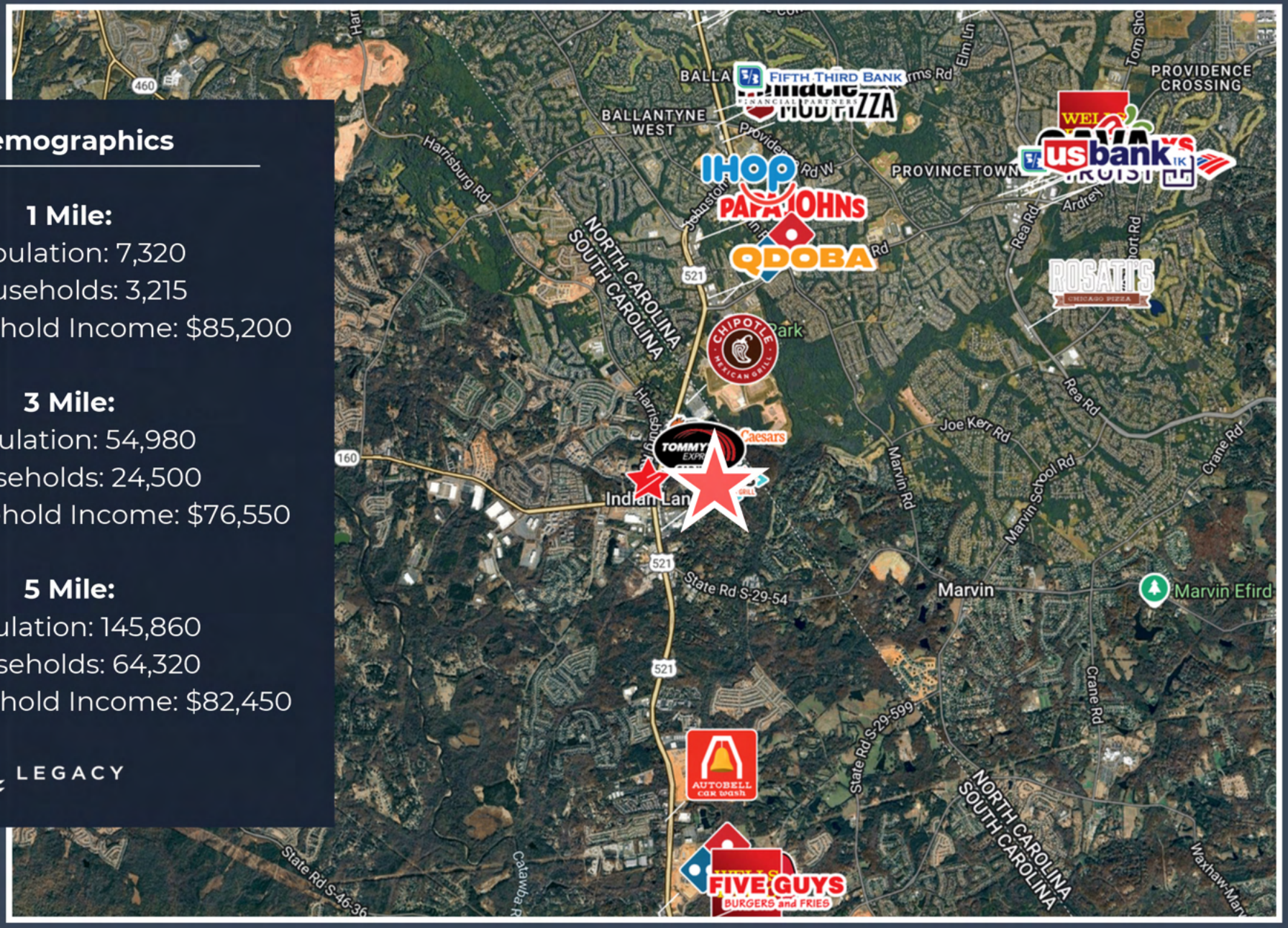

- **Prime Location:** Located at a key intersection, connecting Fort Mill and Indian Land.
- **Easy Access:** Quick access to I-77 and SC-160, linking to S. Carolina and Charlotte.
- **Neighborhood Access:** Close to Tega Cay, Kingsley, and Ballantyne.
- **Vibrant Community:** Surrounded by retail, dining, and local amenities.
- **Continued Growth:** Fort Mill is rapidly growing with new residential and commercial developments.
- **Strong Commuter Area:** Excellent location for commuters from both SC and NC.

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Floor Plan

9787 Charlotte Hwy
Fort Mill, SC

Suite 203 & 204

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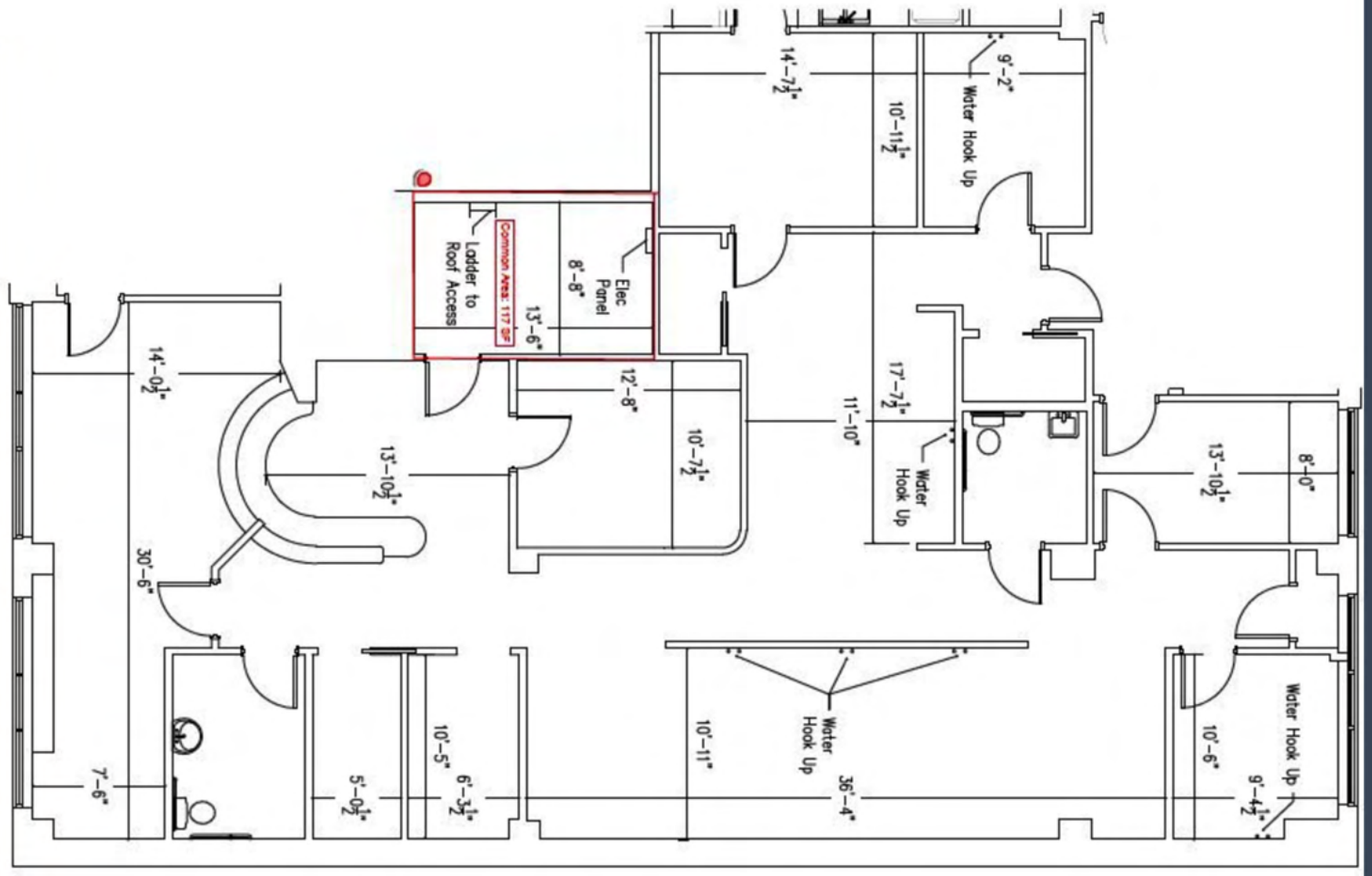

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CONTACT FOR MORE INFORMATION

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