

# South Mill at Elizabeth

FORT MILL PKWY & SPRATT ST, FORT MILL, SC 29715



Retail

FOR

| Lease

SIZE

| ±15,638 SF

PRICE

| Call



## Overview

Located along heavily traveled Fort Mill Parkway with planned widening to 4 lanes in 2024

Close proximity to Riverview and River Trail Elementaries, Banks Trail and Forest Creek Middle Schools, and Catawba Ridge High School

1,300 proposed units planned and under construction in the Elizabeth community and 3,195 homes planned within a 3 mile radius

Available now: ±3,470 SF in Building A  
Delivering 12/24: ±6,300 SF in Building B  
Available now: ±5,868 SF in Building C

End cap patio space available

## New Construction Retail/ Medical Spaces Available



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## Demographics

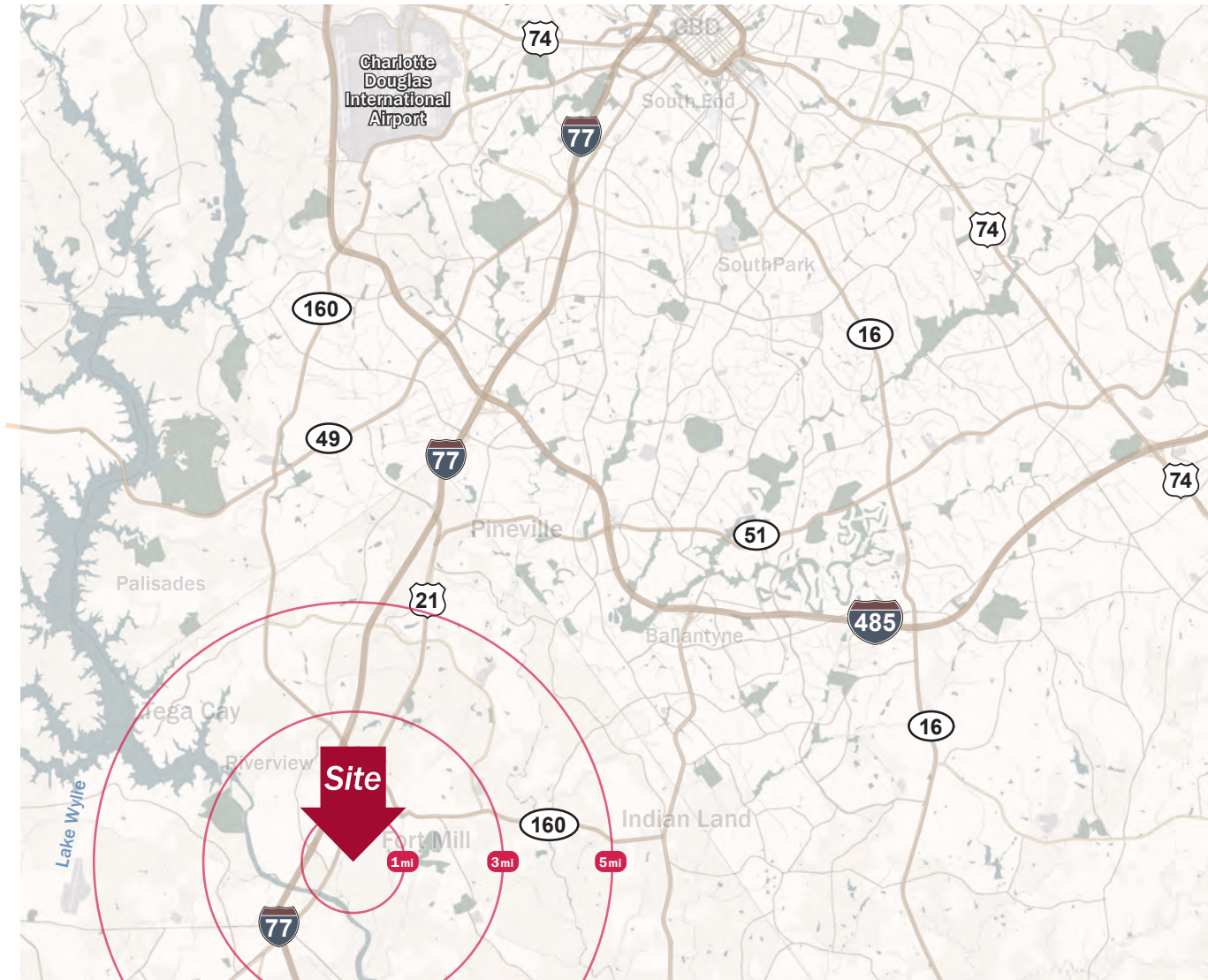
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	3,652	38,491	115,269
Growth Rate	3.41%	3.03%	2.27%
Avg. HH Income	\$106,297	\$117,389	\$122,085

## Traffic Count

Source: NCDOT

	AADT
Fort Mill Pkwy	17,100 (2022)
Spratt St	9,400 (2022)



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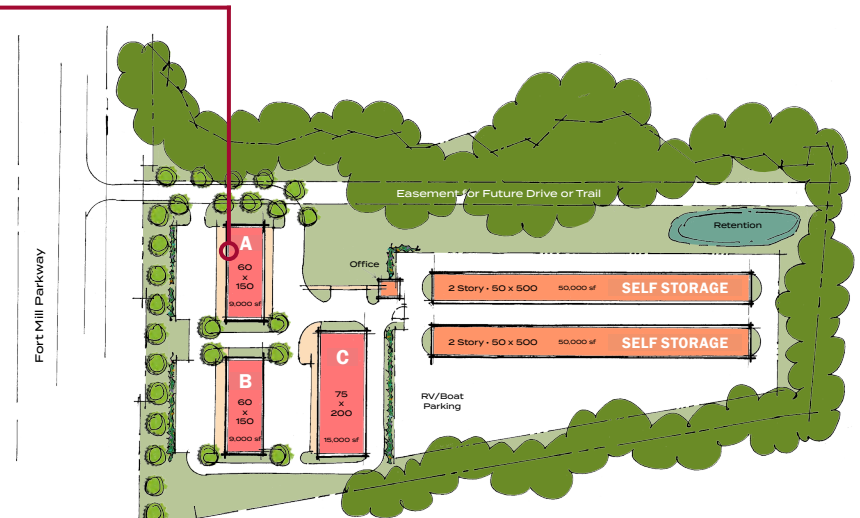
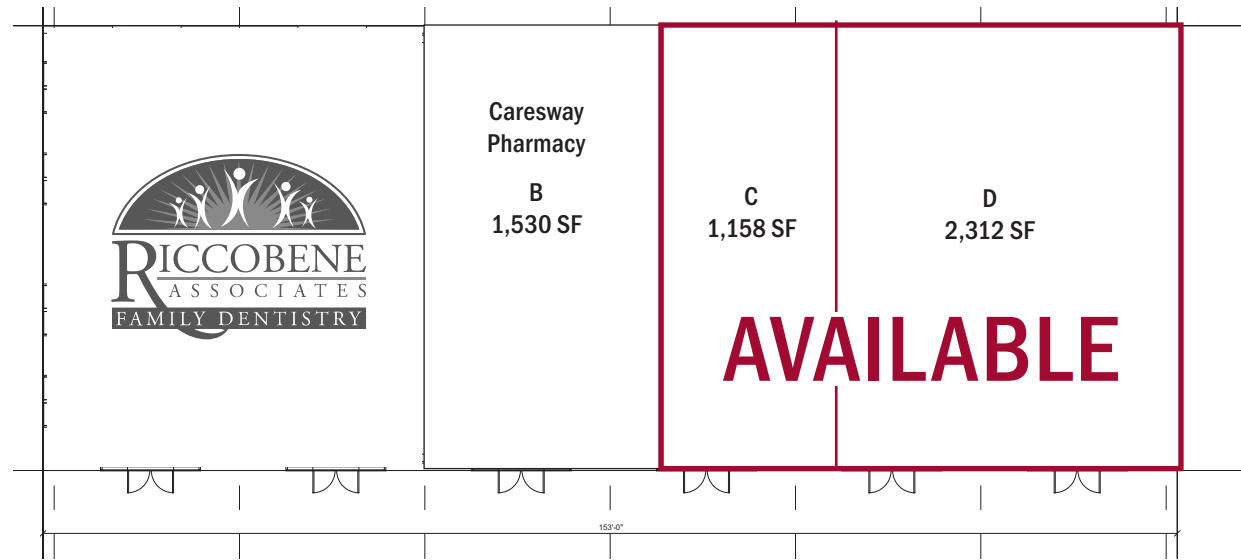


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## Leasing Plan

Retail Building A  
Availability  
±3,470 SF Total



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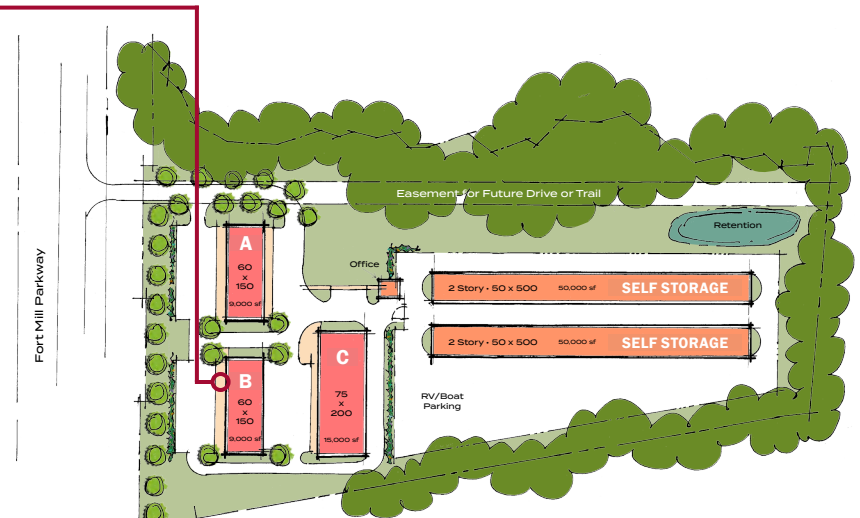
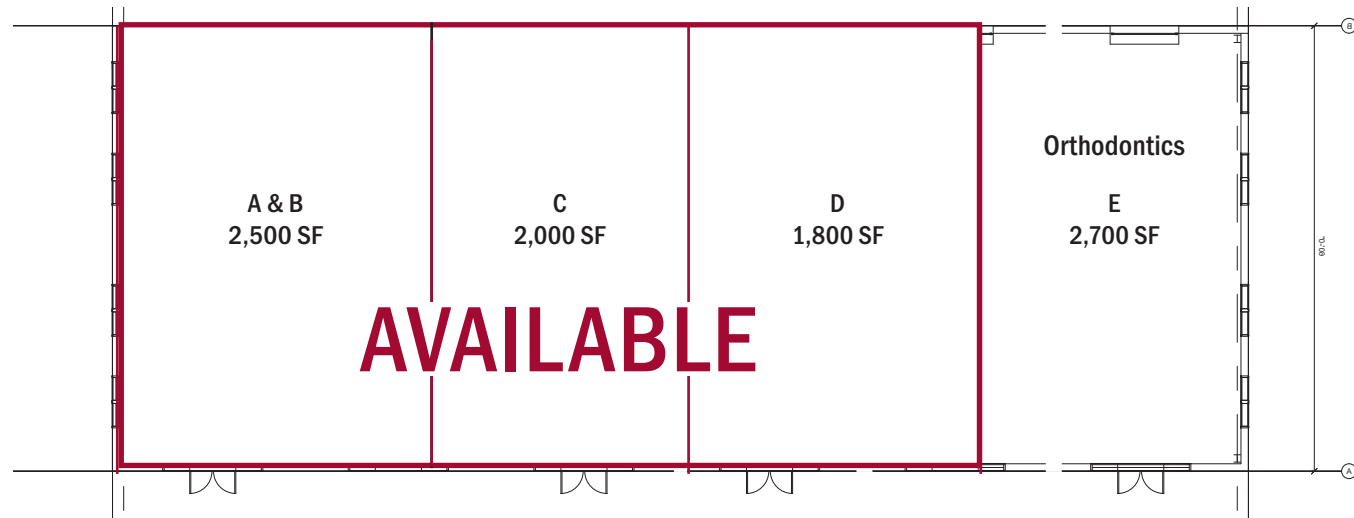
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## Leasing Plan

**Retail Building B**  
**Availability**  
**±6,300 SF Total**  
**Delivering 12/24**



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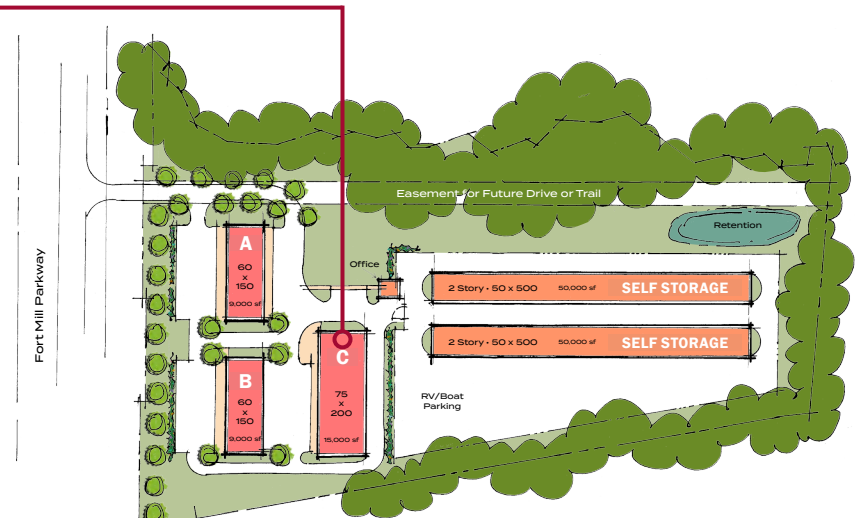
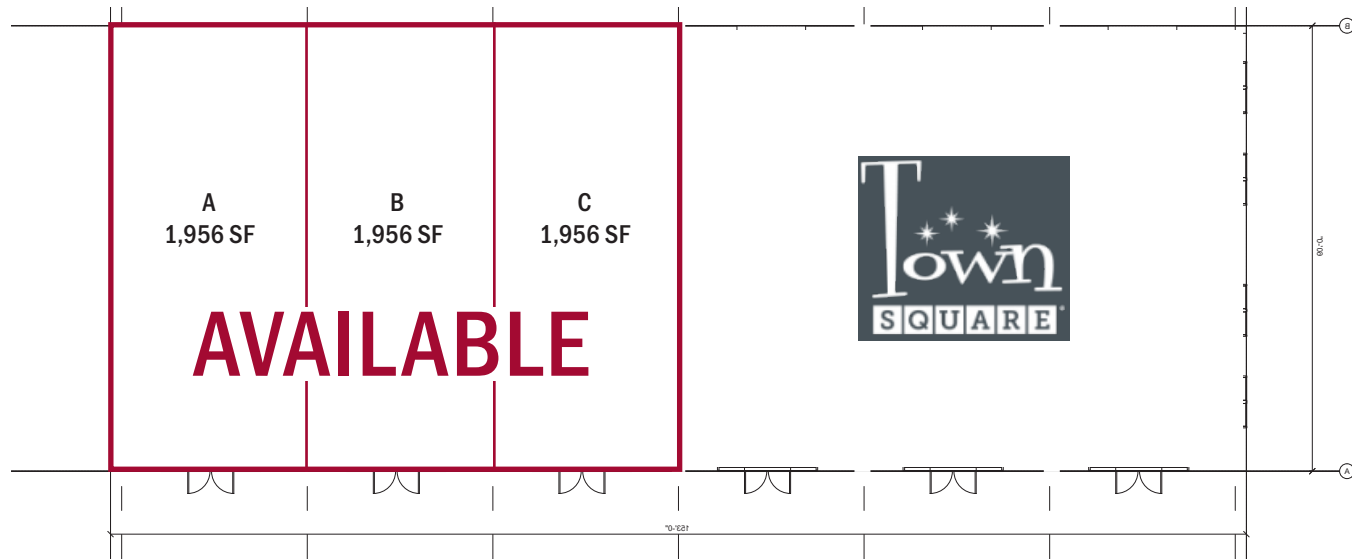
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## Leasing Plan

Retail Building C  
±5,868 SF Total



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Site Aerial



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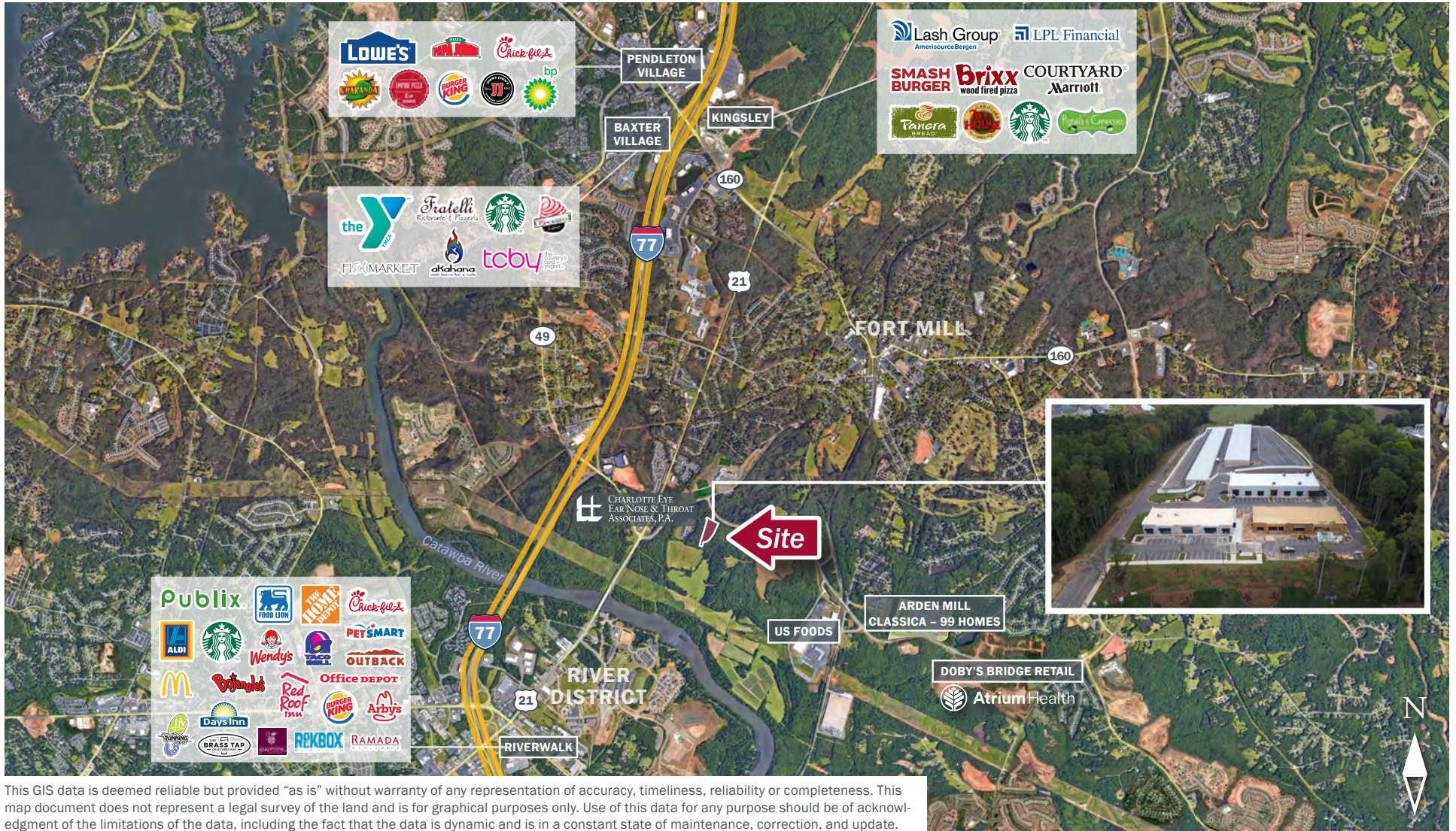
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## Market Aerial



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## Residential Activity

### Housing Activity within 3 Miles

Source: Zonda® 2023

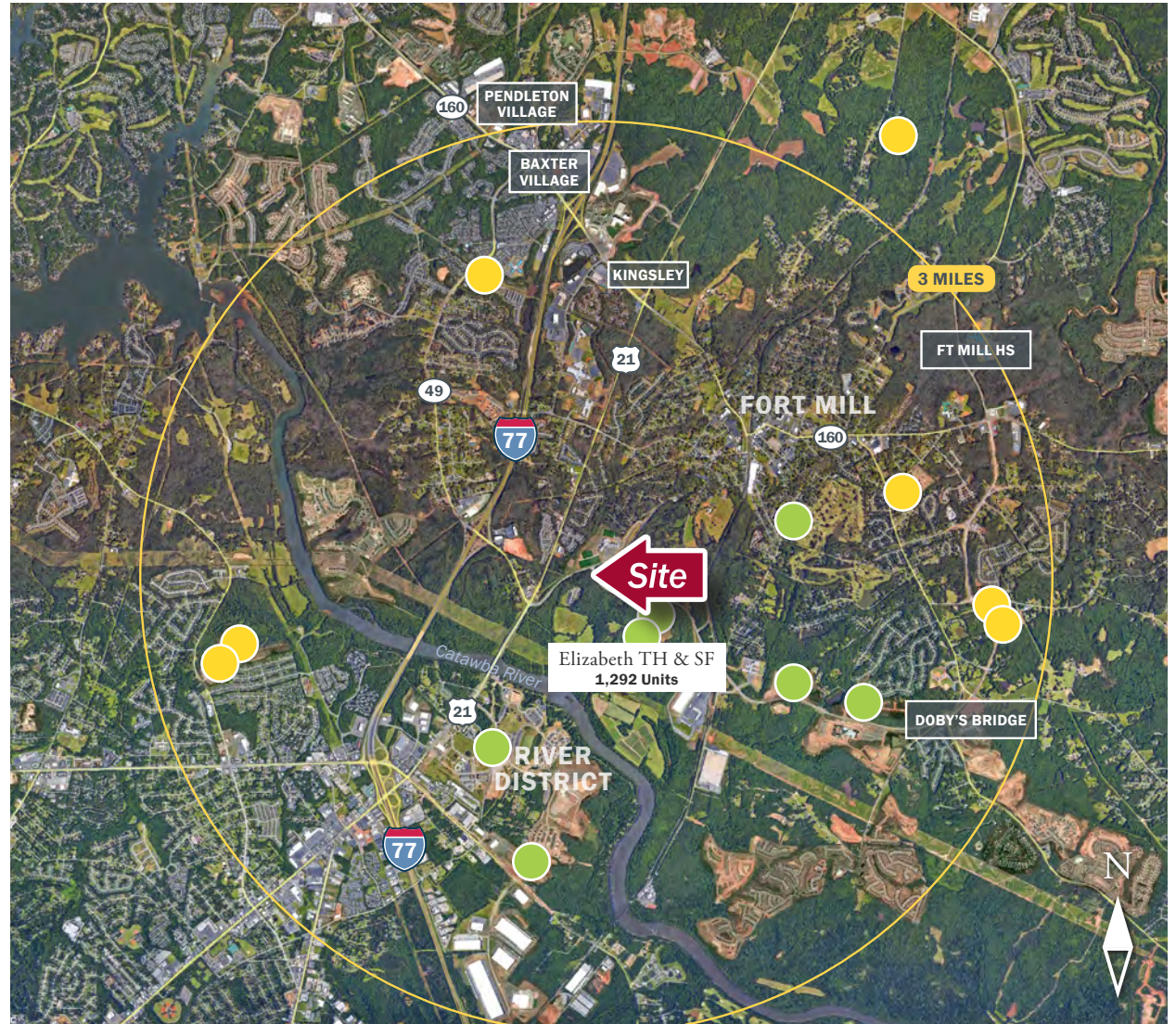
	3 miles
Existing Units <sup>1</sup>	14,942
Active Units (Under Construction)	1,050
Future Units	2,145
<b>Total</b>	<b>18,137</b>
	Units within 3 miles

<sup>1</sup>Source : Esri® 2023

#### Subdivision Status

- Future
- Active

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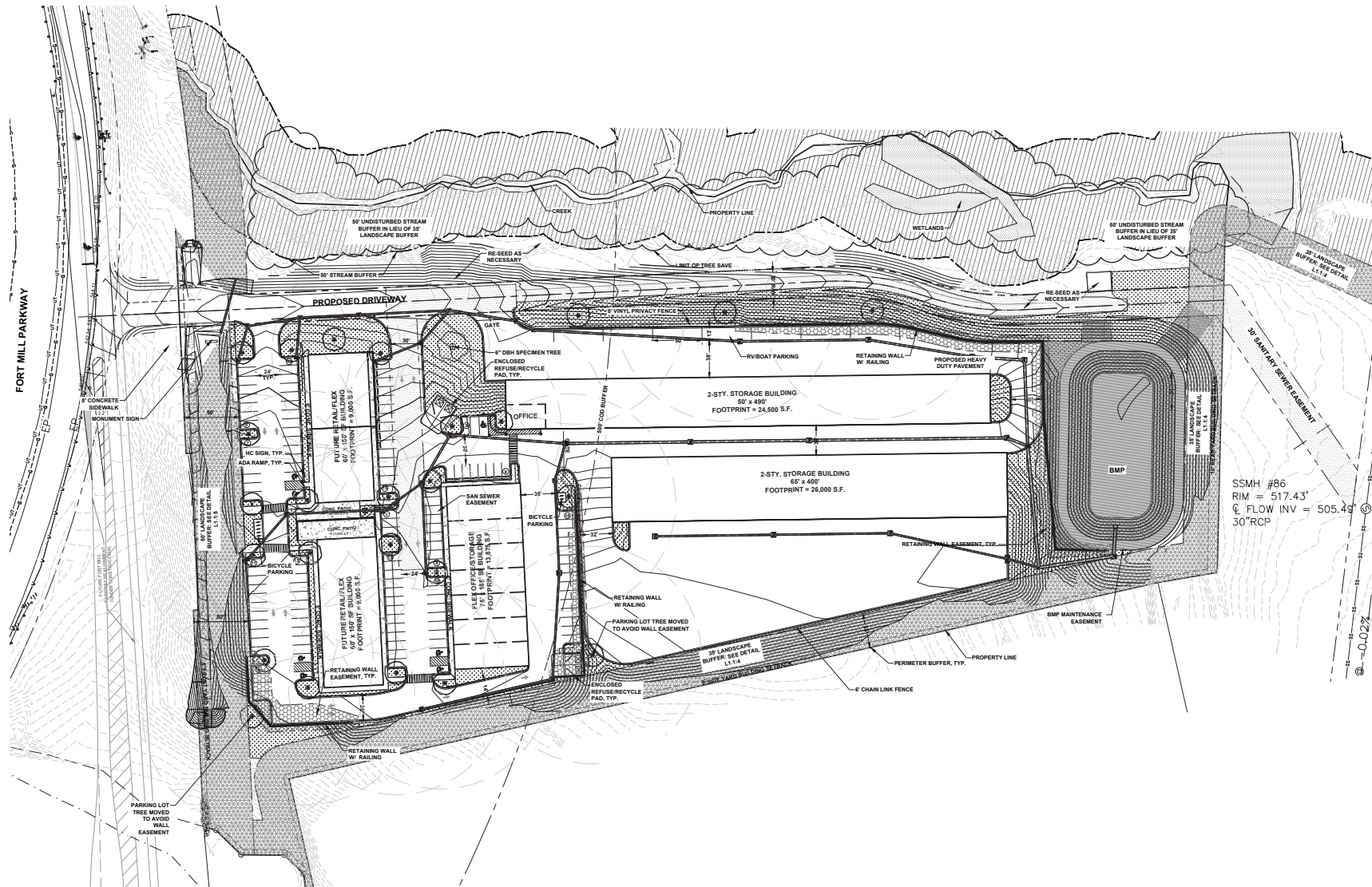
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## Landscape Plan



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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