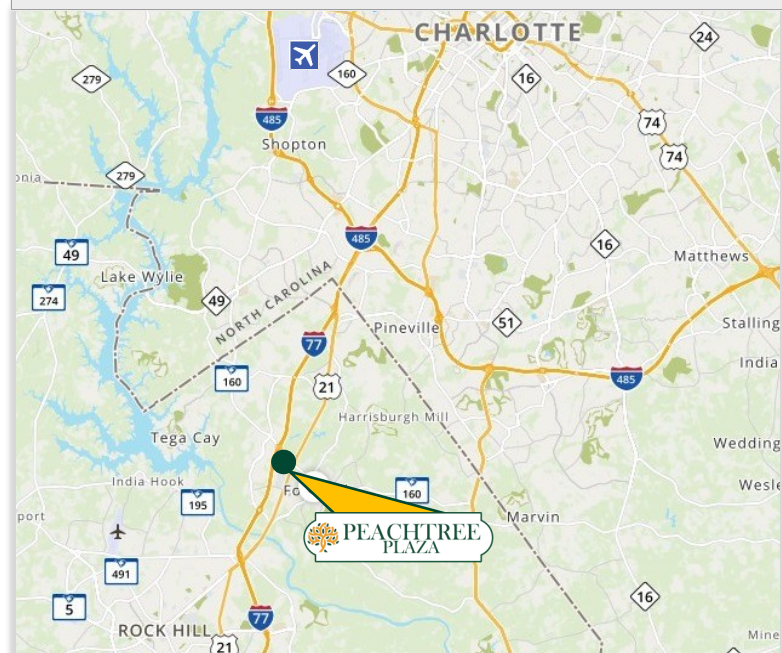




304 Springcrest Drive Fort Mill, South Carolina

- Inline Space (1,475 sq. ft.) available for Office or Retail use on 1st floor of two-story ±7,000 SF mixed-use building in Peachtree Plaza
- Located off Hwy 160 (a heavily trafficked corridor) across from Kingsley Town Center (major new mixed use development) & Piedmont Medical Center (a 100-bed hospital)
- **New Pickleball Facility coming soon to shopping center**
- Excellent visibility from Hwy 160
- Easy access to and from I-77 (off exit 85)
- Only 16 miles south of Uptown Charlotte
- Traffic Counts:
 - I-77: 127,800 VPD
 - SC 160: 38,300 VPD

Demographics	1 Mile	3 Mile	5 Mile
Population	4,770	41,168	129,737
Average HH Income	\$138,143	\$142,393	\$145,879
Households	1,892	15,780	48,401
Business Establishments	275	1,335	2,848
Daytime Employment	3,914	16,856	33,924



KERRI ROBUSTO

803.548.8715

krobusto@clearspringsdev.com



INLINE SPACE AVAILABLE
FOR OFFICE OR RETAIL USE
1ST FLOOR
1,475 SQ. FT.



DIRECTORY

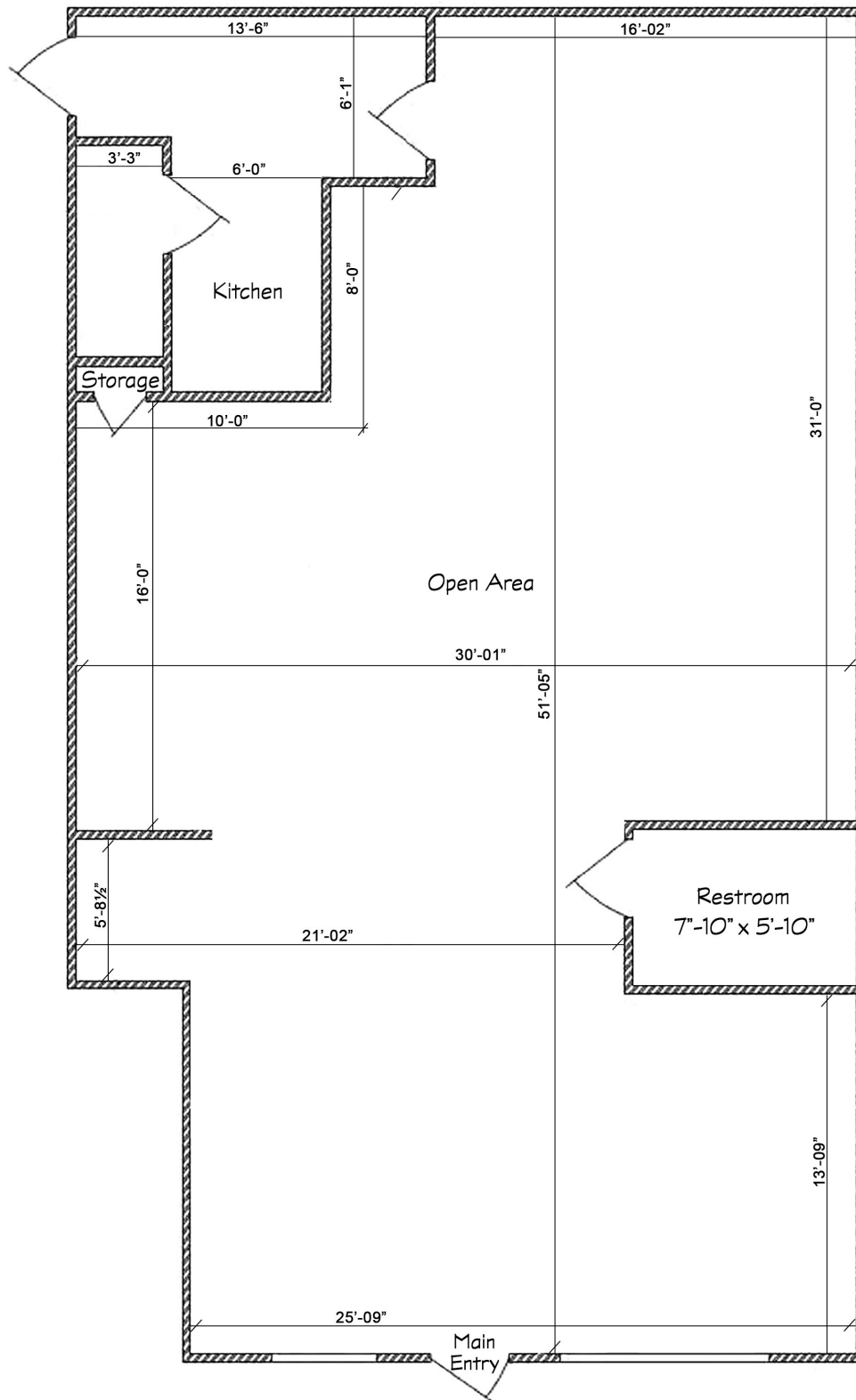
UNIT	TENANT
1329	Peachtree Pickleball (COMING SOON)
100	Founders FCU
202	The Wellness Way
204	Sessoms & Sons Jewelers
206	Phoenix Rehabilitation & Health Services
302	Sink or Swim Tattoo
304	AVAILABLE - 1,475 SF
306	City by City
308	Best Brains
310	Primo Management
402	Kelly Wascher, CPA
404	Bridge Financial
501	VACANT - 6,000 SF
575-A	D&R Dentistry
575-B	Springs Insurance
601	Adult Enrichment Center

KERRI ROBUSTO

803.548.8715

krobusto@clearspringsdev.com

CLEAR SPRINGS
REALTY, LLC



Peachtree Plaza - Suite #304 - 1,475 SF

AVAILABLE FOR LEASE ON FIRST FLOOR - 1,475 SQ. FT.

