



### 506 Mercantile Place, Suite 106 Fort Mill, South Carolina

- Part of large master-planned mixed-use development anchored by Harris Teeter
- Future Phase 2 in planning stages to include approximately 110,000 sf of multi-tenant mixed-use spaces
- Completed parcels in Phase 2 include 50 single family homes by Saussy Burbank (Avg Sales Price \$700K), Oakcrest Preparatory Academy, Prenuvo, Helen Adams Realty, New South Family Medicine and Slim Chickens.
- One (1) mile from I-77 (Exit 88) & only 15 miles from Charlotte

### Space Available:

- Suite 106 (1,297 SF)



#### TRAFFIC COUNTS

18,900 VPD (Springfield Pkwy)  
19,100 VPD (US Hwy 21)  
138,700 VPD (I-77 North)  
127,700 VPD (I-77 North)

SCDOT (2024)

#### Demographics

	1 Mile	3 Miles	5 Miles
Population	6,144	48,458	153,982
Households	2,709	18,881	60,739
Average HH Income	\$122,975	\$143,804	\$142,293
Median Age	46.6	39.0	38.1
Business Establishments	110	1,367	6,204
Daytime Employment	1,478	17,890	79,364

**KERRI ROBUSTO**

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# SPRINGFIELD™ TOWN CENTER

506 Mercantile Place, Suite 106  
Fort Mill, South Carolina



**SPRINGFIELD TOWN CENTER**

**SALMERI'S**  
ITALIAN KITCHEN

PAPA JOHN'S | JASON MARRAS | EGGS UP GRILL  
Everything to make you smile.

iColorNailBar

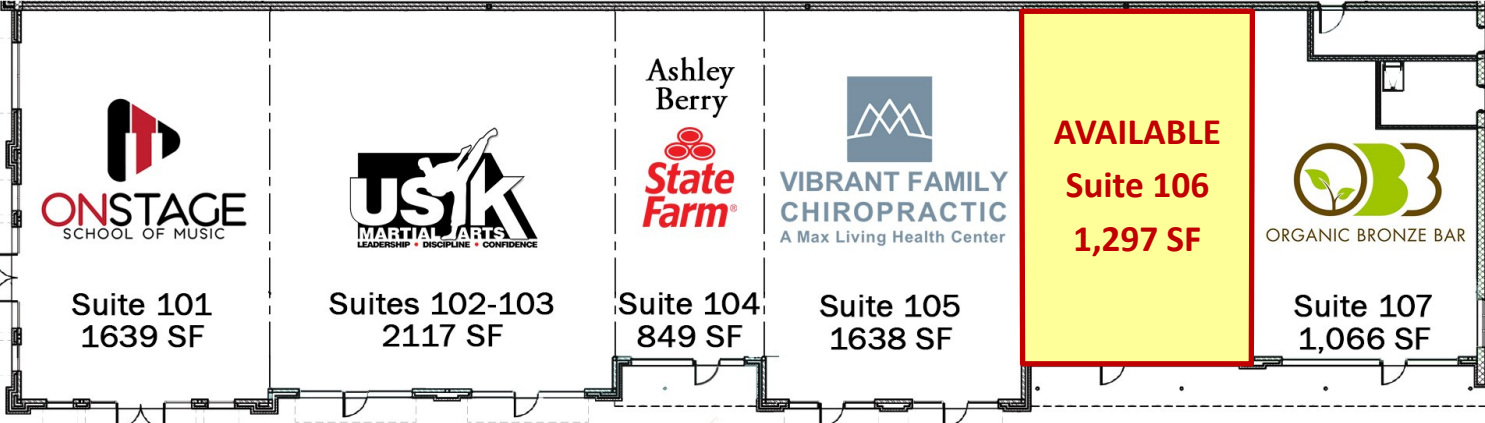
ONSTAGE SCHOOL OF MUSIC | MILL TOWN YOUTH CENTER | THE TUTORING CENTER

SAUCE MONKEY SPIRITS | GREAT CLIPS

VIBRANT FAMILY CHIROPRACTIC | STATE FARM | EDWARD JONES

USK MARTIAL ARTS | ORGANIC BRONZE BAR

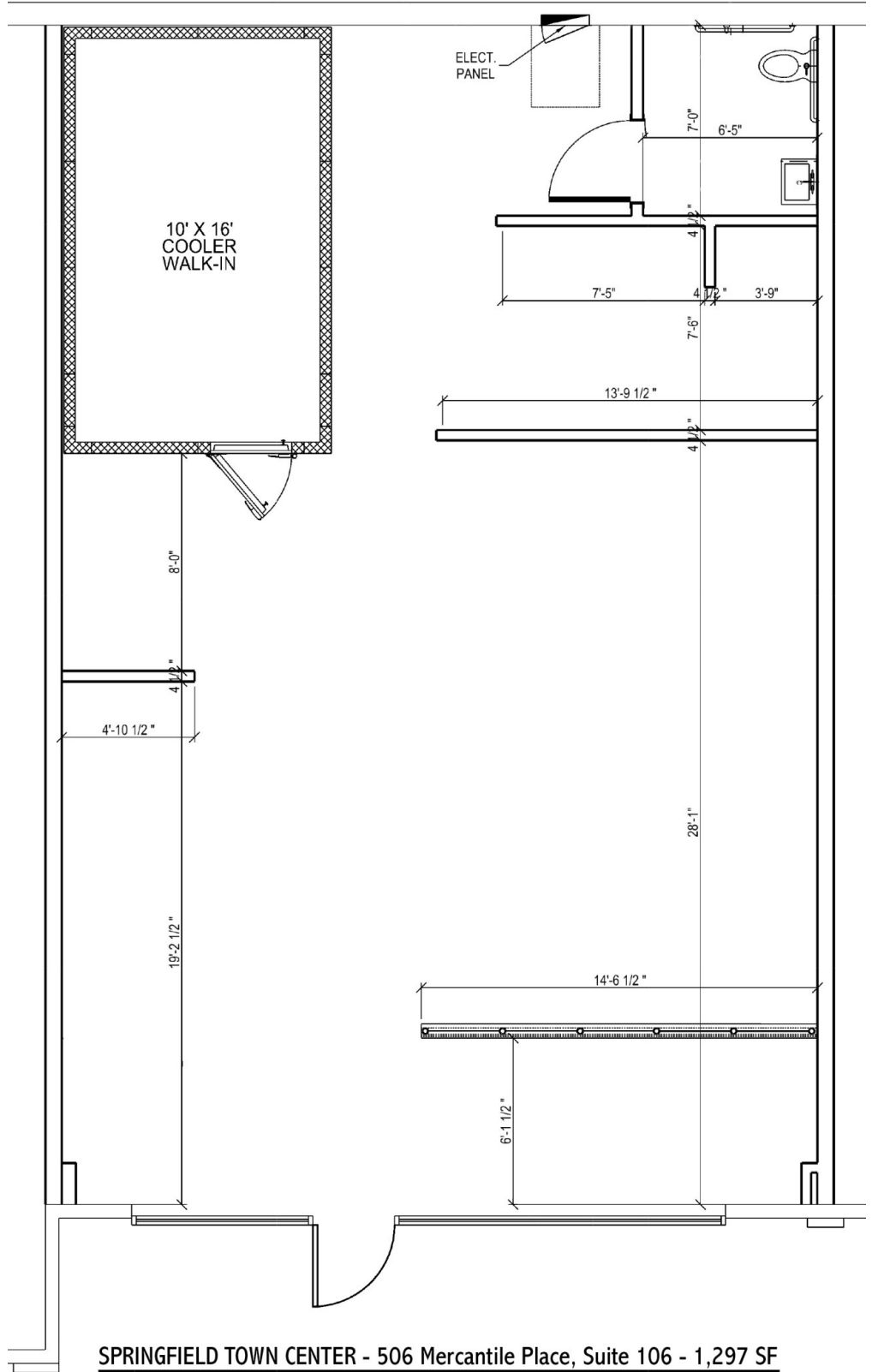
FAMILY TRUST | SPRINGFIELD DENTISTRY



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**CLEAR SPRINGS**  
REALTY, LLC



**SPRINGFIELD TOWN CENTER - 506 Mercantile Place, Suite 106 - 1,297 SF**

SCALE: 1/8" = 1'-0"

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