

RETAIL/OFFICE SPACES AVAILABLE FOR LEASE

1344-1362 SC Hwy 160 East Fort Mill, South Carolina

- Avery Plaza is a ±60,500 SF Neighborhood Shopping Center anchored by Food Lion.
- Located at the northeast corner of SC Hwy 460 (Springfield Parkway) & SC Highway 160 (Tom Hall Street)
- Only 1.6 miles from Downtown Fort Mill
- New residential development by Dan Ryan Builders under development contiguous to the center (±500 single-family age-restricted homes)
- **Traffic Counts:**
 - SC 160 (in front of site) - **21,600 VPD**
 - SC 160 (to Downtown FM) - **14,200 VPD**
 - SC 460 - **12,800 VPD**

Available for Lease:

- Six (6) spaces - 1,200 sf each
- Spaces may be combined



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www.SpringfieldTownCenter.net

Avery PLAZA

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This neighborhood shopping center is anchored by a 32,000 square-foot Food Lion and features a strong mix of national, regional, and locally owned tenants, including Dunkin', iSi Elite Training, Kumon Learning Center, Mama Lina Pizza & Pasta, Mill Springs Animal Hospital, 803 Dental, Fort Mill Family Restaurant, Lucky Nails and Easto Wok & Hibachi.

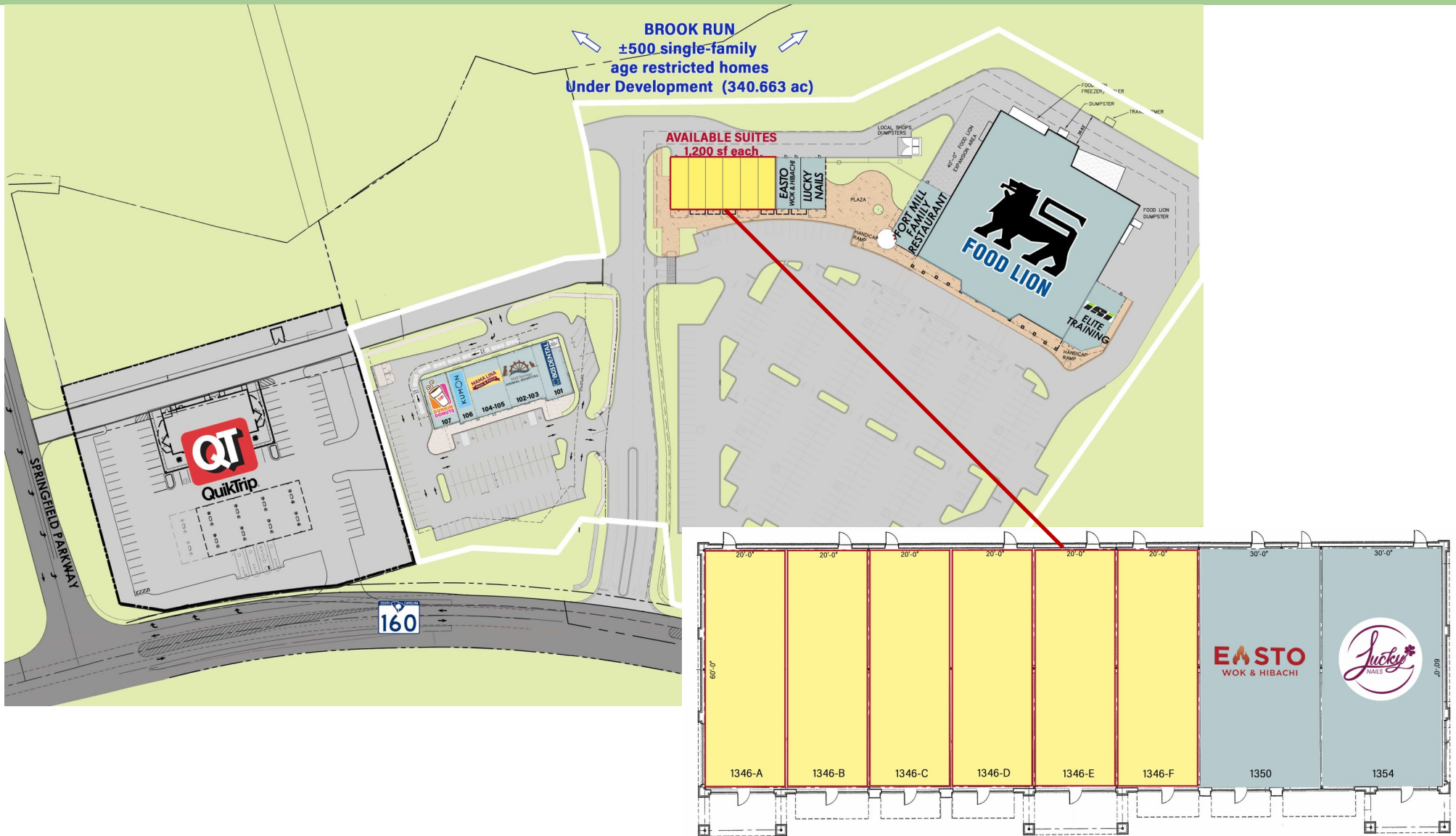
The center benefits from exceptional visibility and strong traffic counts, driven by several established residential communities in the immediate area. Adding to the area's growth, a new age-restricted residential development is currently under construction directly behind the center and will include approximately 500 single-family homes, bringing significant new consumer demand to the market.



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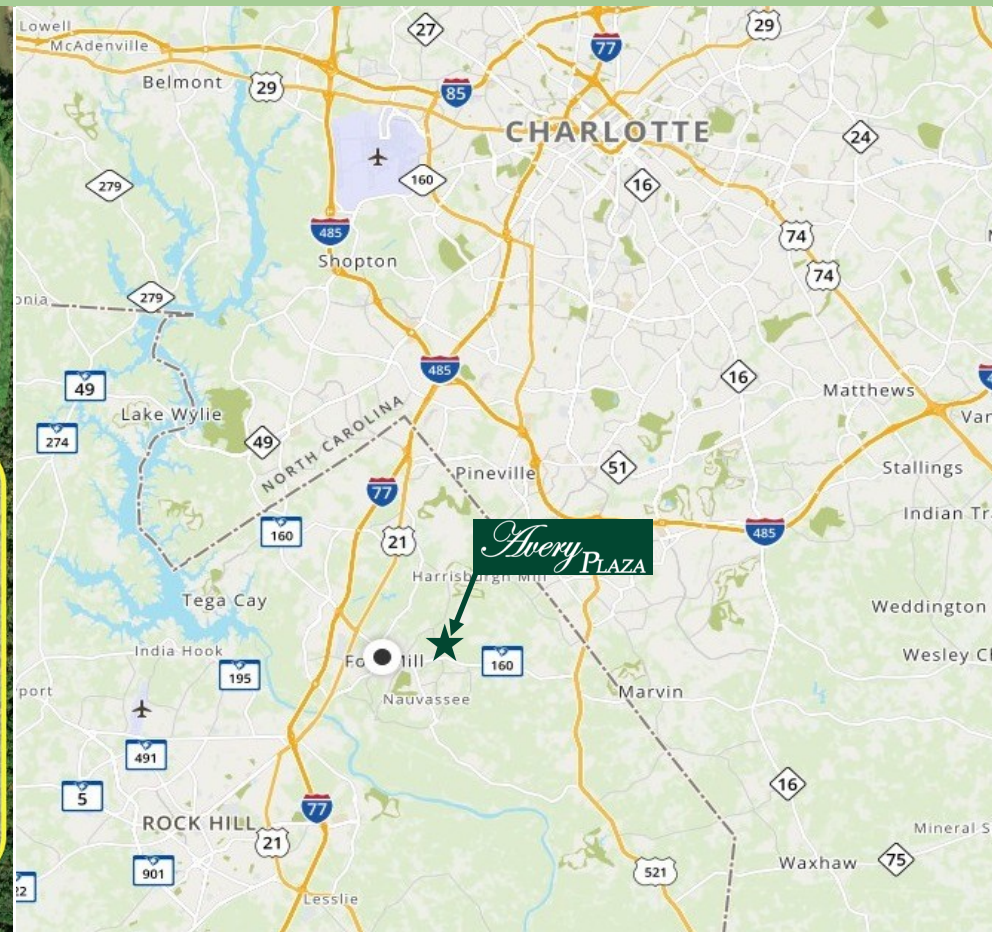
**AVERY PLAZA
BUILDING 2**

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Demographics	2 Mile	3 Mile	5 Mile
Population	16,155	34,460	132,757
Households	6,225	13,072	50,777
Average HH Income	\$151,156	\$157,219	\$154,896
Business Establishments	403	692	3,594
Daytime Employment	4,335	9,665	45,473

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