

Shoppes at 521

LAST REMAINING SPACE AT
SHOPPES AT 521.

9787 Charlotte Hwy
Fort Mill, SC 29707



LEGACY
Real Estate Advisors, LLC

HIGHLIGHTS

- 2 Story Office & Retail Building
- Excellent Location with High Traffic Counts
- PM Side
- Located at one of the most prominent intersections, connecting Indian Land and Fort Mill
- 1 Space Remaining in the entire center
- \$22 PSF NNN



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
100	Innovative Autism Services	1	2169			
201 & 202	Victory Dental Center	2	3188			Elevator Access
203 & 204	VACANT	2	3054	\$22	NNN	Elevator Access
400	Asia Massage	1	1611			
500	Enterprice Rent-a-Car	1	1241			



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
3,596	46,109	128,520



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$126,886	\$148,591	\$139,645



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,448	16,531	47,982

PROPERTY FEATURES

CURRENT OCCUPANCY	73.00 %
TOTAL TENANTS	4
GLA (SF)	11,263
YEAR BUILT	2005
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4

NEIGHBORING PROPERTIES

NORTH	Bojangles
SOUTH	Showmars
EAST	Good Year Tire
WEST	Tyndall Furniture

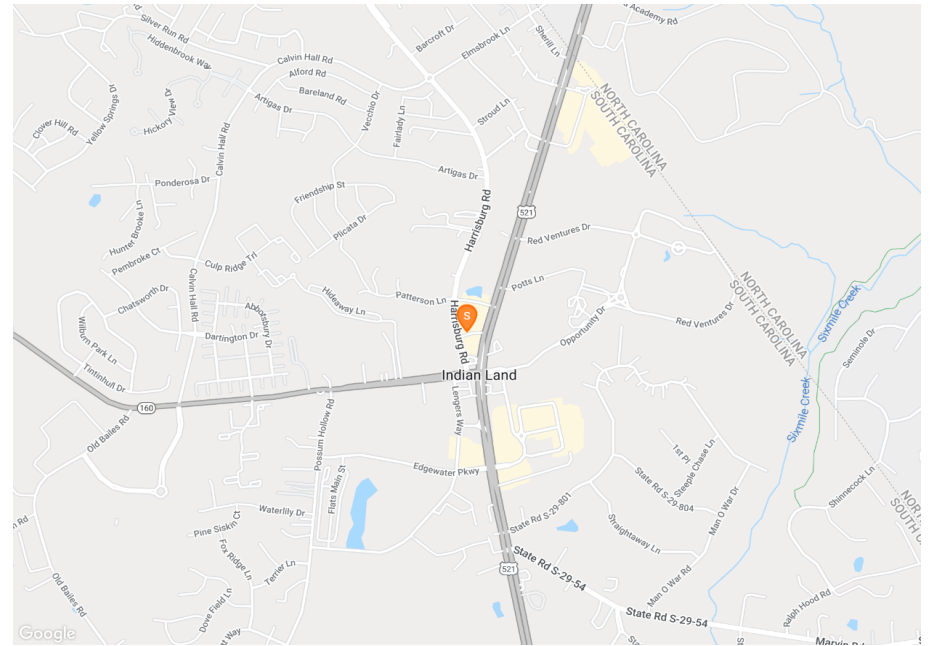
TENANT INFORMATION

MAJOR TENANT/S	Subway, Little Caesars, Town Tavern
LEASE TYPE	NNN

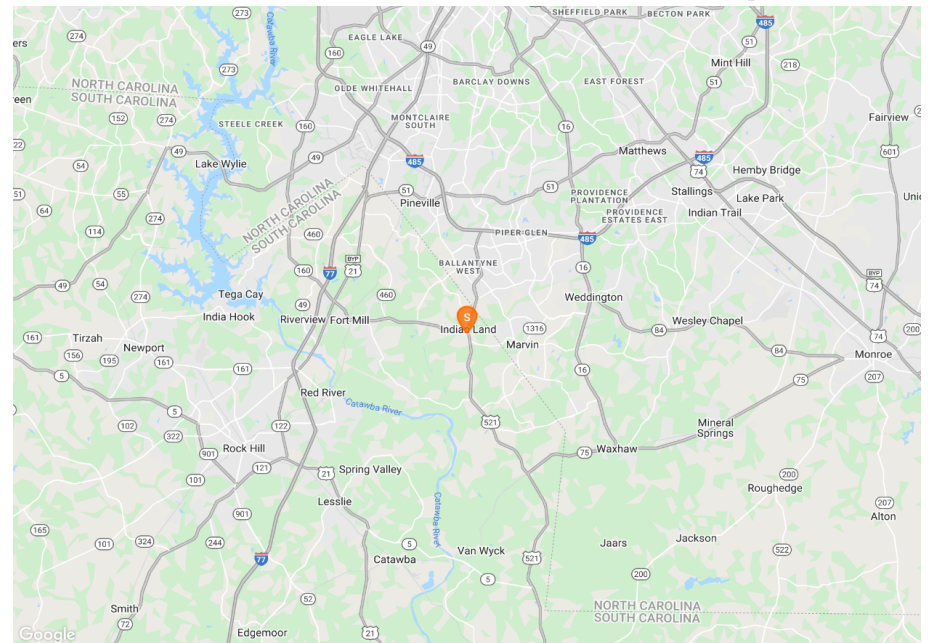
Location Summary

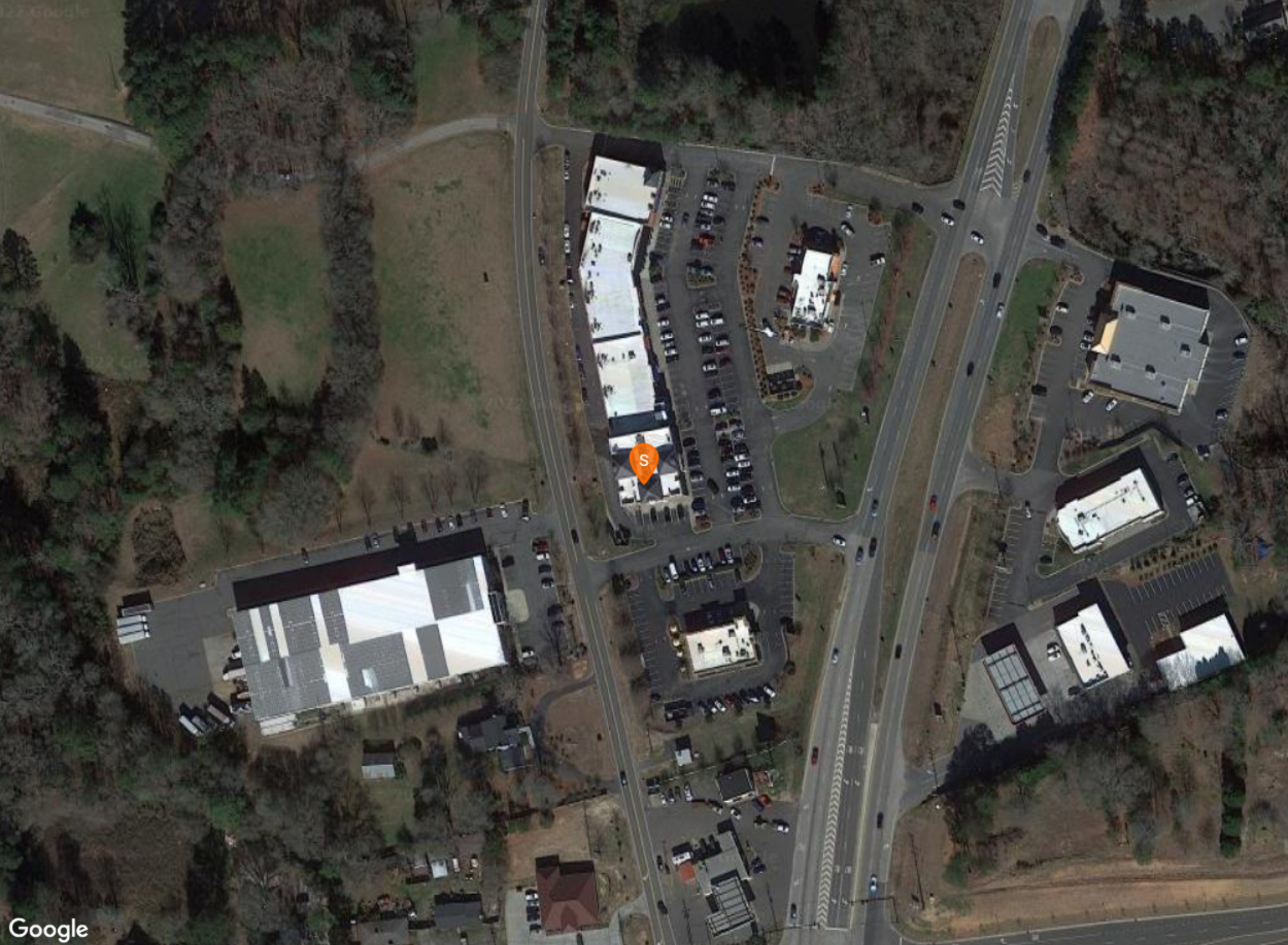
- This property is located along South Carolina Highway 521 near the Intersection of South Carolina Highway 160. Highway 521 has AADT count of 41k+. Excellent visibility, both frontage along 521 and rear entry access adjoining major residential neighborhoods and adjacent proximity to a lit intersection allows this center to market itself to multiple customer groups. Shoppes at 521 is historically fully leased hovering between 95-100% occupancy. Service based business, retail office, traditional retail and restaurants alike all benefit from the tenant mix and geographical location.

Locator Map



Regional Map





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	823	9,442	43,224
2010 Population	2,064	30,577	92,287
2021 Population	3,596	46,109	128,520
2026 Population	4,100	52,029	143,448
2021 African American	346	4,710	12,823
2021 American Indian	16	149	417
2021 Asian	50	4,986	10,779
2021 Hispanic	488	4,685	10,963
2021 Other Race	188	1,537	3,672
2021 White	2,880	33,283	96,956
2021 Multiracial	113	1,423	3,821
2021-2026: Population: Growth Rate	13.30 %	12.25 %	11.10 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	67	482	1,652
\$15,000-\$24,999	67	452	1,619
\$25,000-\$34,999	20	388	1,760
\$35,000-\$49,999	148	1,195	3,689
\$50,000-\$74,999	213	2,089	7,000
\$75,000-\$99,999	256	2,392	6,635
\$100,000-\$149,999	266	3,472	9,581
\$150,000-\$199,999	171	2,262	6,235
\$200,000 or greater	240	3,800	9,814
Median HH Income	\$94,157	\$113,631	\$105,885
Average HH Income	\$126,886	\$148,591	\$139,645

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	350	3,545	16,965
2010 Total Households	841	10,937	34,541
2021 Total Households	1,448	16,531	47,982
2026 Total Households	1,648	18,653	53,493
2021 Average Household Size	2.48	2.79	2.68
2000 Owner Occupied Housing	280	2,818	12,501
2000 Renter Occupied Housing	58	523	3,293
2021 Owner Occupied Housing	1,216	13,106	37,196
2021 Renter Occupied Housing	232	3,425	10,786
2021 Vacant Housing	218	1,329	2,809
2021 Total Housing	1,666	17,860	50,791
2026 Owner Occupied Housing	1,322	14,603	41,659
2026 Renter Occupied Housing	326	4,050	11,834
2026 Vacant Housing	192	1,277	2,983
2026 Total Housing	1,840	19,930	56,476
2021-2026: Households: Growth Rate	13.10 %	12.20 %	11.00 %

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	197	2,367	6,840
2021 Population Age 35-39	276	3,823	9,314
2021 Population Age 40-44	285	4,177	10,228
2021 Population Age 45-49	267	3,950	10,104
2021 Population Age 50-54	245	3,285	9,325
2021 Population Age 55-59	222	2,714	8,474
2021 Population Age 60-64	202	2,251	7,068
2021 Population Age 65-69	174	1,785	5,709
2021 Population Age 70-74	159	1,465	4,912
2021 Population Age 75-79	100	837	3,073
2021 Population Age 80-84	53	440	1,616
2021 Population Age 85+	35	303	1,280
2021 Population Age 18+	2,665	33,048	94,619
2021 Median Age	39	38	39

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,695	\$91,256	\$88,132
Average Household Income 25-34	\$111,195	\$119,724	\$113,130
Median Household Income 35-44	\$108,201	\$130,218	\$123,011
Average Household Income 35-44	\$134,032	\$161,760	\$152,801
Median Household Income 45-54	\$121,322	\$137,999	\$134,456
Average Household Income 45-54	\$151,637	\$170,744	\$168,194
Median Household Income 55-64	\$94,465	\$117,132	\$115,585
Average Household Income 55-64	\$129,684	\$157,158	\$154,807
Median Household Income 65-74	\$80,830	\$88,082	\$82,773
Average Household Income 65-74	\$122,093	\$131,379	\$119,538
Average Household Income 75+	\$92,965	\$95,978	\$85,063

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	250	3,438	9,784
2026 Population Age 35-39	237	3,669	9,764
2026 Population Age 40-44	306	4,518	10,844
2026 Population Age 45-49	303	4,173	10,657
2026 Population Age 50-54	274	3,538	9,646
2026 Population Age 55-59	252	3,000	8,818
2026 Population Age 60-64	224	2,586	8,107
2026 Population Age 65-69	201	2,149	6,880
2026 Population Age 70-74	165	1,611	5,394
2026 Population Age 75-79	144	1,279	4,440
2026 Population Age 80-84	82	665	2,461
2026 Population Age 85+	49	412	1,678
2026 Population Age 18+	3,026	37,593	106,596
2026 Median Age	39	37	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,595	\$101,839	\$98,393
Average Household Income 25-34	\$123,352	\$136,464	\$128,079
Median Household Income 35-44	\$114,959	\$146,181	\$135,610
Average Household Income 35-44	\$146,602	\$180,753	\$168,934
Median Household Income 45-54	\$134,132	\$152,403	\$146,441
Average Household Income 45-54	\$166,393	\$189,035	\$183,657
Median Household Income 55-64	\$101,970	\$131,253	\$126,978
Average Household Income 55-64	\$143,948	\$177,162	\$171,805
Median Household Income 65-74	\$88,878	\$102,014	\$95,398
Average Household Income 65-74	\$138,404	\$151,195	\$137,156
Average Household Income 75+	\$106,971	\$111,767	\$98,261

Shoppes at 521

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