

The Overlook at Gold Hill

1024, 1038, & 1056 GOLD HILL RD, FORT MILL, SC 29708



Retail

FOR

Lease

SIZE

±1,639–3,514 SF

PRICE

Call for Pricing



Overview

±3,514 SF retail/medical space available

Building B (delivered 2024) – *fully leased*

Building C (delivering Q1 2025) – ±3,514 SF available

Other tenants in the center include The Goddard School, NY Butcher Shoppe & Wine Bar, Donatos, CoCo Nails, Sanders Dental Studio, Core 704, and Potbelly Sandwich Works

Building /monument signage available

Easy access to I-77

Retail/Medical Space for Lease



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Property Overview

Demographics

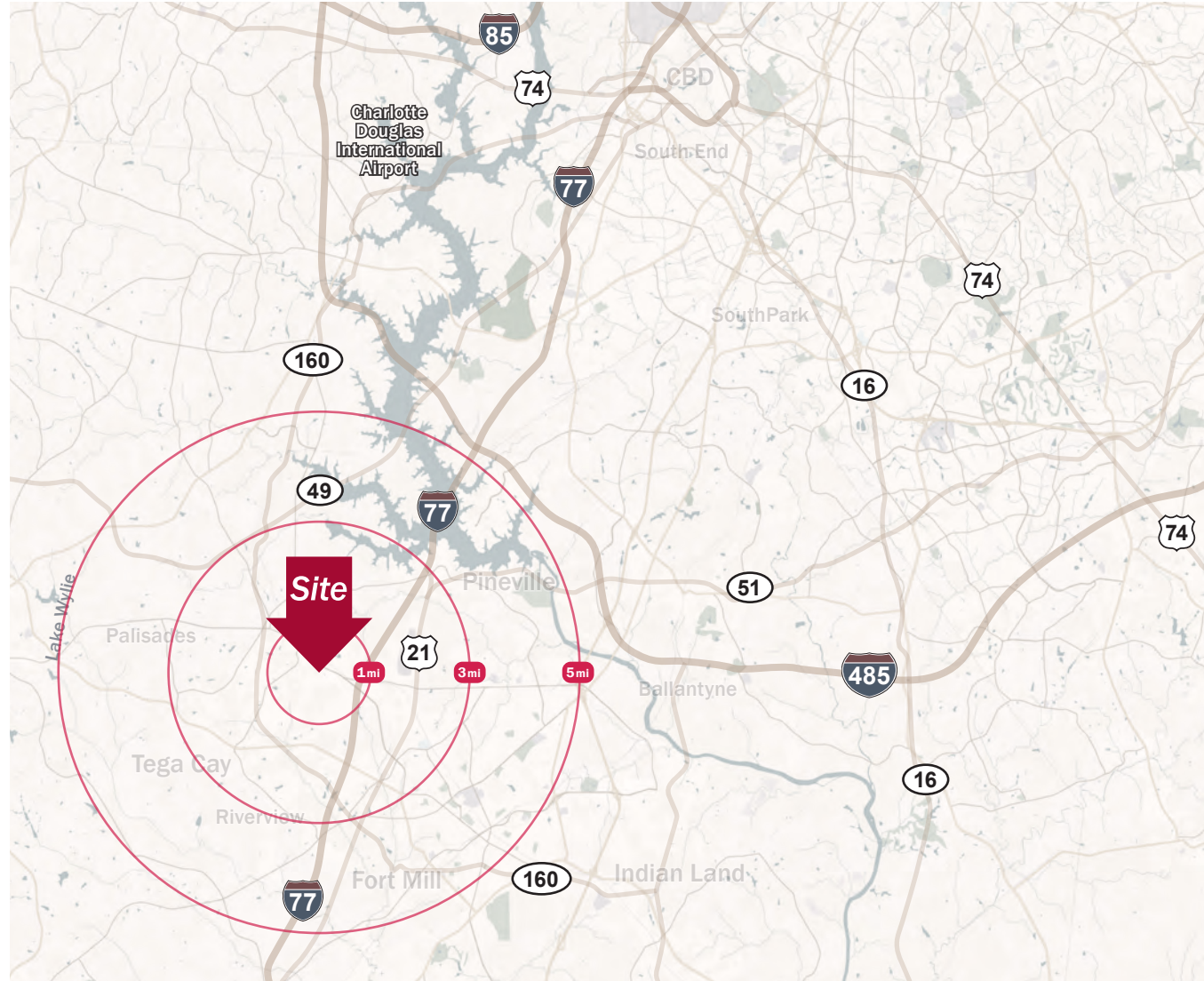
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	6,691	57,459	131,991
Growth Rate	1.64%	3.81%	3.30%
Avg. HH Income	\$148,684	\$132,836	\$132,346

Traffic Count

Source: SCDOT

	AADT
Gold Hill Rd	24,900 (2022)
Pleasant Rd	10,100 (2022)



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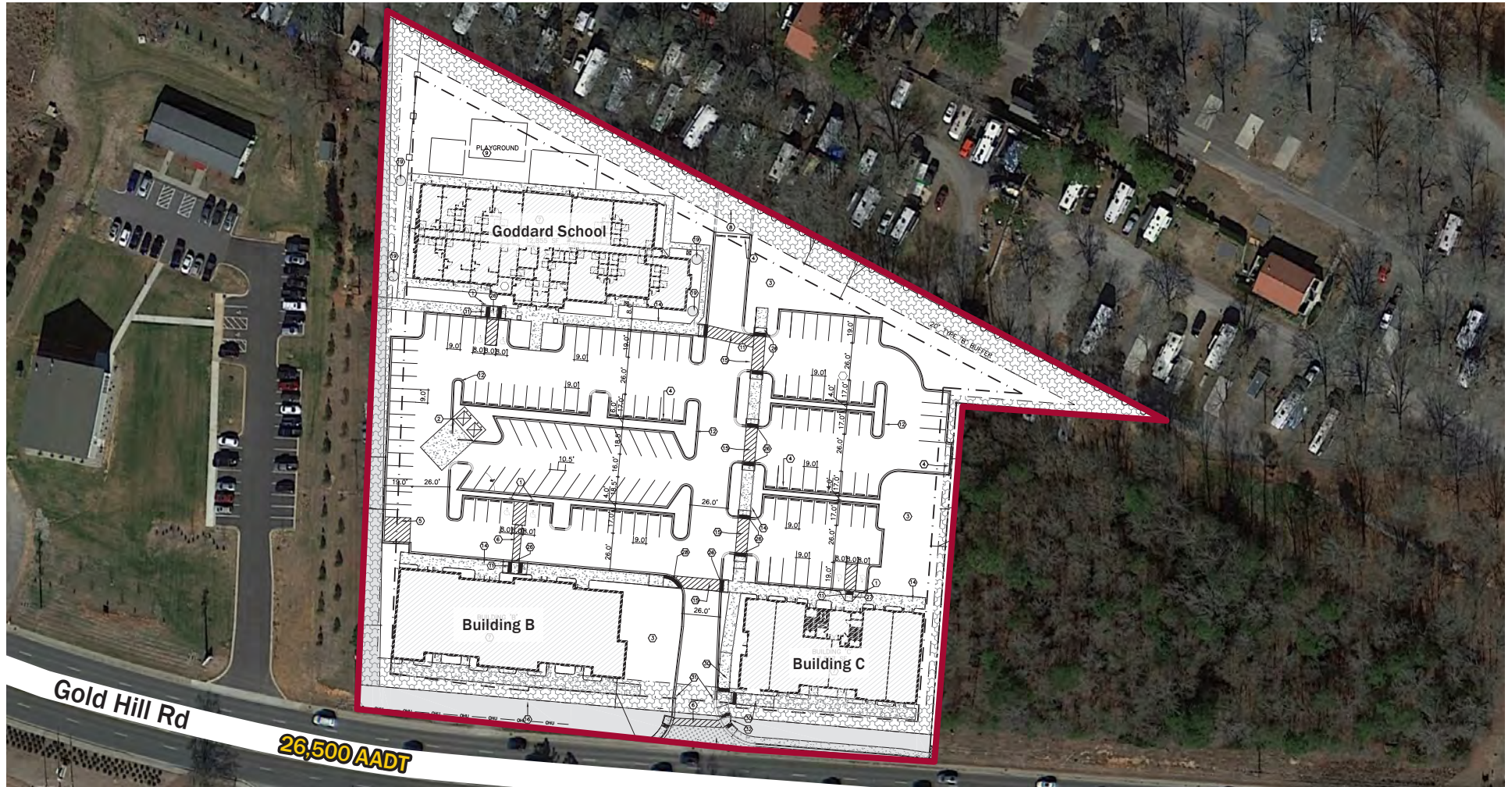
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Site Plan



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Leasing Plan & Rendering

Building C

±1,639–3,514 SF



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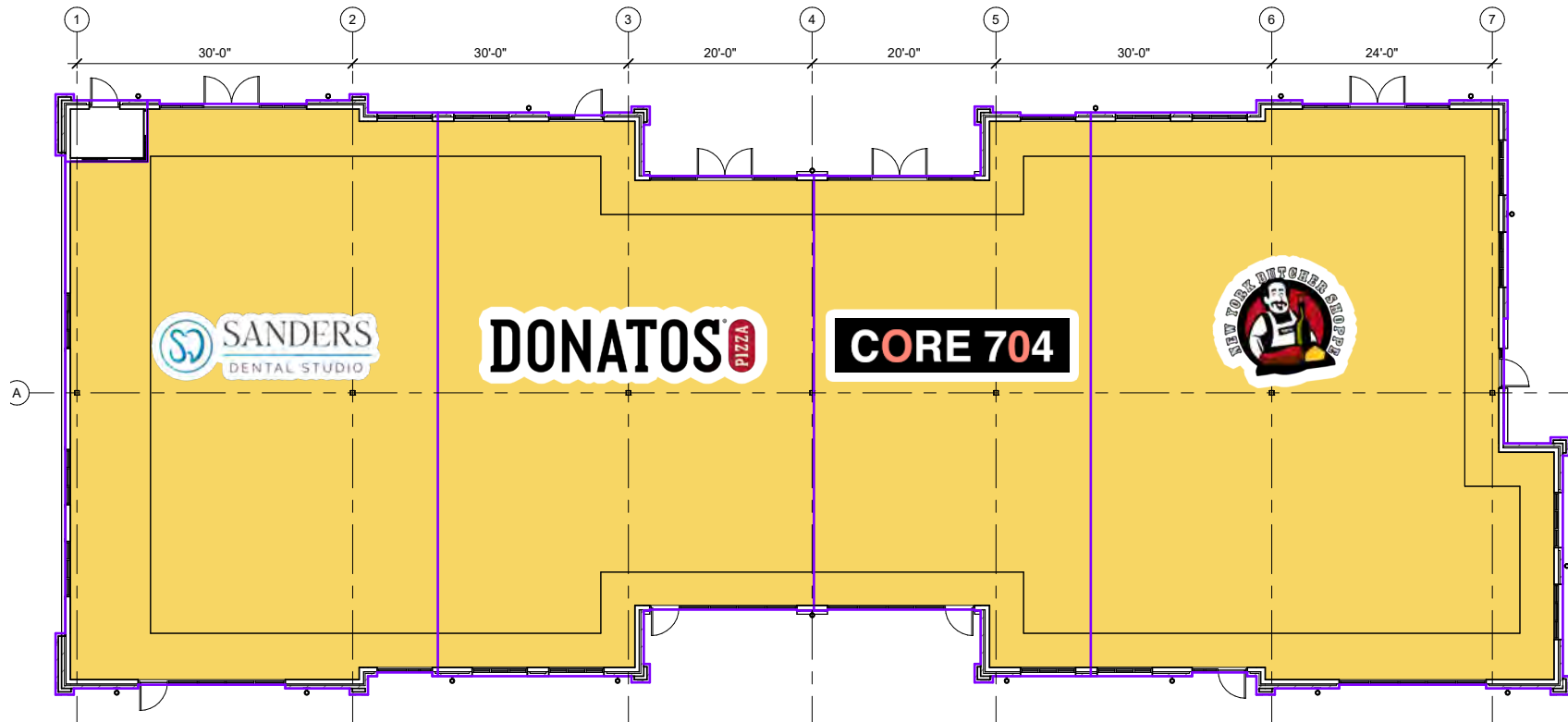
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Leasing Plan

Building B

9,354 SF – fully leased



SCALE: 3/32" = 1'-0"



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Leasing Plan

Building B

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Property Photos



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Market Aerial



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Site Aerial



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Medical | Industrial | Retail | Land | Investment | Office

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