

The Overlook at Gold Hill

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



Retail

FOR
Lease

SIZE
7,657 SF

PRICE
Call for Pricing



Overview

7,657 SF retail/medical space available in Building C for lease

Building B delivering Q1 2024 - *fully leased*

Building C delivering Q1 2025

Other tenants in the center include The Goddard School, NY Butcher Shoppe & Wine Bar, Donatos, YogaSix, and Sanders Dental Studio

Building /monument signage available

Easy access to I-77

Retail/Medical Space for Lease



Robbie Adams
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Property Overview

Demographics

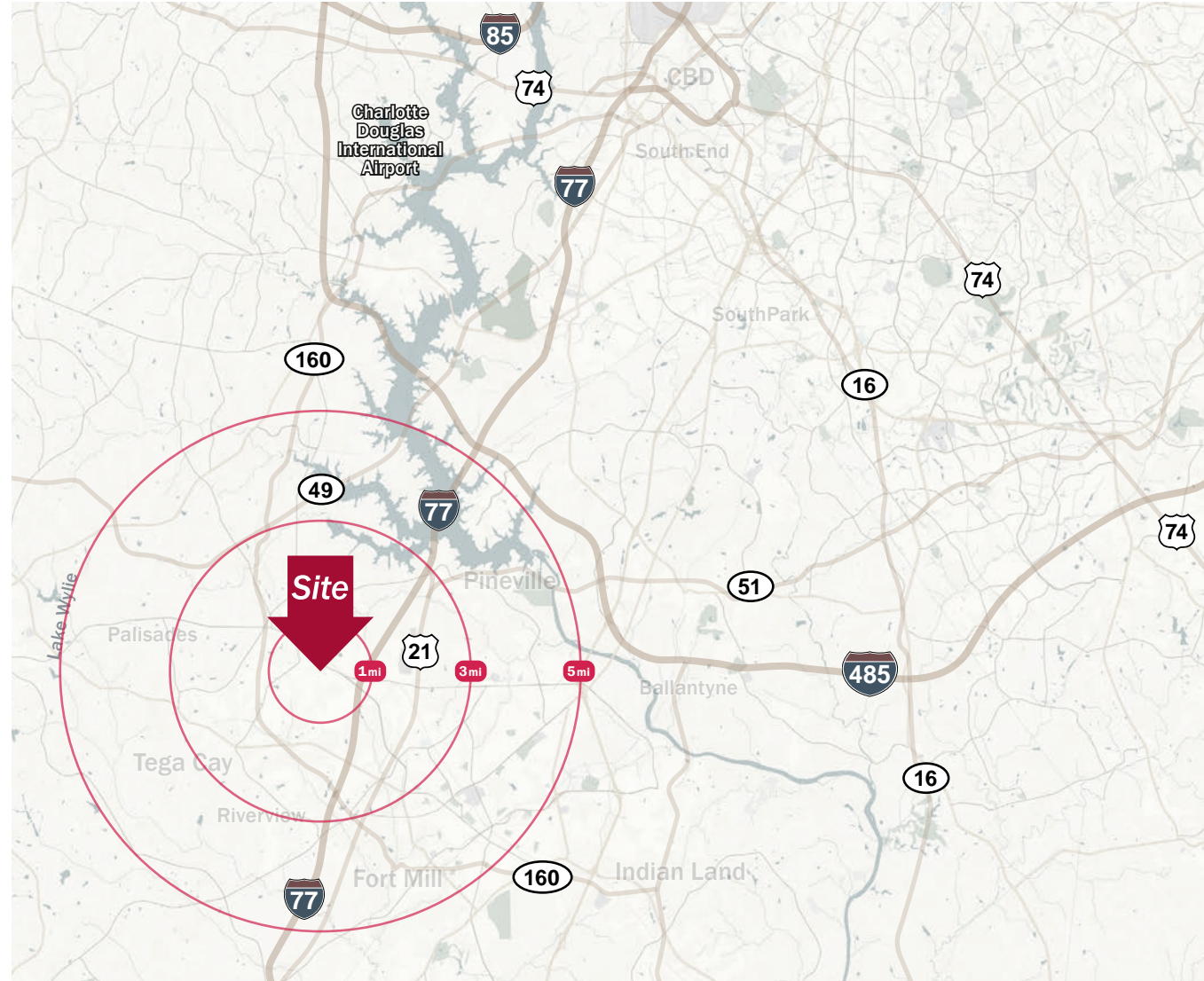
Source: Esri® 2023

	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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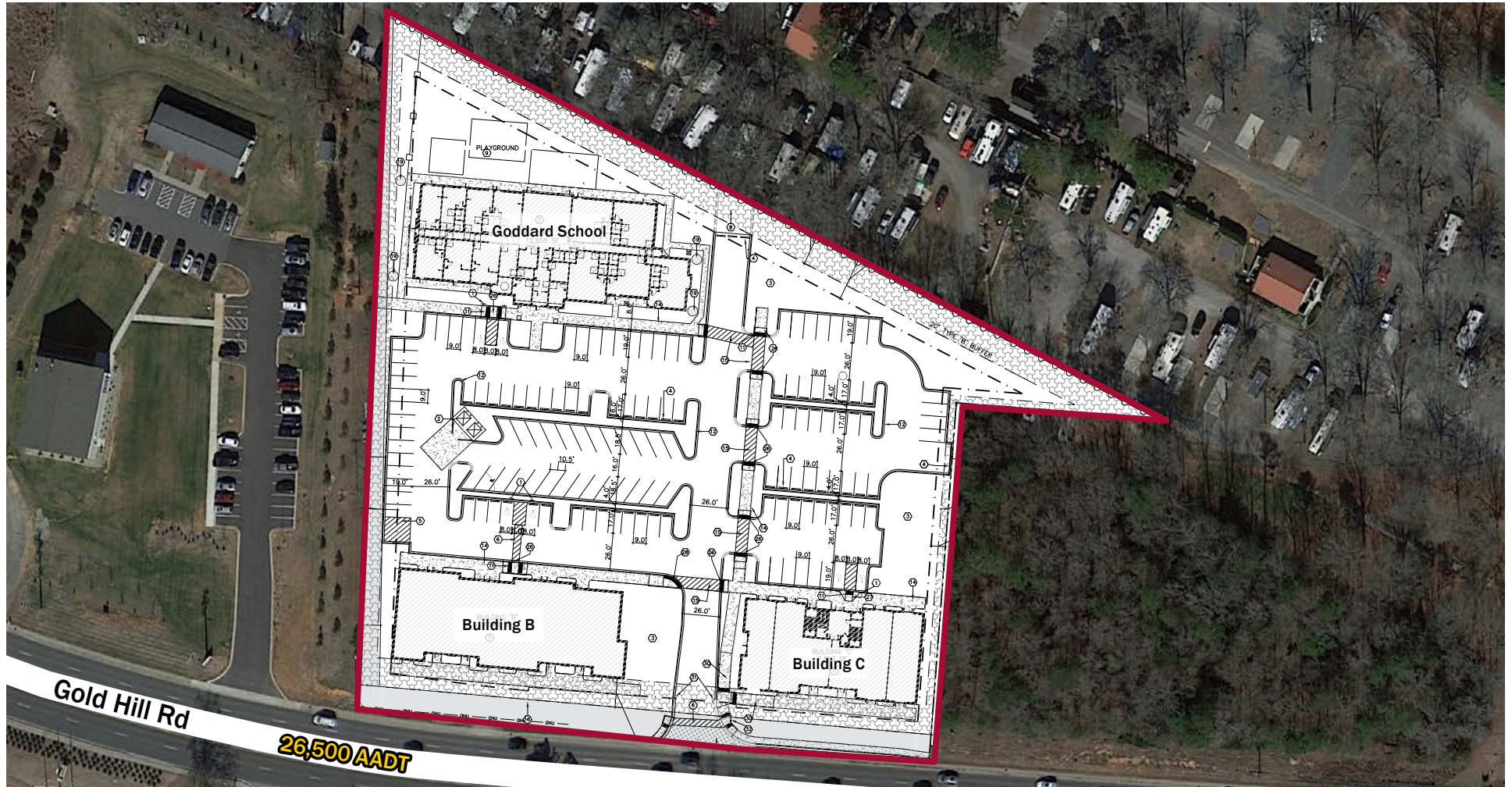
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Site Plan



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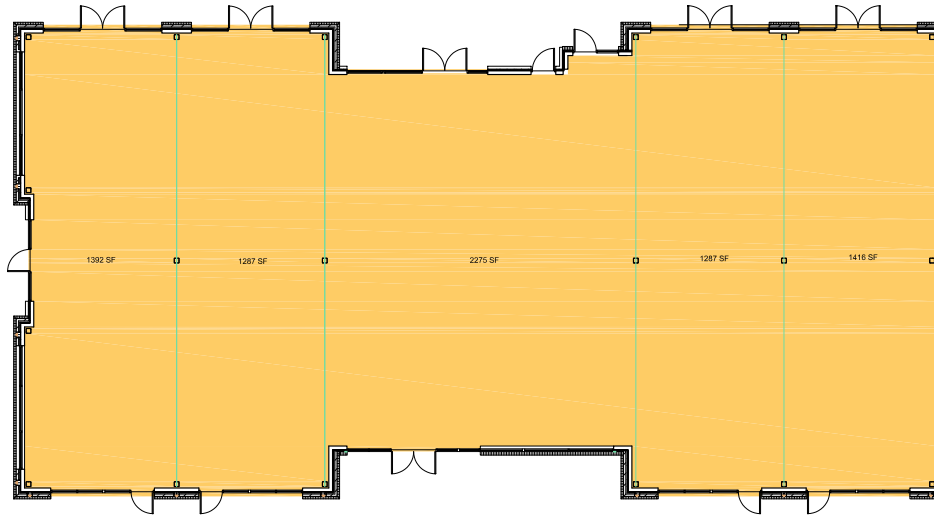
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Leasing Plan & Rendering

Building C

7,657 SF



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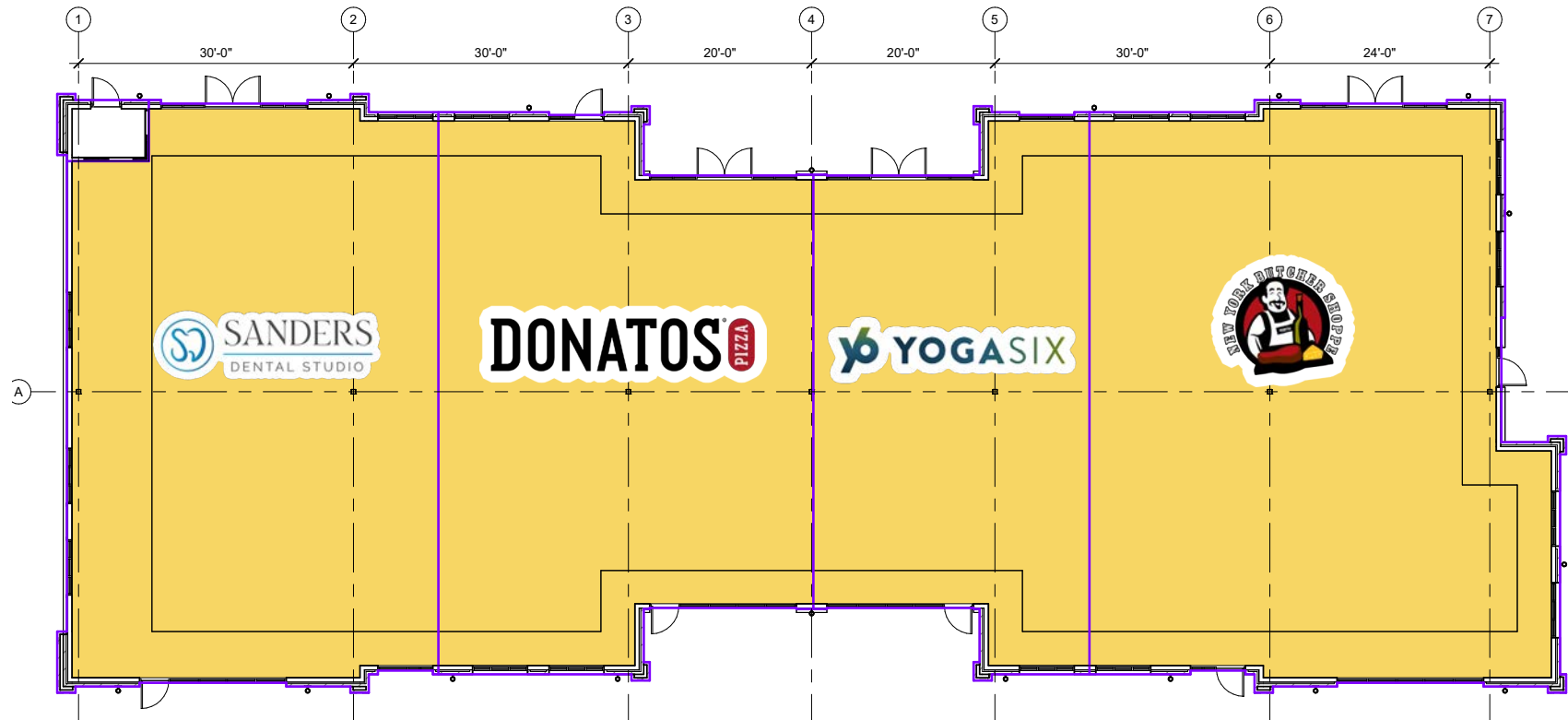
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Leasing Plan

Building B

9,354 SF



***Fully Leased**



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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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