



OUTPARCELS & RETAIL SPACE AVAILABLE FOR LEASE

175 McCarter Road

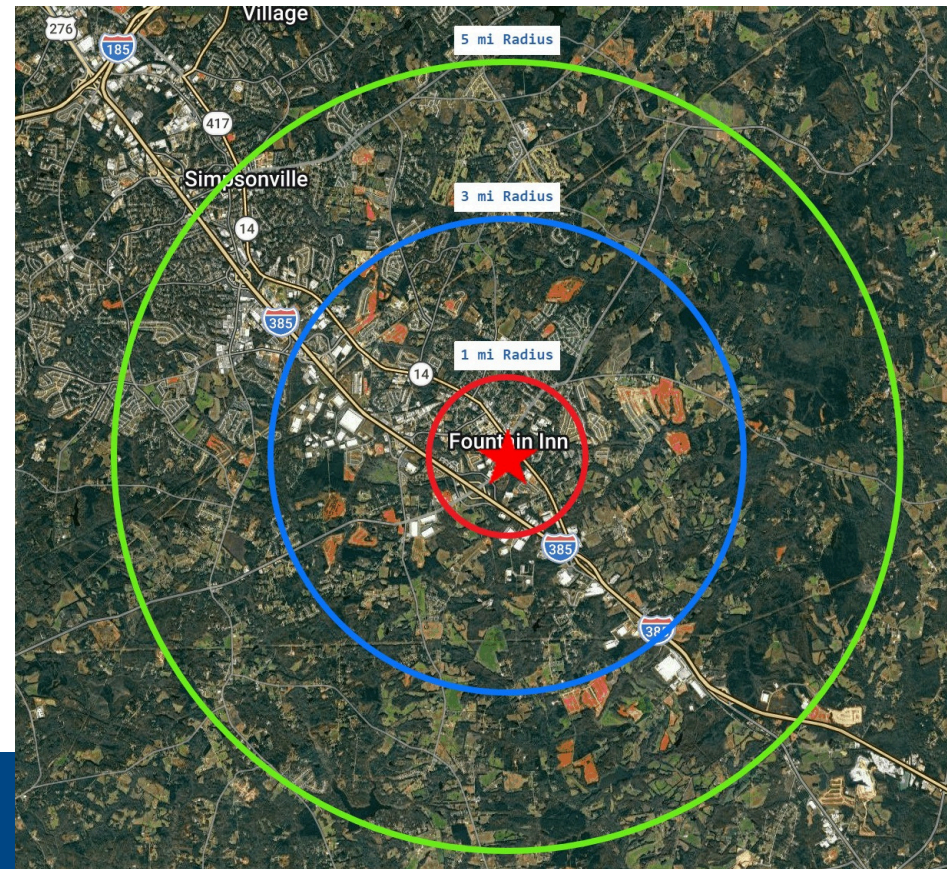
FOUNTAIN INN, SOUTH CAROLINA

(864) 752-0300

WWW.COLLETTRE.COM

PROPERTY DETAILS

AVAILABLE SF	<ul style="list-style-type: none"> ± up to 14,000 SF of shop space available ±6 outparcels available for ground lease
OUTPARCEL LOT SIZE	<ul style="list-style-type: none"> ± 1.14 acres to ±2.02 acres
LEASE RATE	<ul style="list-style-type: none"> Asking rents: low \$40's PSF Outparcels- call for pricing
HIGHLIGHTS	<ul style="list-style-type: none"> NEW GROCERY ANCHORED SHOPPING CENTER SIGNALIZED INTERSECTION AT MCCARTER ROAD AND NASH STREET. ESTIMATED DELIVERY 4TH QUARTER 2027 PRIME RETAIL CORRIDOR SERVICING FOUNTAIN INN ADJACENT TO PRISMA HEALTH'S NEW FOUNTAIN INN CAMPUS IS A MAJOR PRIMARY-CARE EXPANSION FEATURING A BRAND-NEW 15,000 SQ. FT. MEDICAL OFFICE WITH 24 EXAM ROOMS, RADIOLOGY, AND ON-SITE LAB SERVICES. IT IS PRISMA'S FIRST FULL PRIMARY-CARE PRACTICE IN FOUNTAIN INN AND IS DESIGNED TO SCALE AS THE AREA GROWS.

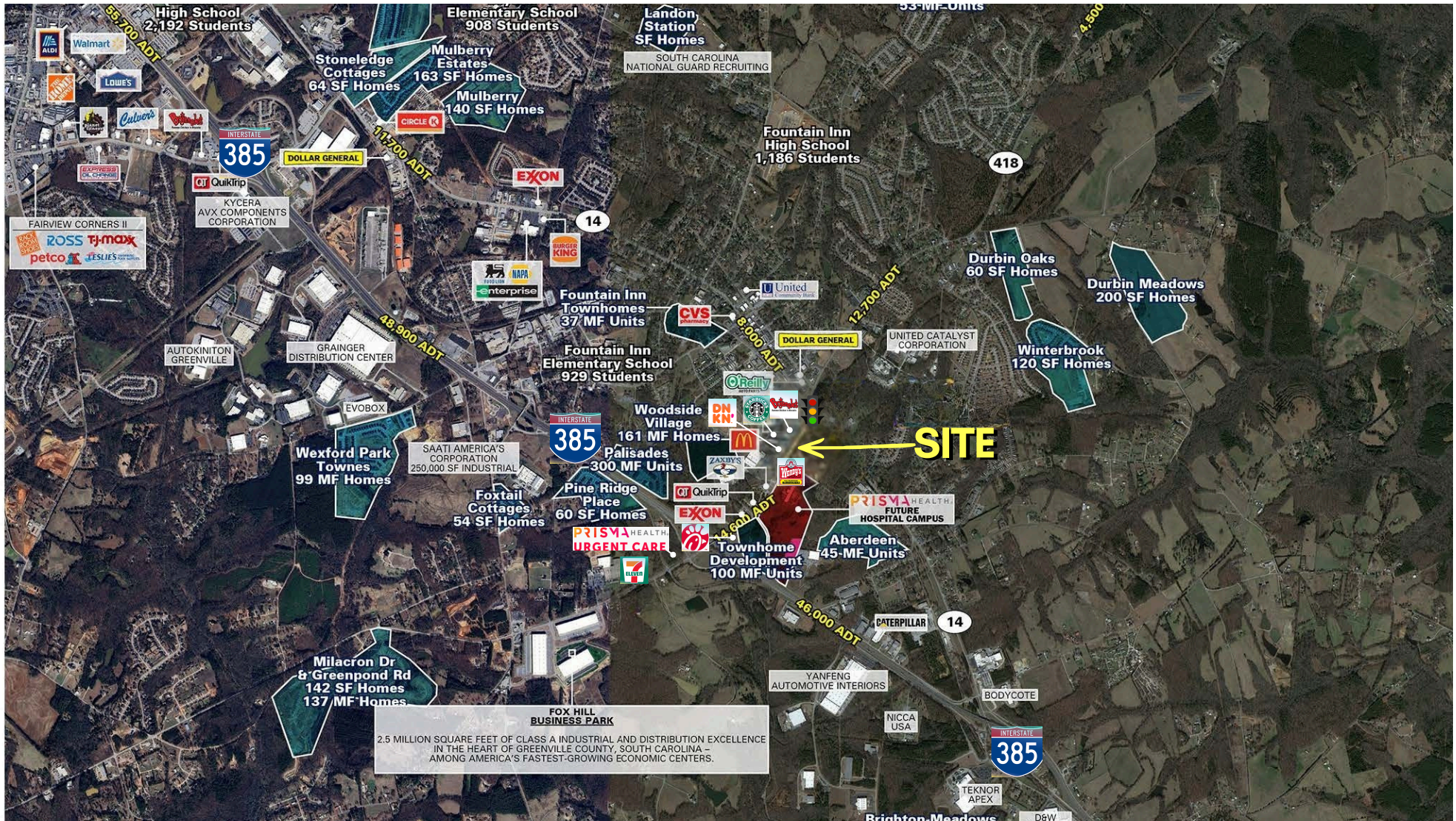


DEMOGRAPHICS	01 MILES	03 MILES	05 MILES
TOTAL HOUSEHOLDS	1,719	7,599	19,742
TOTAL POPULATION	4,286	19,728	51,756
TOTAL EMPLOYEES	1,484	9,005	15,989

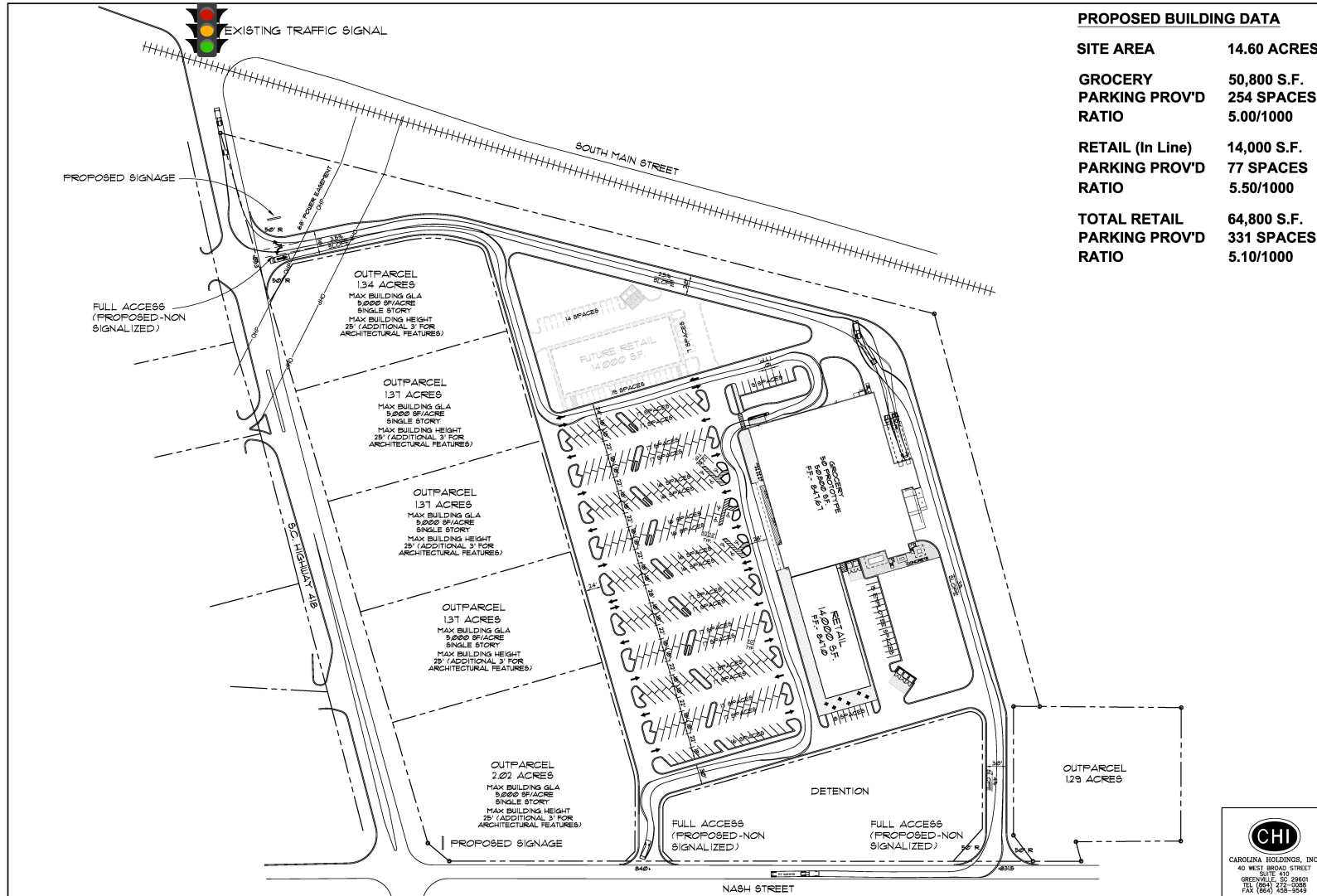


TRAFFIC COUNT	
McCarter Road	15,100 VPD
S. Main Street	8,200 VPD

AERIAL



SITE PLAN



PROPOSED BUILDING DATA

SITE AREA	14.60 ACRES
GROCERY	50,800 S.F.
PARKING PROV'D	254 SPACES
RATIO	5.00/1000
RETAIL (In Line)	14,000 S.F.
PARKING PROV'D	77 SPACES
RATIO	5.50/1000
TOTAL RETAIL	64,800 S.F.
PARKING PROV'D	331 SPACES
RATIO	5.10/1000



WHY FOUNTAIN INN?

Fountain Inn is one of the Upstate's most dynamic and fastest-growing communities—where historic charm meets smart growth. Located just 20 minutes south of Downtown Greenville, Fountain Inn offers a walkable downtown district, strong demographics, and a surge in new residential development that is fueling demand for local services and retail. With a revitalized Main Street, expanding city investments, and close proximity to major employers like PRISMA Health, BMW, and ZF Group, Fountain Inn offers the perfect setting for medical, professional, fitness, and boutique retail users looking for high visibility without the high cost of urban core locations.

From its historic storefronts and farmer's market to festivals, breweries, and access to I-385, Fountain Inn blends livability and location in a way few communities can match.

175 McCarter Road | Fountain Inn, SC


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RETAIL LEASING

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