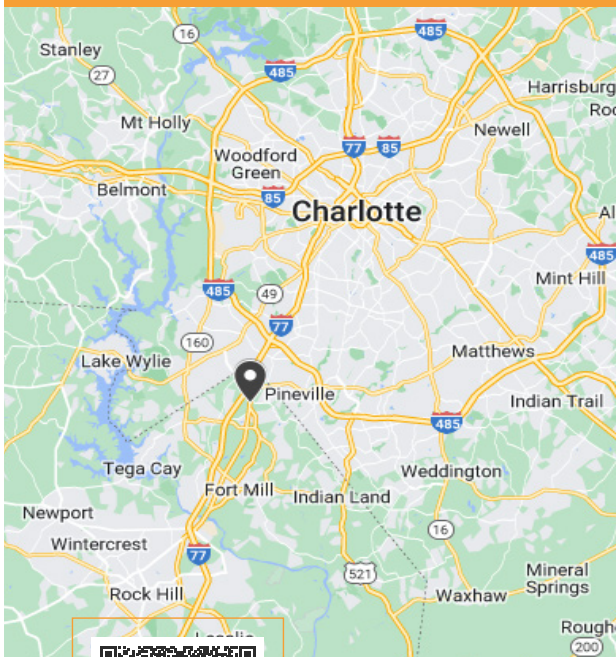


**FOR SALE**

**CONTACT BROKER FOR PRICING**



## COMMERCIAL DEVELOPMENT OPPORTUNITY



- ±2.67 Acre Commercial Site For Sale in Fort Mill, South Carolina
- Excellent Commercial Development Opportunity currently Zoned UD – potential to be rezoned to GC
- High residential density and growth in the affluent Fort Mill Community
- High Visibility on Highway 21 at Central Carolinas Parkway with approved Pennies For Progress Road Improvements to 5 lanes to begin January 2026, and completed 2028 (add attached aerial)
- Nearby residential communities include Regent Park, Springfield, Cottages at Springfield, Miller Farm, Coventry TH, Ashe Downs TH, Anniston Chase, Carolina Orchard (age restricted community), Beckett Farms, Grantham Place, Springview Meadows – and many more.
- Nearby Retail includes Regent Town Center (anchored by Food Lion), Plaka Square, Springfield Town Center and many others.
- Adjacent to New Flint Hill Elementary School – opening 2025-2026 school year and newly developed Middle School
- Water/Sewer located at site



**Debbie Weatherby**  
Vice President/Broker

Direct: 803-992-6110 | [Debbie@tuttleco.com](mailto:Debbie@tuttleco.com)

300 Technology Center Way, Suite 410 | Rock Hill, South Carolina 29730 | 803-366-1158 | [tuttleco.com](http://tuttleco.com)

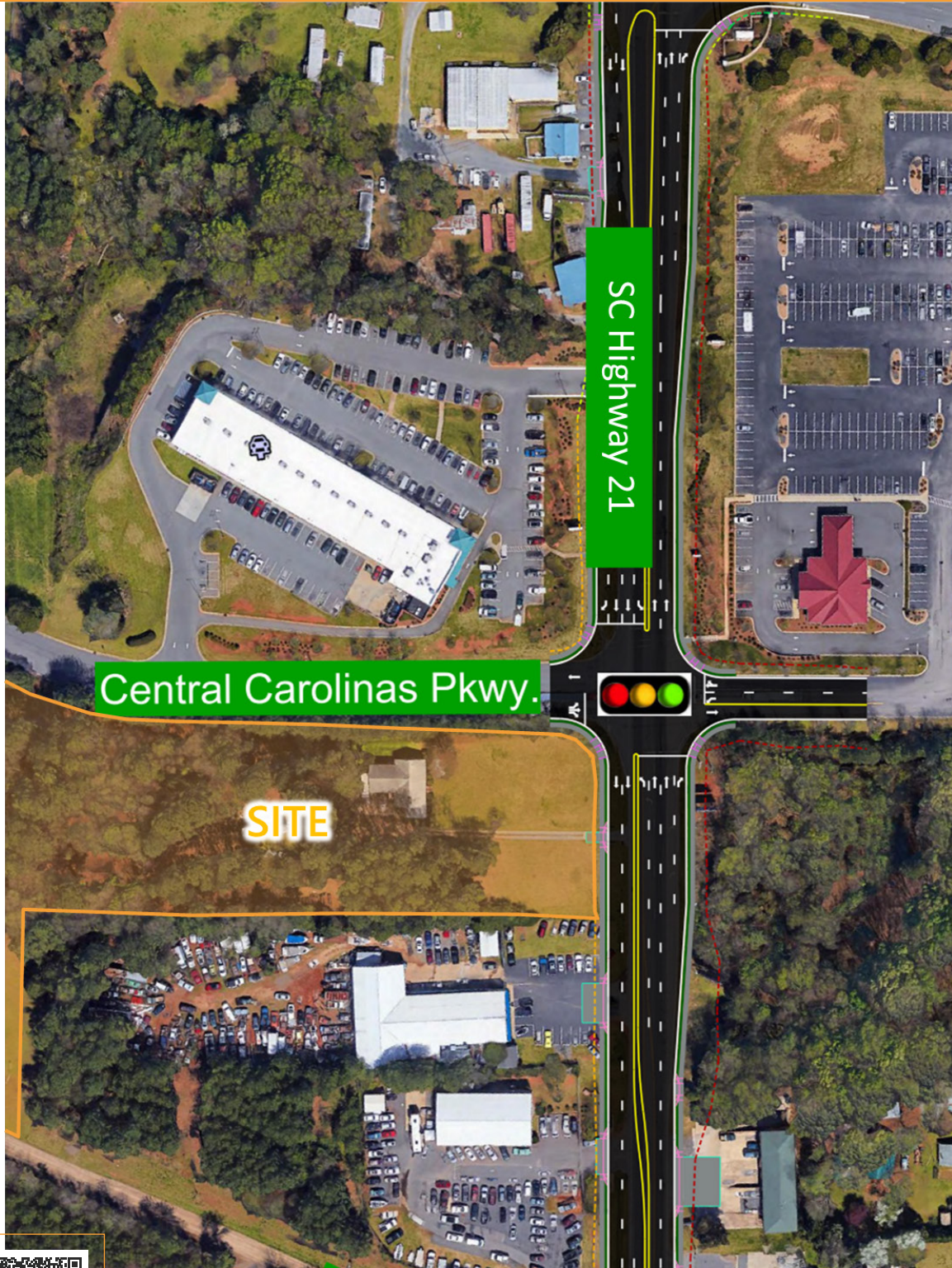




## ±2.67 Acre Commercial Site

3048 Highway 21 Bypass, Fort Mill, South Carolina 29715

### PENNIES FOR PROGRESS ROAD IMPROVEMENTS



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## LOCATION AERIAL



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## 2024 SCDOT & NCDOT TRAFFIC COUNTS



### 2024 Demographics

Radius	2024 Population	2029 Population	Population Growth 2027 - 2029	Median Household Income
2 Mile	±21,546	±24,383	±2.6%	\$90,002
5 Mile	±149,730	±163,722	±1.9%	\$86,125
10 Mile	±557,530	±606,057	±1.7%	\$95,019



**Debbie Weatherby**

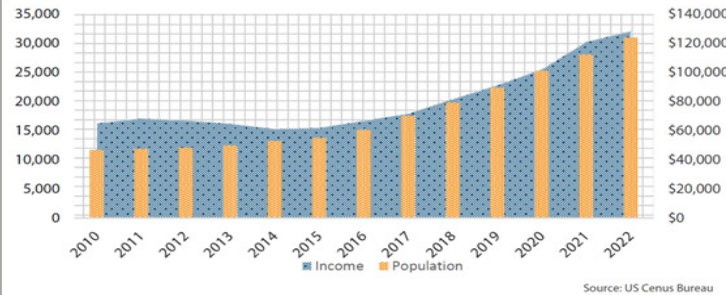
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## AREA AMENITIES & ATTRACTIONS



Fort Mill celebrated it's 150th Anniversary in 2023 and continues to grow.

Fort Mill's population has increased more than 150% with a current population of over 30,000.

Fort Mill is South Carolina's fastest growing city with a 10.1% population annual growth rate.

The median household income of Fort Mill is ±\$128,000 versus ±83,300 for the entire United States (as of 2022).



### MAIN STREET

Located ±20 Miles from Downtown Charlotte, Fort Mill is one the fastest growing communities in South Carolina with a Vibrant Downtown, Extraordinary Dining and Multiple Shopping Districts



### KINGSLEY

± 2,100 AC Heirloom Community with ±150,000 SF of Restaurants/ Small Shops, ±1,200,000 SF of Offices and ±238 Multi-Family Units, with 48 over Retail and an Existing Hotel with a Future Hotel Site



### BAXTER VILLAGE

± 1,033 AC Pedestrian Village Market with ±1,400 Homes, ±250,00 SF of Shops, Offices and Restaurants and ±400 AC of Open Space with Parks and Trails

The Fort Mill Area is home to major employers such as Piedmont Medical Center, Black & Decker, LPL Financial and Atrium Health.

Fort Mill is conveniently located with convenient access to Highway 21 and Interstate 77.



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