



FORT MILL, SC

FORT MILL PKWY & HILLSIDE ROLL RD

OUTPARCELS & SHOP SPACE AVAILABLE FOR LEASE



PROJECT
DETAILS

AVAILABLE SPACE

Outparcels Available - ±1.0-4 acre parcels

TRAFFIC COUNTS

14,500 ADT on Fort Mill Pkwy

PROPERTY HIGHLIGHTS

- New Multi-Tenant Development along Fort Mill Parkway
- C-Store committed to the corner and numerous opportunities for QSR's, Financial Institutions, Medical Office, Shop Space, and more
- Extremely high growth area of Fort Mill in the direct path of growth

LEASE RATE

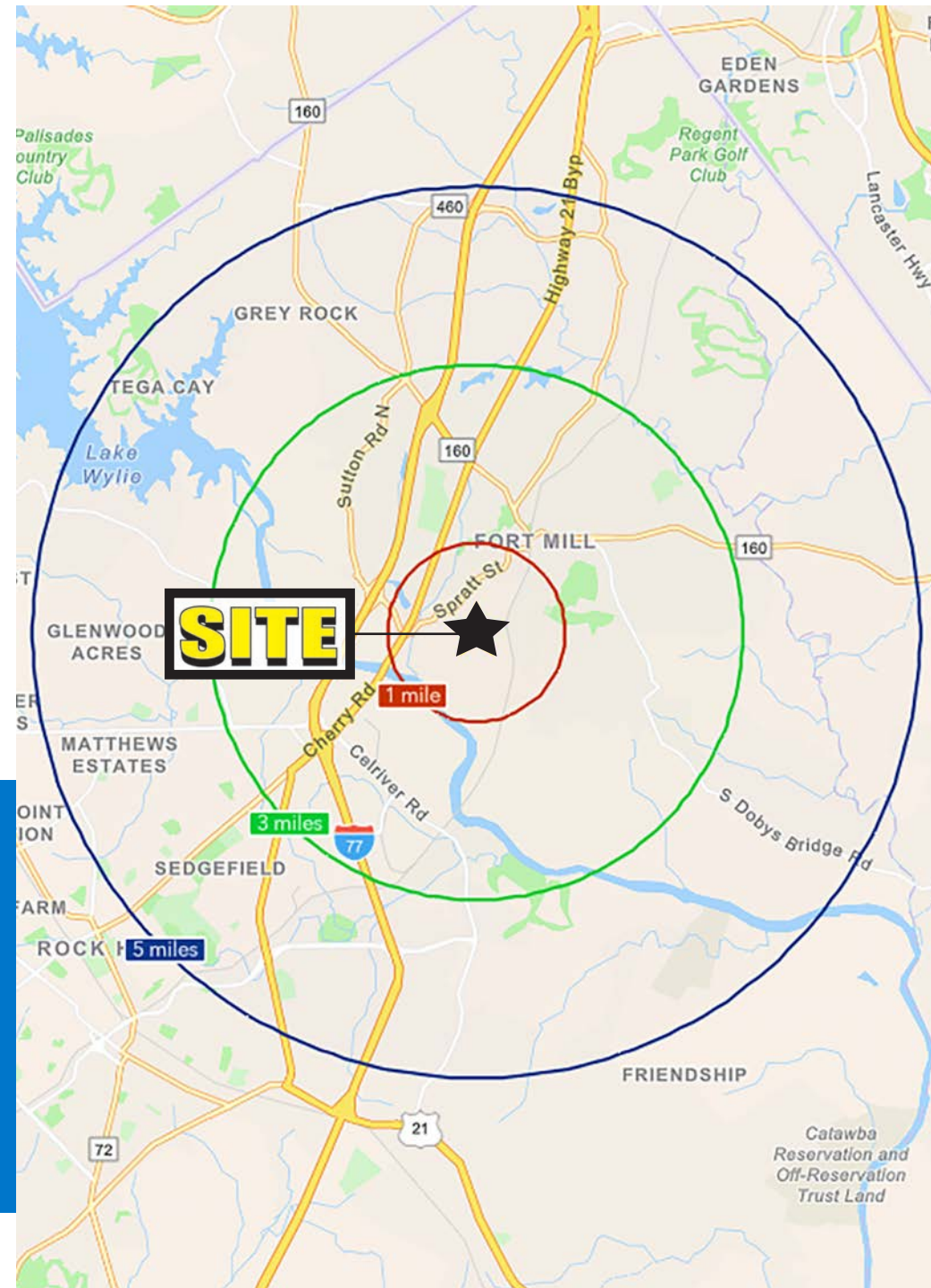
Call to discuss

COUNTY

York

MARKET

Fort Mill

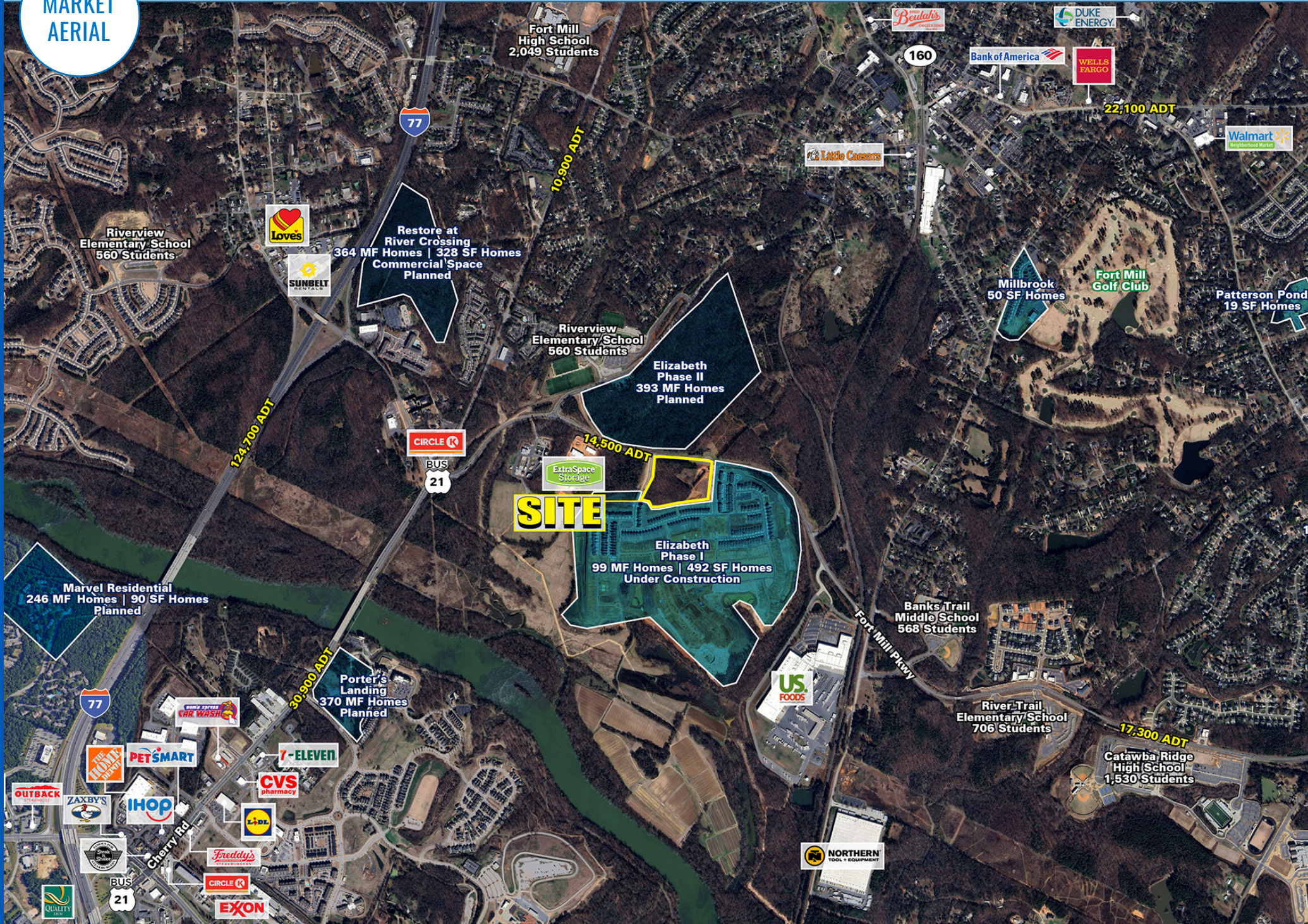


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,164	15,148	43,744
TOTAL POPULATION	2,799	39,416	113,407
MEDIAN HH INCOME	\$103,457	\$101,452	\$101,295

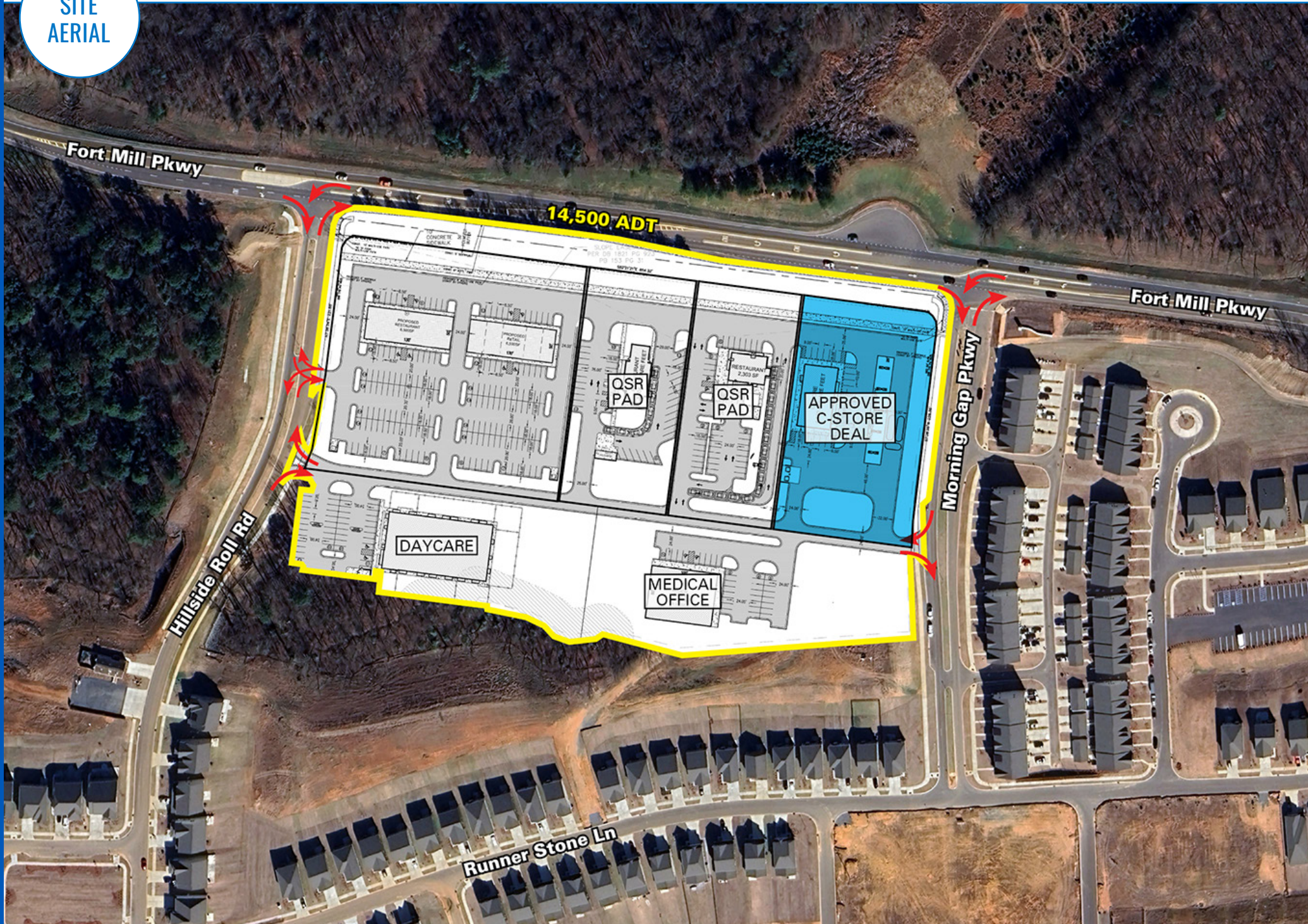


MARKET AERIAL

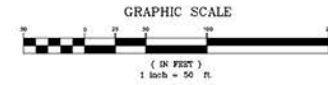
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SITE
AERIAL



CONCEPTUAL SITE PLAN



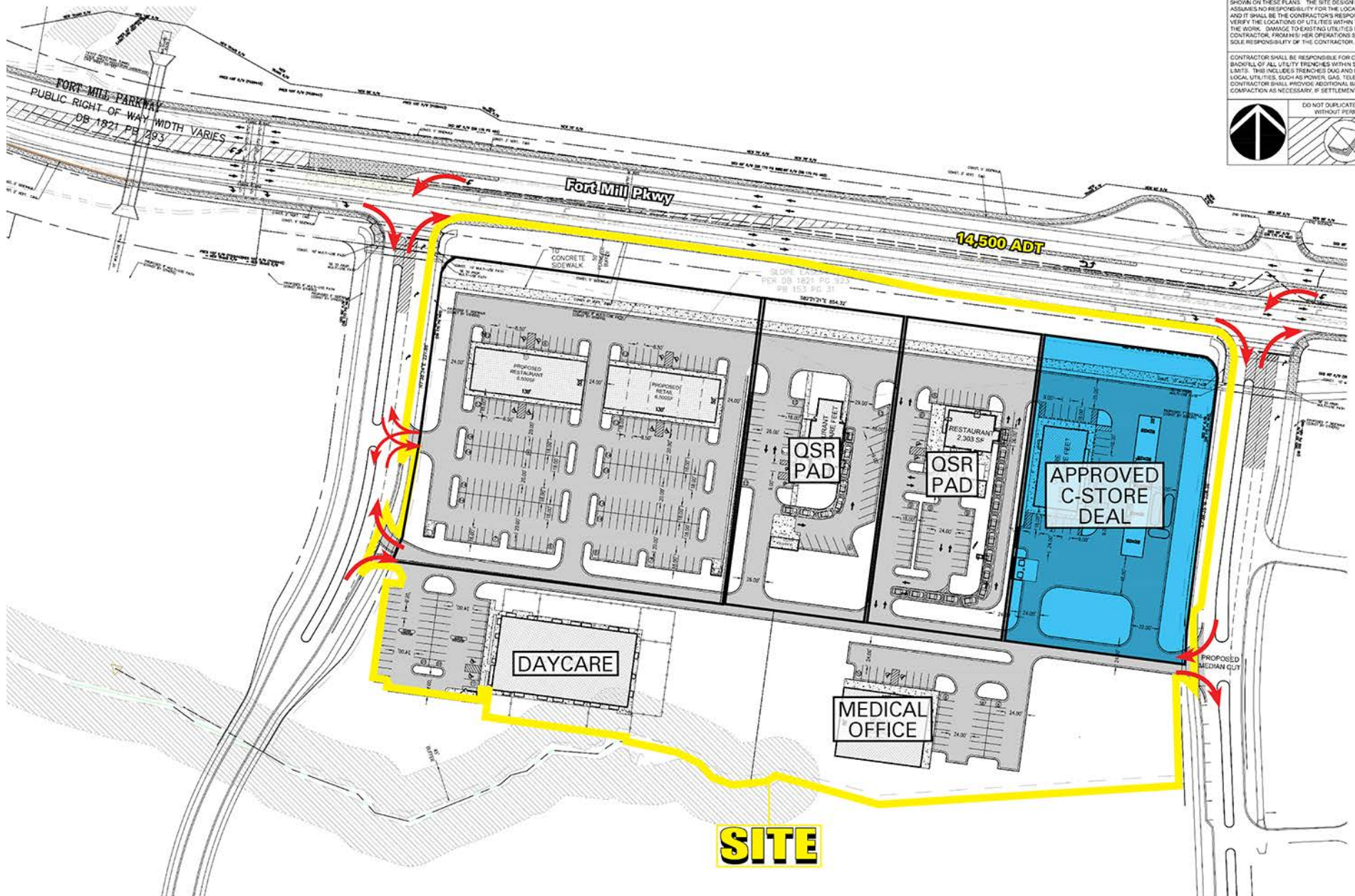
CAUTION

CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE SERVICES OF A PRIVATE UTILITY LOCATOR PRIOR DURING THE ENTIRE COURSE OF CONSTRUCTION. CONTRACTOR SHALL PAY FOR SAID SERVICES. CONTRACTOR SHALL REPAIR ALL UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO THE OWNER/DEVELOPER.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SITE DESIGN PROFESSIONAL ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF UTILITIES WITHIN THE LIMITS OF THE WORK. DAMAGE TO EXISTING UTILITIES BY THE CONTRACTOR, FROM HER OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPACTION OF BACKFILL OF ALL UTILITY TRENCHES WITHIN SITE WORK LIMITS. THIS INCLUDES TRENCHES DUG AND BACKFILLED BY LOCAL UTILITIES, SUCH AS POWER, GAS, TELEPHONE, ETC. CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL AND COMPACTION AS NECESSARY IF SETTLEMENT OCCURS.

DO NOT DUPLICATE DRAWINGS WITHOUT PERMISSION





SOUTH CAROLINA

FORT MILL

Established in 1873, the Town of Fort Mill is located just south of the North Carolina state line and close to the neighboring areas of Rock Hill, SC to the south and Charlotte, NC to the north. Take a walk through our historic downtown and you'll find some of the buildings on Main Street date back to the 1800s, providing evidence of the growth of the Town's business district during that time. Our Main Street continues to boast a robust array of restaurants and businesses offering local options for the residents of Fort Mill.

While Fort Mill continues to embrace its old-fashioned Southern traditions, it also offers plenty in the way of cosmopolitan attractions and amenities, from the 2,100-acre Anne Springs Close Greenway to Carowinds amusement park.

But it's Fort Mill's geographic location along I-77 that has transformed the former textile town from a sleepy hamlet into a major suburb of Charlotte, which lies 20 miles north. According to U.S. Census Bureau data released in 2018, it was the fastest-growing city of its size in the nation.



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