

**LARGE OFFICE SPACE AVAILABLE FOR LEASE**

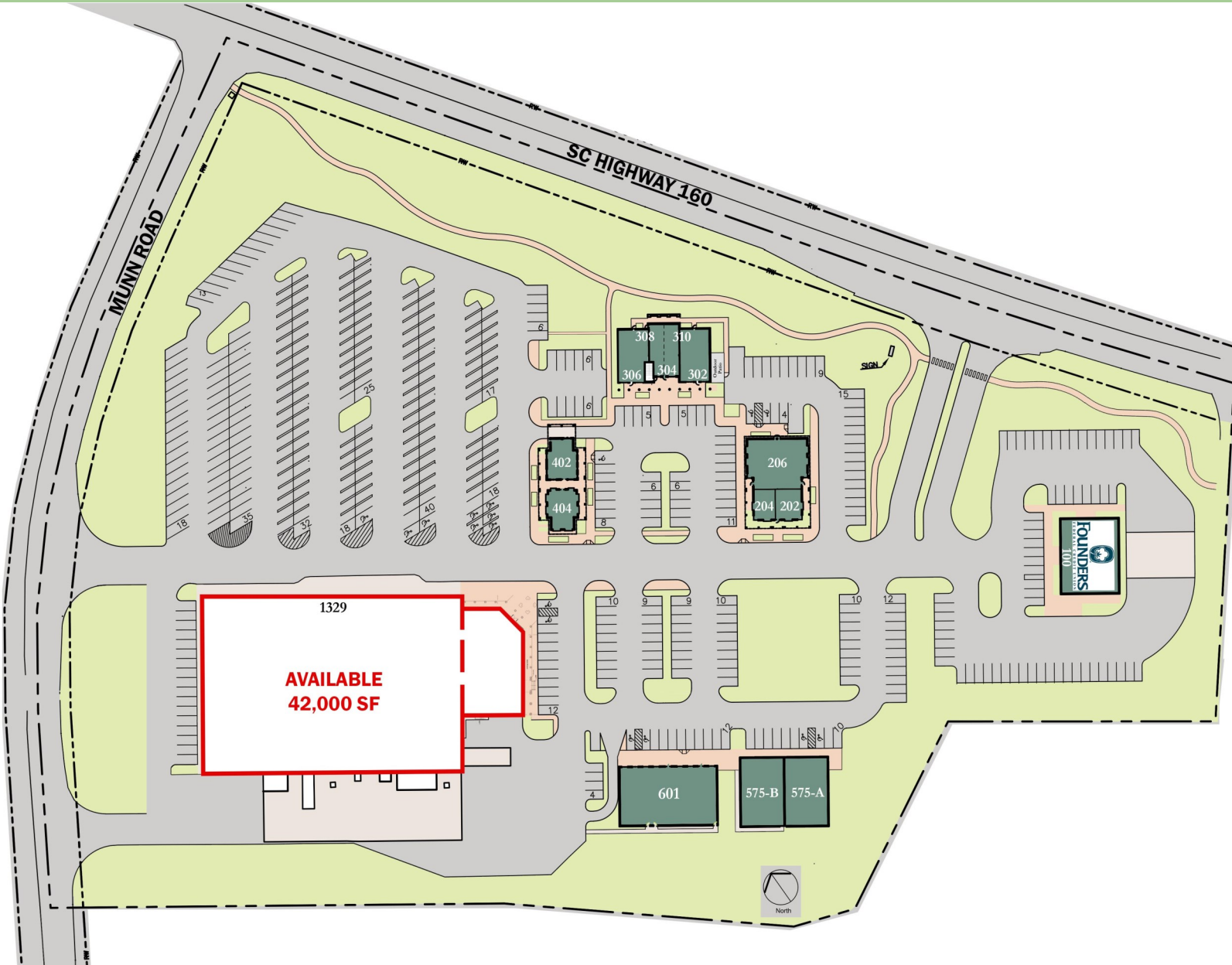
**1329 SC Hwy. 160  
Fort Mill, South Carolina**

- Freestanding Office Building — ±42,000 sq. ft. available for lease
- Part of ±70,000 SF mixed-use shopping center
- Across from Kingsley Town Center (a major mixed use development) and newly constructed Piedmont Medical Center
- Located at fully signalized corner of SC Hwy 160 & Munn Road, in the primary retail corridor of Fort Mill
- Multiple points of egress/ingress
- Excellent visibility from Hwy 160
- Easy access to and from I-77 (off exit 85)
- Only 16 miles south of Uptown Charlotte



**KERRI ROBUSTO**

803.548.8715  
krobusto@clearspringsdev.com  
www.SpringfieldTownCenter.net



**DIRECTORY**

UNIT	TENANT
100	Founders FCU
202	The Wellnes Way
204	Sessoms & Sons Jewelers
206	Phoenix Rehabilitation & Health Services
302	Sink or Swim Tattoo
304	Sign Techniques, Inc.
306	City by City
308	Chandler Construction Svcs.
310	Primo Management
402	Kelly Wascher, CPA
404	Bridge Financial
575-A	D&R Dentistry
575-B	Springs Insurance
601	Adult Enrichment Center
<b>1329</b>	<b>AVAILABLE</b>

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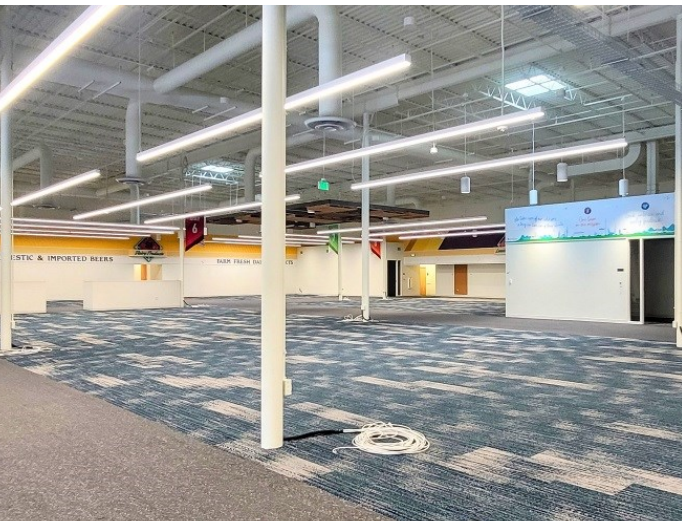
**OFFICE SPACE  
APPROXIMATELY  
42,000 SF**



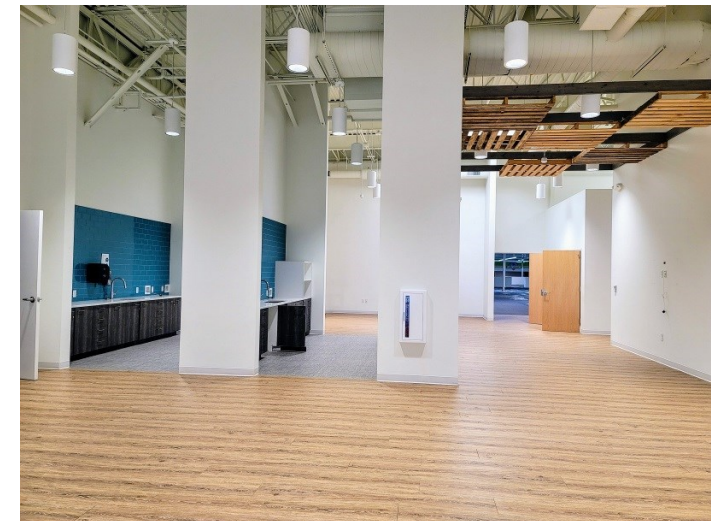
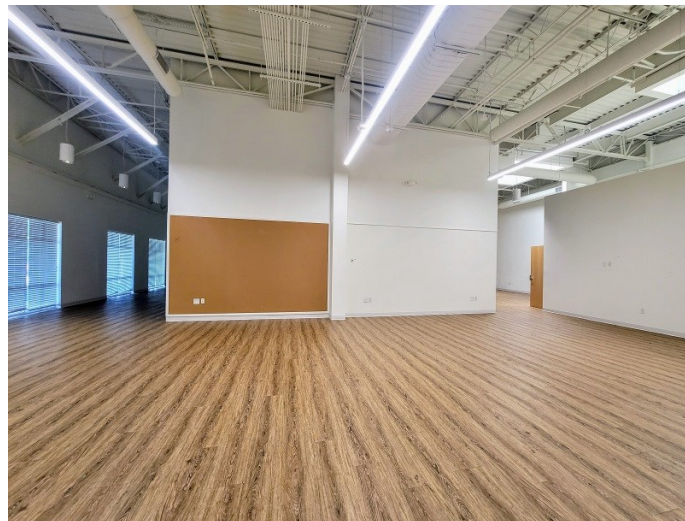
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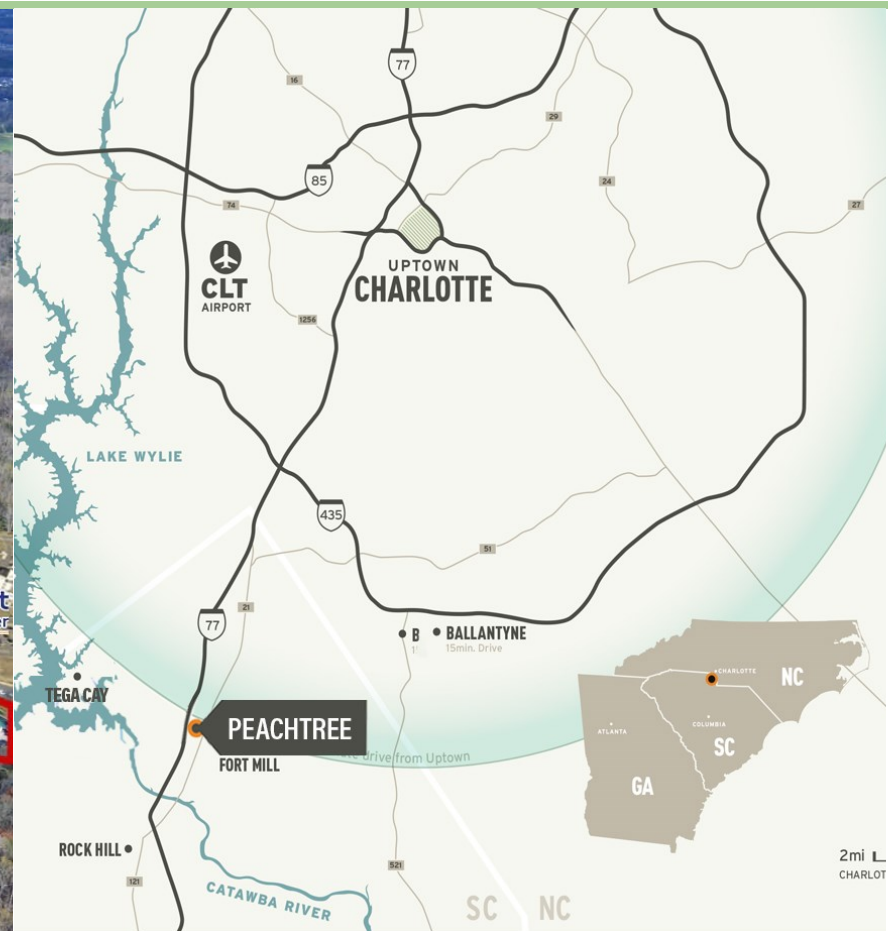
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# PEACHTREE PLAZA

1329 SC Highway 160  
Fort Mill, South Carolina



TRAFFIC COUNTS	Demographics			
	1 Mile	3 Miles	5 Miles	
38,700 VPD (Hwy 160)	Population	4,770	41,168	129,737
125,800 VPD (I-77)	Households	1,892	15,780	48,401
SCDOT (2023)	Average HH Income	\$138,143	\$142,393	\$145,879
	Median Age	39.0	38.2	37.6
	Business Establishments	275	1,335	2,848
	Daytime Employment	3,914	16,856	33,924

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**CLEAR SPRINGS**  
REALTY, LLC