

Retail/Medical/Office Space For Lease



► South Mill at Elizabeth

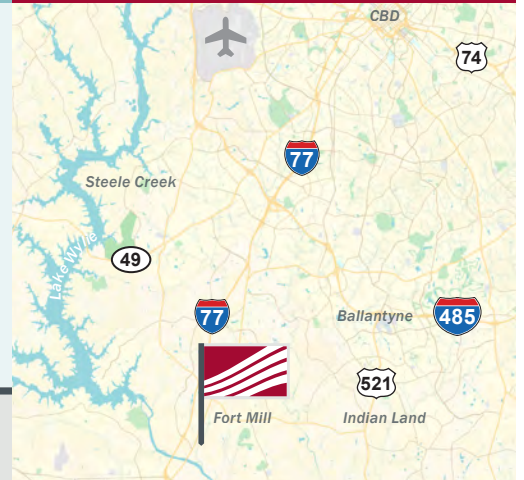
Fort Mill Parkway & Spratt Street, Fort Mill, SC 29715



Retail Space Available

- ±18,000 SF available with an anticipated delivery of Q4 2023
- Located along heavily traveled Fort Mill Parkway with planned widening to 4 lanes in 2024
- Close proximity to Riverview and River Trail Elementaries, Banks Trail and Forest Creek Middle Schools, and Catawba Ridge High School
- 1,300 proposed units planned and under construction in the Elizabeth community and 2,480 homes planned within a 3 mile radius

For Lease



Pricing

Call for pricing

Demographics	1 mile	3 mile	5 mile
2022 Population	3,581	38,226	111,860
2022 Avg. HH Income	\$122,497	\$112,906	\$118,754

Traffic Counts

Fort Mill Parkway	17,100 AADT (2022)
Spratt Street	9,400 AADT (2022)

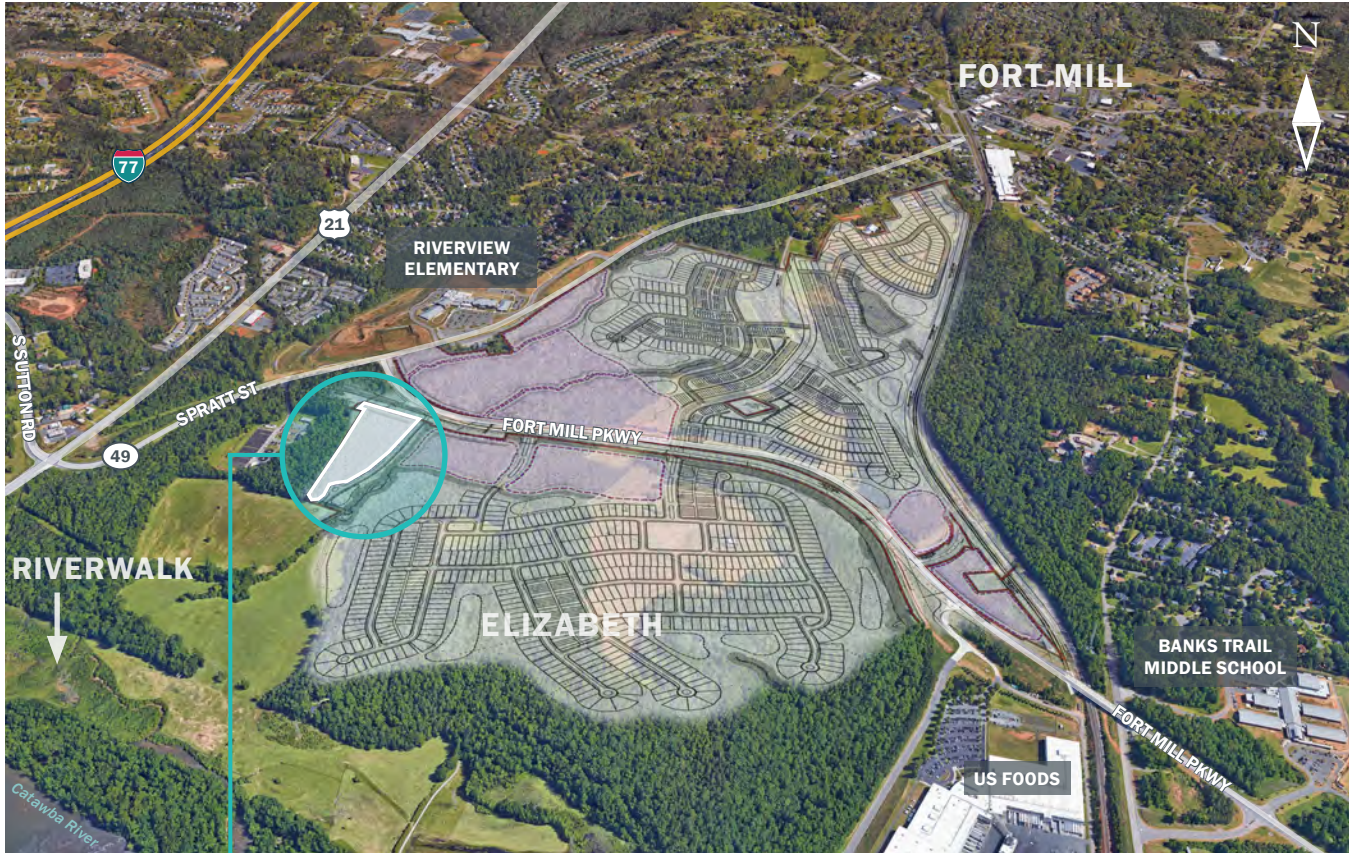
► Contact

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► Site Aerial

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Market Aerial

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Retail activity within close vicinity to site



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► Residential Activity

South Mill at Elizabeth
Fort Mill Parkway & Spratt Street, Fort Mill, SC 29715



3 Mile Residential Activity*	
Existing Units	14,688
Units Under Development	147
Proposed Units (Excluding Elizabeth)	2,482
Elizabeth Proposed Units	1,312
Total	17,317

Recent Activity Source: MetroStudy. Current Units Source: Esri.

► Residential Activity

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Subdivision Status

● Future

● Active

No.	Subdivision	Status	Existing	Developing	Proposed	Total Units
1	Mt Gallant Rd Site TH	Future	0	0	83	83
2	Prescott Glen at the Catawba/TH	Future	0	0	117	117
3	Prescott Glen at the Catawba/SF	Future	0	0	241	241
4	Masons Bend/TH	Active 4Q20	41	17	0	58
5	Lake Ridge at Tega Cay	Active 1Q09	806	2	0	808
6	Masons Bend/SF	Active 1Q16	604	36	2	642
7	Riverwalk (Rock Hill)/TH	Active 1Q14	26	45	230	301
8	Riverwalk (Rock Hill)/SF	Active 4Q11	373	13	380	766
9	Elizabeth/SF	Future	0	0	820	820
10	Elizabeth/TH	Future	0	0	492	492
11	Arden Mill	Active 1Q19	32	11	56	99
12	Millbank	Active 1Q19	19	11	21	51
13	Nims Village	Active 2Q18	42	11	12	65
14	Pecan Ridge	Active 1Q17	184	5	3	192
15	West Hensley Road (P)	Future	0	0	24	24

Total Units

2,127

147

2,482

4,759*

*Because MetroStudy does not include housing information prior to 2000 or multi-family units, total units are calculated by adding developing and proposed units (MetroStudy) with current households units (Esri).

▶ Property Photos

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Retail Building A & Building B



▶ Retail Leasing Plan

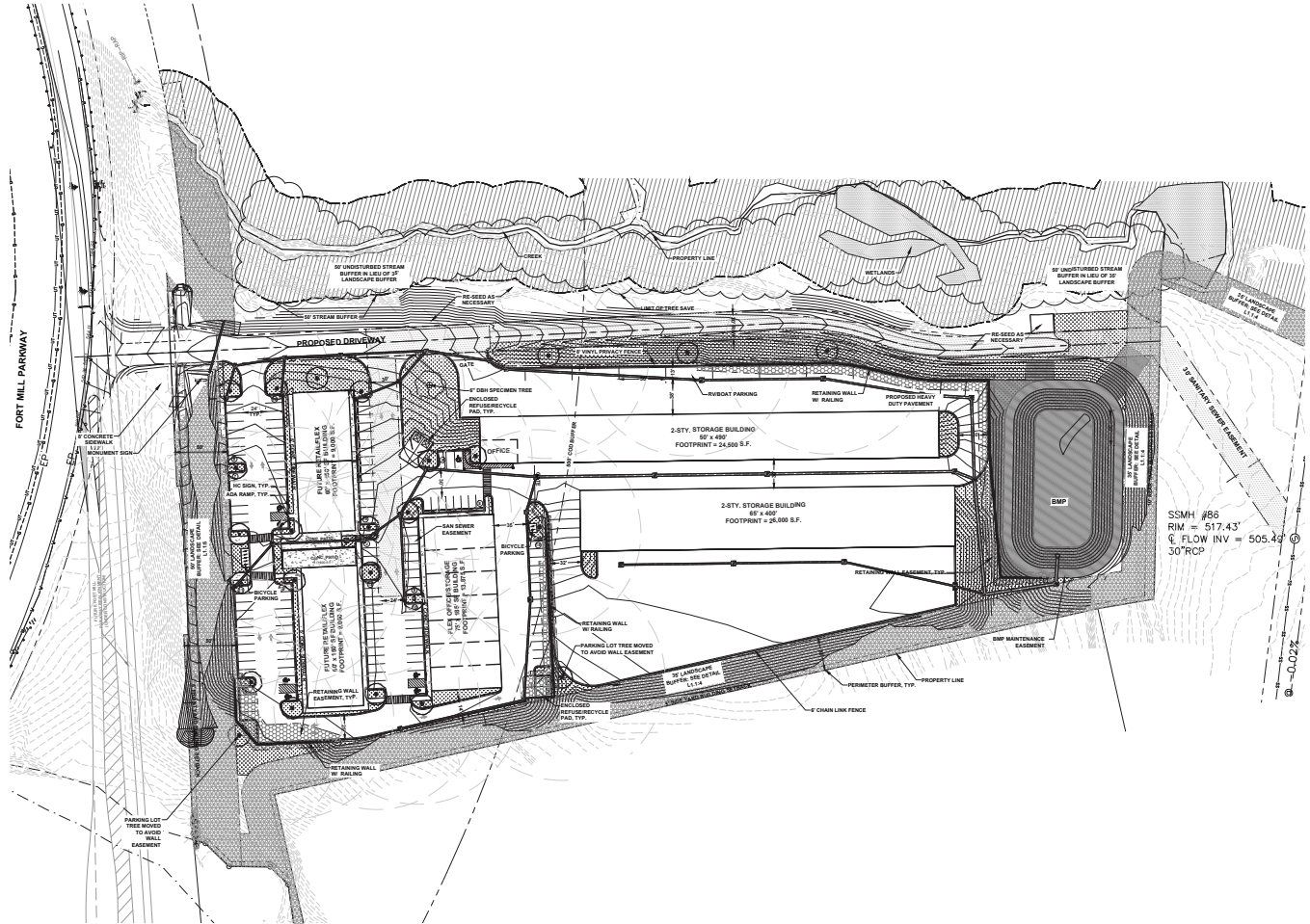
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Retail Building A & Building B Leasing Plan: ±18,000 SF Total



Landscape Plan

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