



The Landing at Dobys Bridge

1918 N. Dobys Bridge Road | Fort Mill, SC 29715

Massey - Taylor Morrison
917 Single Family Units

Dobys Bridge Elementary
794 Students

The Crossing at Dobys Bridge



S Dobys Bridge Rd



FUTURE
PHASE II

Holbrook Rd

18,800 VPD

N Dobys Bridge Rd

Catawba Ridge Market
25 AC Grocery-Anchored
Retail Development
Fall 2026

RIGHT IN
RIGHT OUT

C

+/- 0.891 AC

A

+/- 1.197 AC

B

+/- 1.052 AC

FULL
ACCESS

Available for Lease

+/- 0.891 - 3.14 AC Opportunities Suitable for Retail, Restaurant, Service or Medical

Property Overview

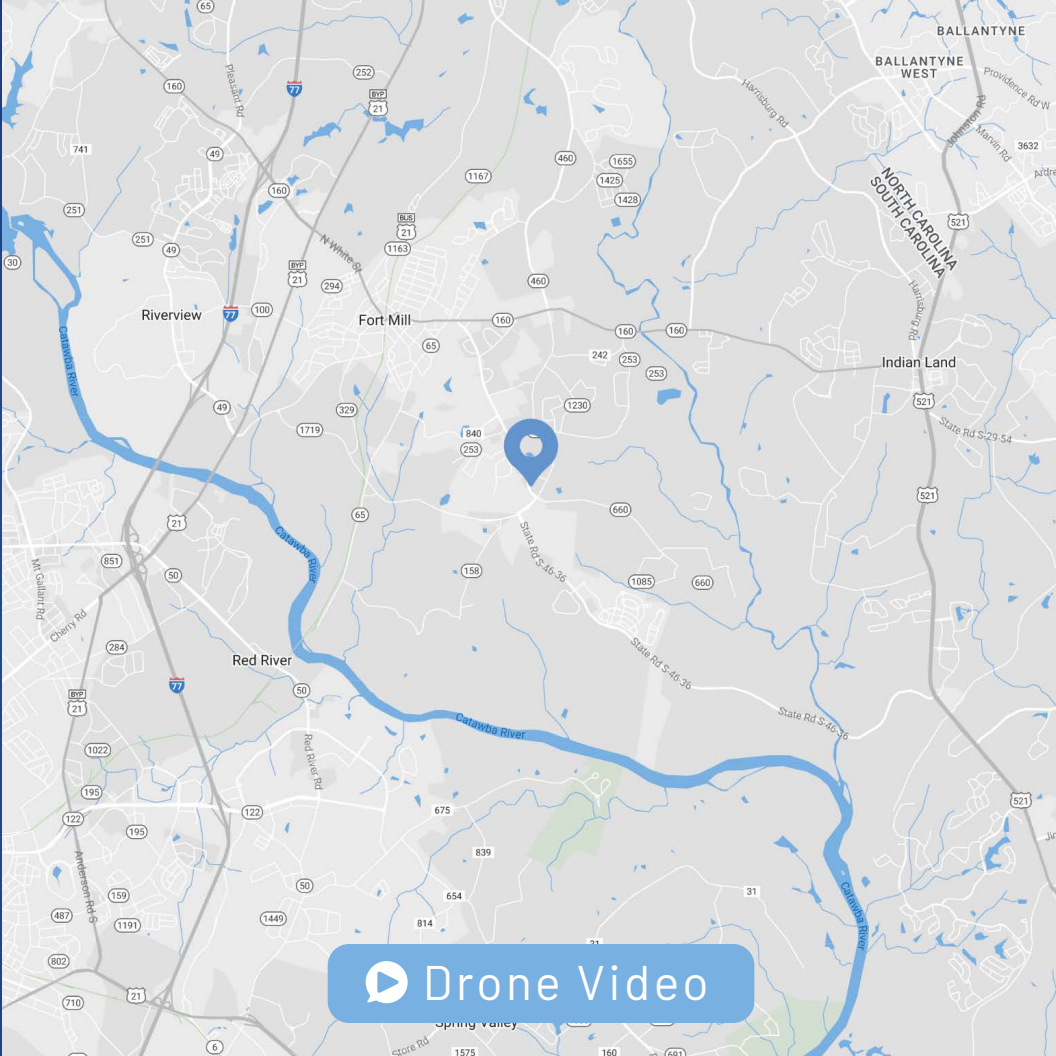
The Landing at Dobys Bridge Available for Lease

Ground lease and build-to-suit opportunities at the corner of N. Dobys Bridge Road and Fort Mill Pkwy/Southern Bypass suitable for retail, restaurant, service or medical uses.

The site is surrounded by new and proposed development in a fast-growing area of Fort Mill. A new retail/office development has recently been completed across from the site, including tenants: Blue Bar & Smokehouse, Atrium Health, Huntington Learning Center, and more. Development is growing in this area with a 25-acre Harris Teeter-anchored center under construction right across from the site. The site is also surrounded by completed and under construction residential subdivisions.

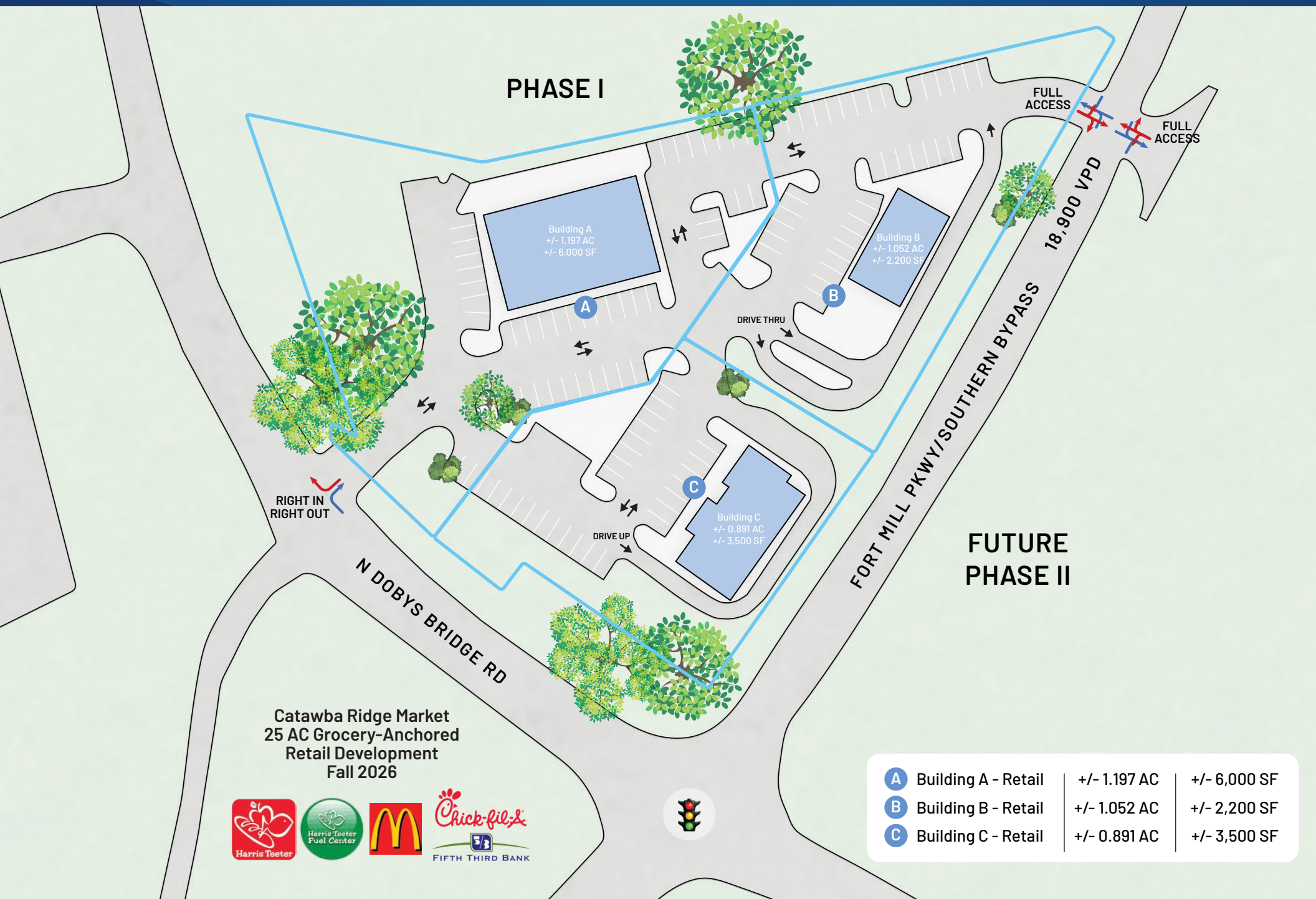
Property Details

Address	1918 N. Dobys Bridge Road Fort Mill, SC 29715
Availability	+/- 0.891 - 3.14 AC Available for Ground Lease or BTS Single Tenant and Multi-Tenant Opportunities
Use	Suitable for Retail, Restaurant, Service or Medical
Parking	101 Spaces
Zoning	HC (Highway Commercial), COD-N (Corridor Overlay District)
Delivery	2027
Additional Notes	Double Lane Drive-Thru Opportunities
Traffic Counts	Dobys Bridge Road 18,900 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2025 Population	4,314	32,104	94,958
Avg. Household Income	\$181,721	\$152,114	\$139,098
Median Household Income	\$157,172	\$128,031	\$106,453
Households	1,452	11,595	37,123
Daytime Employees	424	8,221	36,280



Market Overview





Catawba Ridge Market
25 AC Grocery-Anchored
Retail Development
Fall 2026



The Crossing at Dobys Bridge



Contact for Details

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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

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