

FORT MILL, SC 29708

**I-77 (1-Mile)**

**INTERSTATE 77**

**160**

**HWY 160**

**Available for Ground Lease or Build to Suit**

**Mac's**  
SPEED SHOP

The logo for RED PARTNERS, featuring the word "RED" in large, bold, orange capital letters, and the word "PARTNERS" in smaller, dark blue capital letters below it.



# Executive Summary

## PAD DETAILS:

Available:	Graded Pad (Ground Lease or Build to Suit)
Available For:	Restaurant, Brewery, Retail, or Bank
Asking Rate:	<b>Contact Us</b>
Access:	Right-in/Right-out directly on Hwy 160 and full-movement access via Amistead Ave
Delivery:	Pad-ready, utilities stubbed

## KEY HIGHLIGHTS:

- Adjacent to Mac's Speed Shop with shared parking
- ≈ 132 parking spaces
- Pad is graded and available for immediate development (subject to permitting)
- 29,357 AADT – Hwy 160
- 7,395 – 1-Mile Population



## EXECUTIVE OVERVIEW:

The project is a new two-pad restaurant development on Highway 160 in Fort Mill, South Carolina, approximately one mile west of I-77 (Exit 85). Mac's Speed Shop — a respected regional BBQ concept — is constructing a ≈ 5,000 SF freestanding restaurant on the first pad with a Q1 2026 delivery target.

This location offers immediate visibility on Hwy 160, direct interstate connectivity, and adjacency to some of Fort Mill's most vibrant mixed-use districts.

# Conceptual Restaurant Building






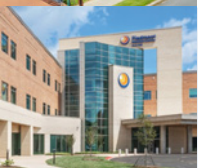
BUILD-TO-SUIT RESTAURANT OPPORTUNITY FOR LEASE | 3



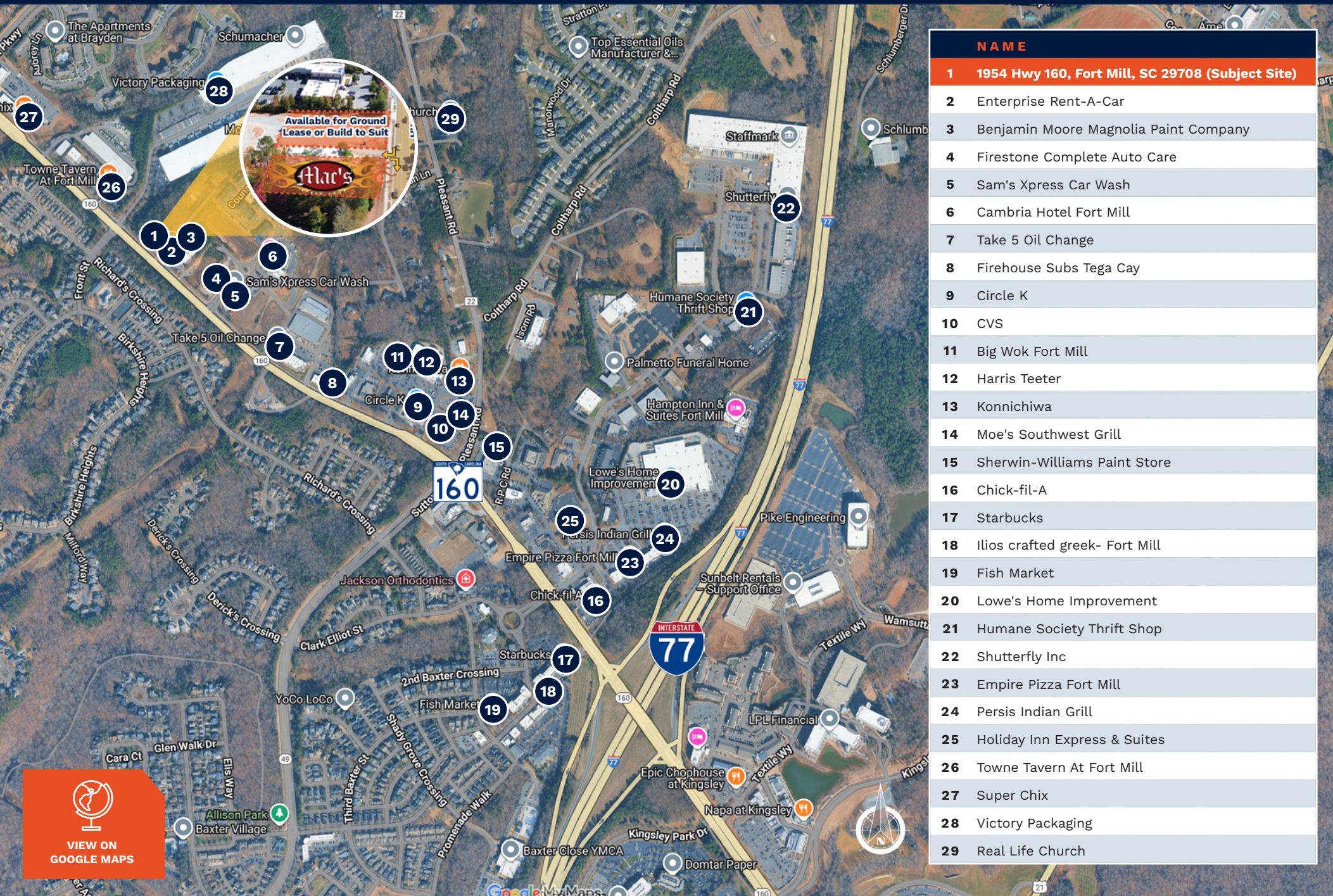






Asset	Description
 <b>Fox Hunt Farms Apartments</b>	Adjacent on Amistead Ave — ≈ 267 units; amenitized garden community; strong resident base for evening traffic.
 <b>Cambria Hotel Fort Mill</b>	127 keys • ~1,350 SF meeting space • on-site dining • 340 Amistead Ave; walkable from the site.
 <b>Courtyard by Marriott Fort Mill (Kingsley)</b>	129 keys • ≈ 5,000 SF meeting space • indoor pool • Bistro; located within Kingsley Town Center.
 <b>Kingsley Town Center</b>	660-acre mixed-use development (Clear Springs Development) with ~150,000 SF retail/ restaurants, two corporate HQ campuses (LPL Financial & Lash Group), hotels, and multifamily.
 <b>Baxter Village / Town Center</b>	1,033-acre traditional-neighborhood development (TND) with 1,400 + homes and ≈ 250,000 – 400,000 SF of commercial and civic space.
 <b>Piedmont Medical Center – Fort Mill</b>	100-bed acute-care hospital (opened 2022) 1 mile east on Hwy 160; 24-hour ED + ICU + Women's Services.





NAME	
1	1954 Hwy 160, Fort Mill, SC 29708 (Subject Site)
2	Enterprise Rent-A-Car
3	Benjamin Moore Magnolia Paint Company
4	Firestone Complete Auto Care
5	Sam's Xpress Car Wash
6	Cambria Hotel Fort Mill
7	Take 5 Oil Change
8	Firehouse Subs Tega Cay
9	Circle K
10	CVS
11	Big Wok Fort Mill
12	Harris Teeter
13	Konnichiwa
14	Moe's Southwest Grill
15	Sherwin-Williams Paint Store
16	Chick-fil-A
17	Starbucks
18	Ilios crafted greek- Fort Mill
19	Fish Market
20	Lowe's Home Improvement
21	Humane Society Thrift Shop
22	Shutterfly Inc
23	Empire Pizza Fort Mill
24	Persis Indian Grill
25	Holiday Inn Express & Suites
26	Towne Tavern At Fort Mill
27	Super Chix
28	Victory Packaging
29	Real Life Church



VIEW ON  
GOOGLE MAPS



	Company/Institution	Local Footprint	Employment
	<b>LPL Financial</b>	Carolinas Campus at Kingsley; 27 acres; regional HQ with ≈ 450,000 SF	≈ 3,000
	<b>Lash Group (AmerisourceBergen)</b>	Two-building HQ campus (~423,000 SF) within Kingsley	2,500 – 2,900
	<b>Sunbelt Rentals</b>	Corporate HQ in Fort Mill (Innovation Pointe / Deerfield Drive)	10,000 + nationwide; ≈ 700 local
	<b>Shutterfly Inc.</b>	1000 Shutterfly Blvd; ~303,000 SF manufacturing & fulfillment facility + offices	650 – 1,000 (seasonal expansion > 1,000)
	<b>Piedmont Medical Center – Fort Mill</b>	100-bed acute-care hospital • state-of-the-art facility	≈ 300
	<b>York County School District #4 (FMSD)</b>	21 campuses • ≈ 2,000 staff • ≈ 20,000 students	–

## Town Centers

## Local Footprint

### Kingsley Town Center



- **Developer:** Clear Springs Development (legacy Springs Industries family)
- **Size:** ≈ 660 acres (multiple phases)
- **Mix:** Corporate HQs, Class-A offices, 150,000 + SF retail and dining, multifamily (≈ 238 units), two hotels, lakeside public space
- **Employment:** > 5,000 jobs (LPL + Lash alone)
- **Design:** “Textile heritage meets modern urban village” — brick streetscapes, lakeside promenade, plazas, outdoor dining
- **Restaurants:** Corkscrew Wine Pub, Napa at Kingsley, Spice Asian Kitchen, Taco Boy, Carolina Ale House, Clean Juice
- **Hotels:** Courtyard by Marriott (129 keys) and Hampton Inn (120 keys)
- **Role:** Fort Mill’s core commercial hub with office, hotel, and retail synergy supporting lunch, dinner, and weekend traffic.

### Baxter Village/Town Center



- **Master Plan:** ≈ 1,033 acres by Clear Springs Development (New Urbanist design by LandDesign)
- **Residential:** > 1,400 homes (single-family + townhomes) with final build-out ≈ 1,600
- **Open Space:** > 500 acres of parks and 15 + miles of trails (Carolina Thread Trail connection)
- **Commercial / Civic:** 250,000 – 400,000 SF of retail, restaurants, offices, YMCA, public library, elementary school
- **Retail & Dining:** Fish Market, Cupcrazed Cakery, Towne Tavern, Killington’s Pub, local boutiques
- **Lifestyle:** Walkable, front-porch homes, neighborhood events, community retail core
- **Relevance:** High-income base within 2 miles supports consistent dining traffic.







## FORT MILL SCHOOL DISTRICT (FMSD)

- 21 schools serving  $\approx$  20,000 students
- **Graduation rate:** 95–96 %
- Ranked among top 3 in South Carolina
- **Feeder pattern near site:** Riverview Elementary, Fort Mill Middle, and Nation Ford High School
- Educational quality drives stable, affluent residential growth and strong family dining demand.

## ACCESS, VISIBILITY & TRAFFIC

- **Hwy 160 AADT:**  $\approx$  34,000 vehicles / day (2024 SCDOT)
- **I-77 Exit 85:** 1 mile east — direct connection to Charlotte, Ballantyne, CLT Airport
- **Visibility:** Prominent Hwy 160 frontage between Kingsley and Baxter
- **Access:** Right-in/right-out directly to Hwy 160 + full movement at Amistead Ave.

## MARKETING ANGLES & TENANT POSITIONING

- Co-tenancy with Mac's Speed Shop creates instant credibility and traffic
- Surrounded by hotels, apartments, and corporate HQs providing strong daypart mix
- Fort Mill's incomes and population growth support regional/national F&B operators
- Few remaining pad opportunities along Hwy 160 corridor west of I-77
- Ideal for experiential dining or regional concepts seeking visibility in a high-growth corridor





## FORT MILL, SOUTH CAROLINA

Fort Mill, South Carolina continues to be one of the most desirable markets in the greater Charlotte metro area, offering a mix of small-town charm and strong economic growth. Home values in this area average around \$575,000, reflecting steady year-over-year appreciation. The town benefits from excellent schools, family-friendly neighborhoods, and easy access to Charlotte via I-77, making it a top choice for both commuters and relocating families looking for a balance between suburban comfort and urban convenience.

The real estate market in Fort Mill remains competitive, with limited inventory and consistent buyer demand keeping prices firm. Properties in good condition tend to move quickly, and sellers are

well-positioned to capture strong returns. The area's appeal is further driven by its clean environment, safe communities, and a growing selection of restaurants, retail centers, and recreational amenities—all of which contribute to sustained housing demand.

For investors, Fort Mill offers solid long-term potential thanks to its continued population growth and expanding infrastructure. The local economy is diverse, supported by regional business expansion and proximity to major employers in both North and South Carolina. With a blend of quality living, upward price trends, and strong rental potential, ZIP 29708 stands out as a market that combines stability with opportunity for both homeowners and investors alike.





POPULATION	1-MILE	3-MILE	5-MILE
2029 Population	8,365	58,173	147,671
2024 Population	7,395	51,976	119,404
2020 Census	6,378	46,758	118,755
Annual Growth 2020 to 2024	13.12%	11.92%	11.23%
Annual Growth 2024 to 2029	15.95%	11.16%	11.79%
Median Age	39.10	40.00	39.70
Average Age	37.20	38.40	38.50

BUSINESS EMP. BY TYPE	# of BUS	# of EMP	# of Emp/Bus
Total Business	1,926	19,251	10

HOUSEHOLDS INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$141,679	\$131,405	\$128,314
Median Household Income	\$117,225	\$111,159	\$102,621



**147,671**

2024 POPULATION  
(5 Miles)



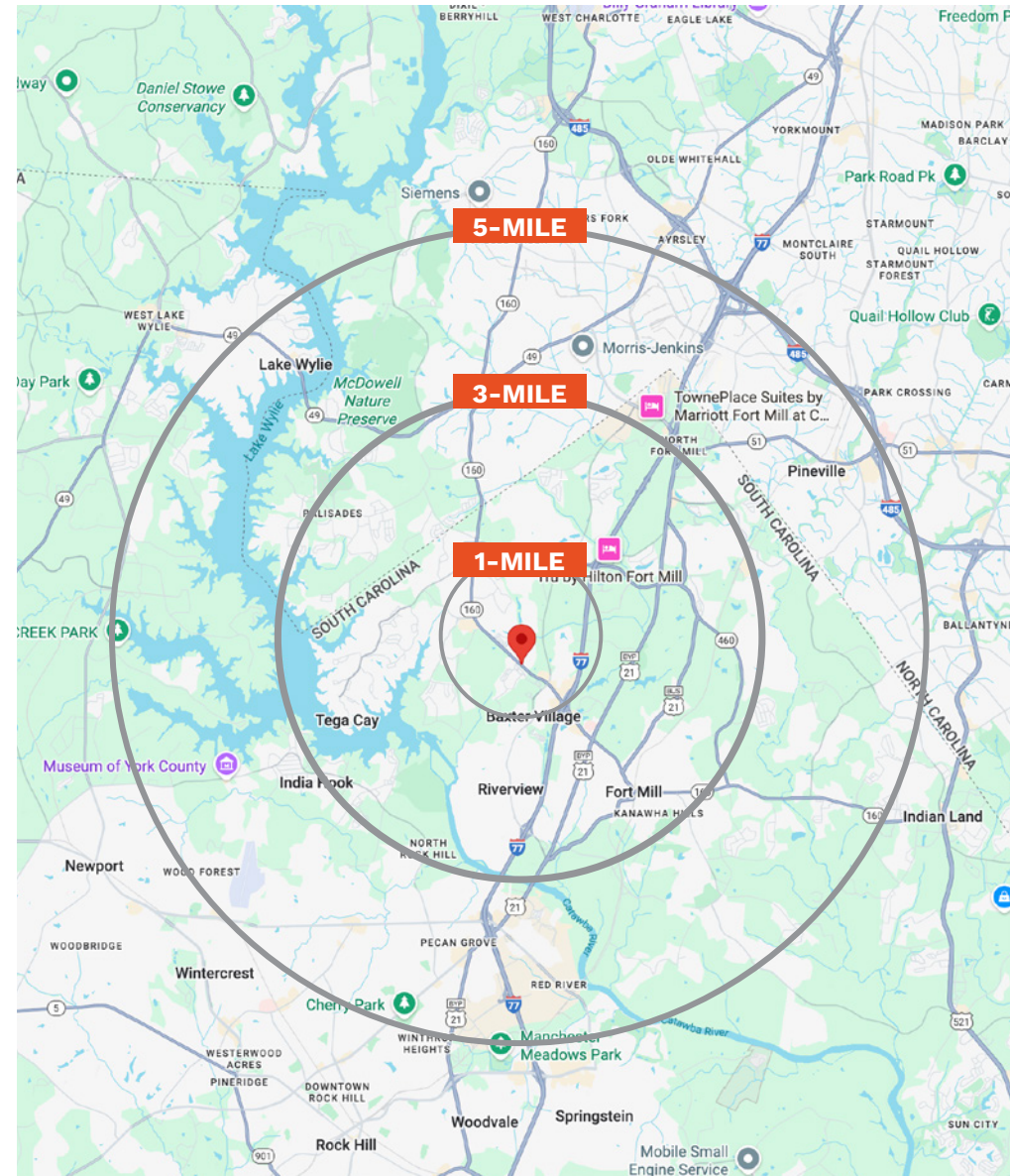
**\$127,314**

AVERAGE HOUSEHOLD  
INCOME (5 Miles)

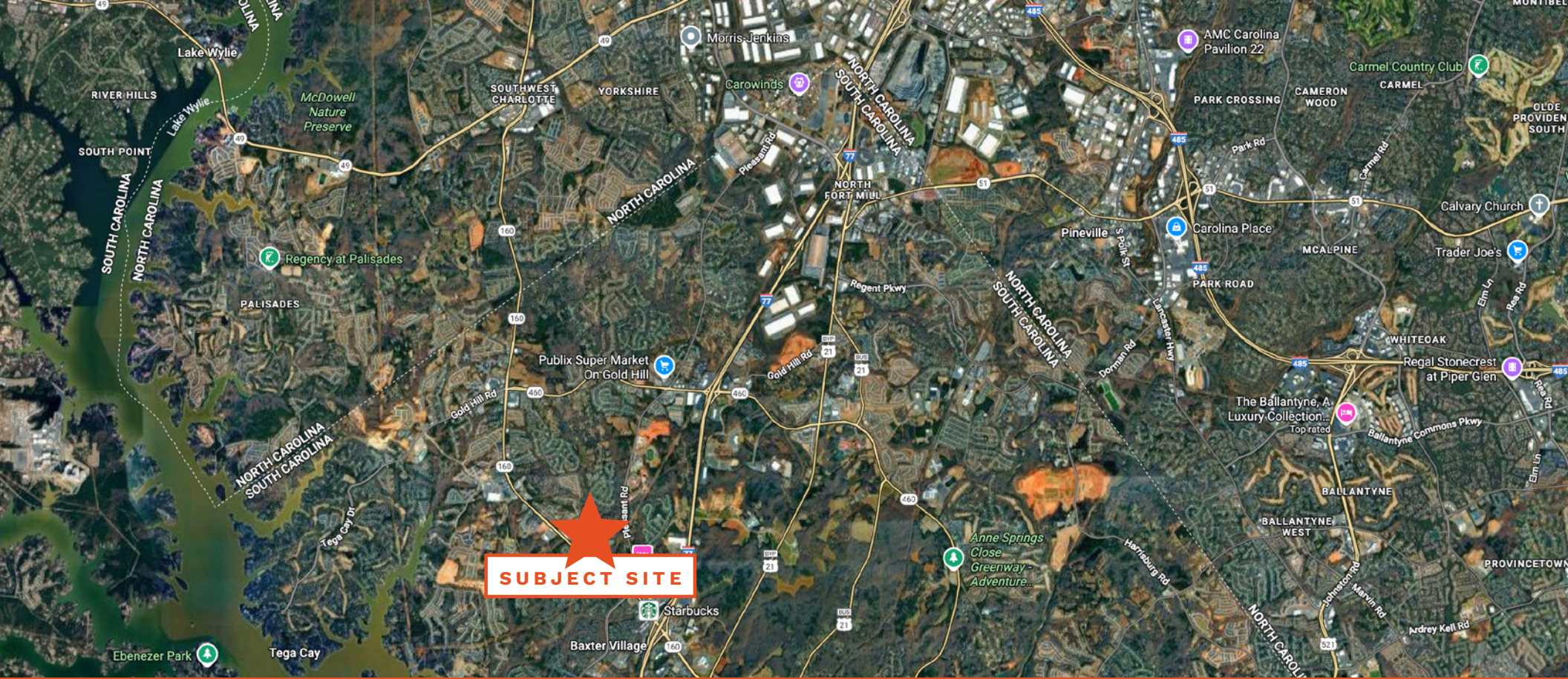


**\$102,621**

MEDIAN HOUSEHOLD  
INCOME (5 Miles)







1954 Hwy 160

FORT MILL, SC 29708

GROUND LEASE OR BUILD TO SUIT OPPORTUNITY –  
RESTAURANT, BREWERY, RETAIL, OR BANK

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DEVELOPMENT + BROKERAGE + MANAGEMENT

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PARTNERS