

# South Mill at Elizabeth

FORT MILL PKWY & SPRATT ST, FORT MILL, SC 29715



**Retail**

**FOR**

| Lease

**SIZE**

| ±16,076 SF

**PRICE**

| Call for pricing.



## Overview

Located along heavily traveled Fort Mill Parkway with planned widening to 4 lanes in 2027

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 3,195 homes planned within a 3 mile radius

Available now:	±3,690 SF in Building A
Available now:	±6,518 SF in Building B
Available now:	±5,868 SF in Building C

End cap patio space available

Elizabeth subdivision is ranked the fastest selling community in the Charlotte Metro (according to Zonda)

## New Construction Retail/ Medical Spaces Available



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## Demographics

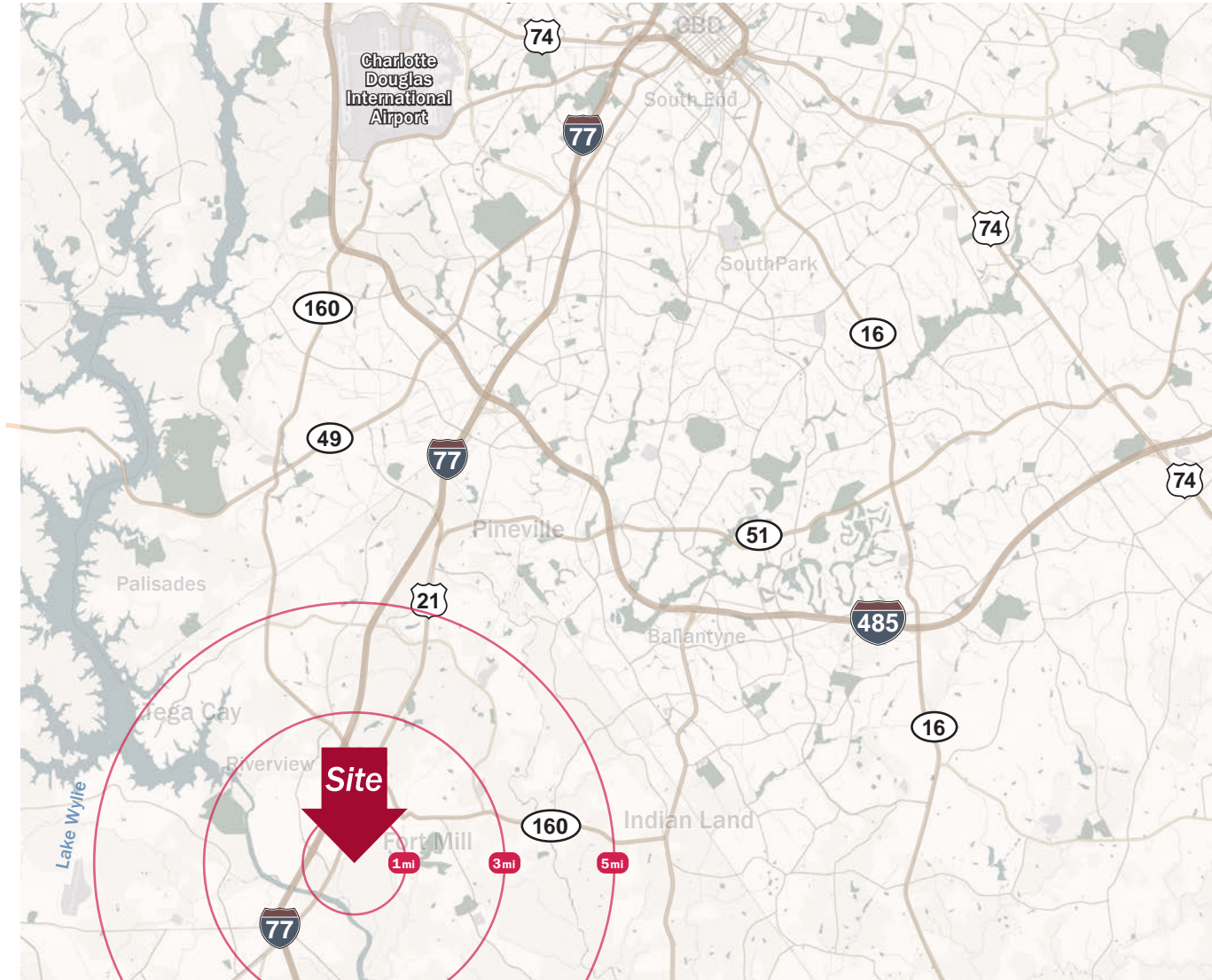
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	3,587	42,209	115,738
Growth Rate	4.37%	2.63%	2.08%
Avg. HH Income	\$106,595	\$128,390	\$129,536

## Traffic Count

Source: NCDOT

	AADT
Fort Mill Pkwy	17,100 (2022)
Sutton Rd S	10,800 (2024)



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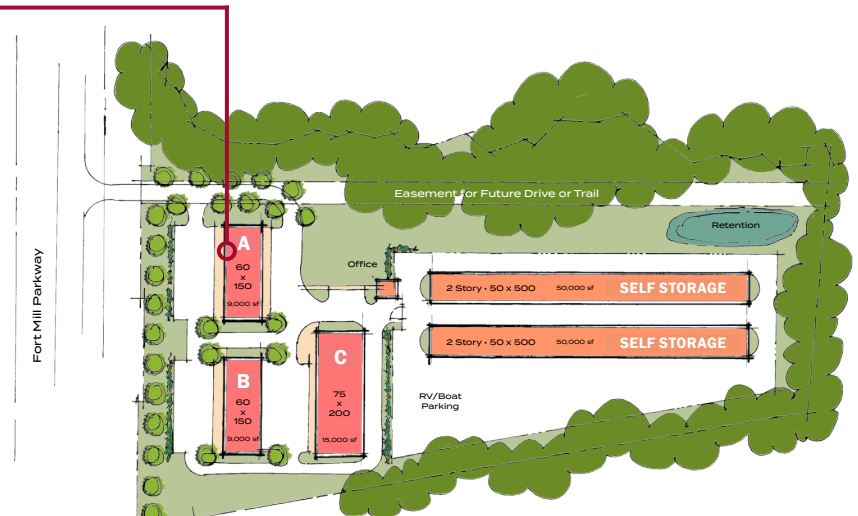
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## Leasing Plan

### Retail Building A

#### Availability

±3,690 SF Total



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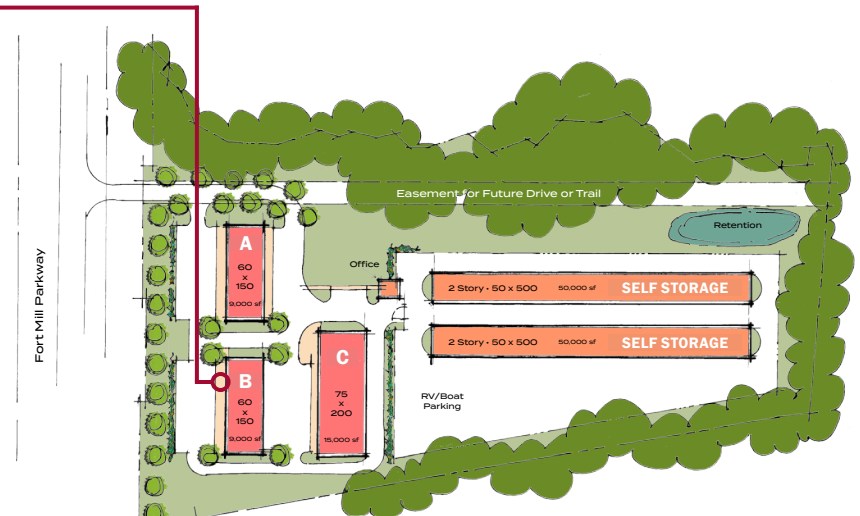
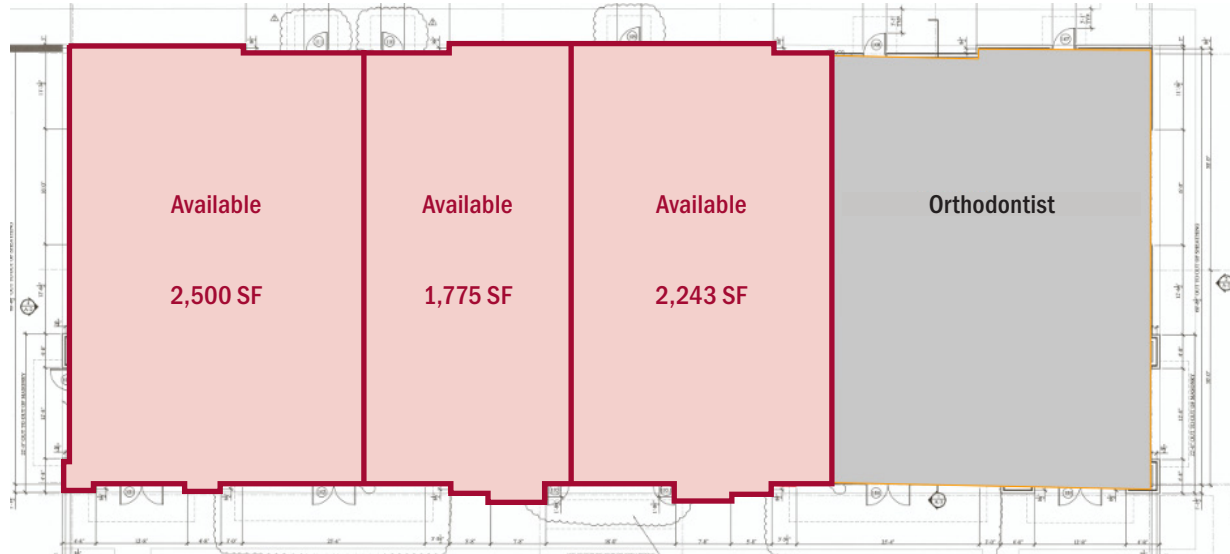
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## Leasing Plan

### Retail Building B

#### Availability

±6,518 SF Total



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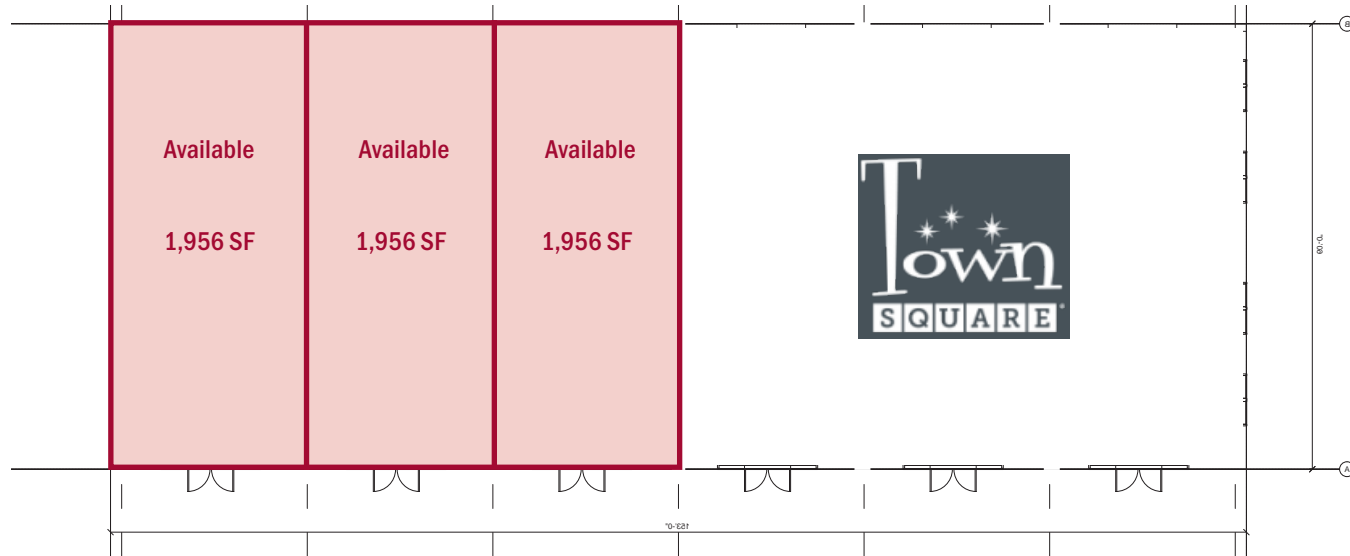
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## Leasing Plan

### Retail Building C ±5,868 SF Total



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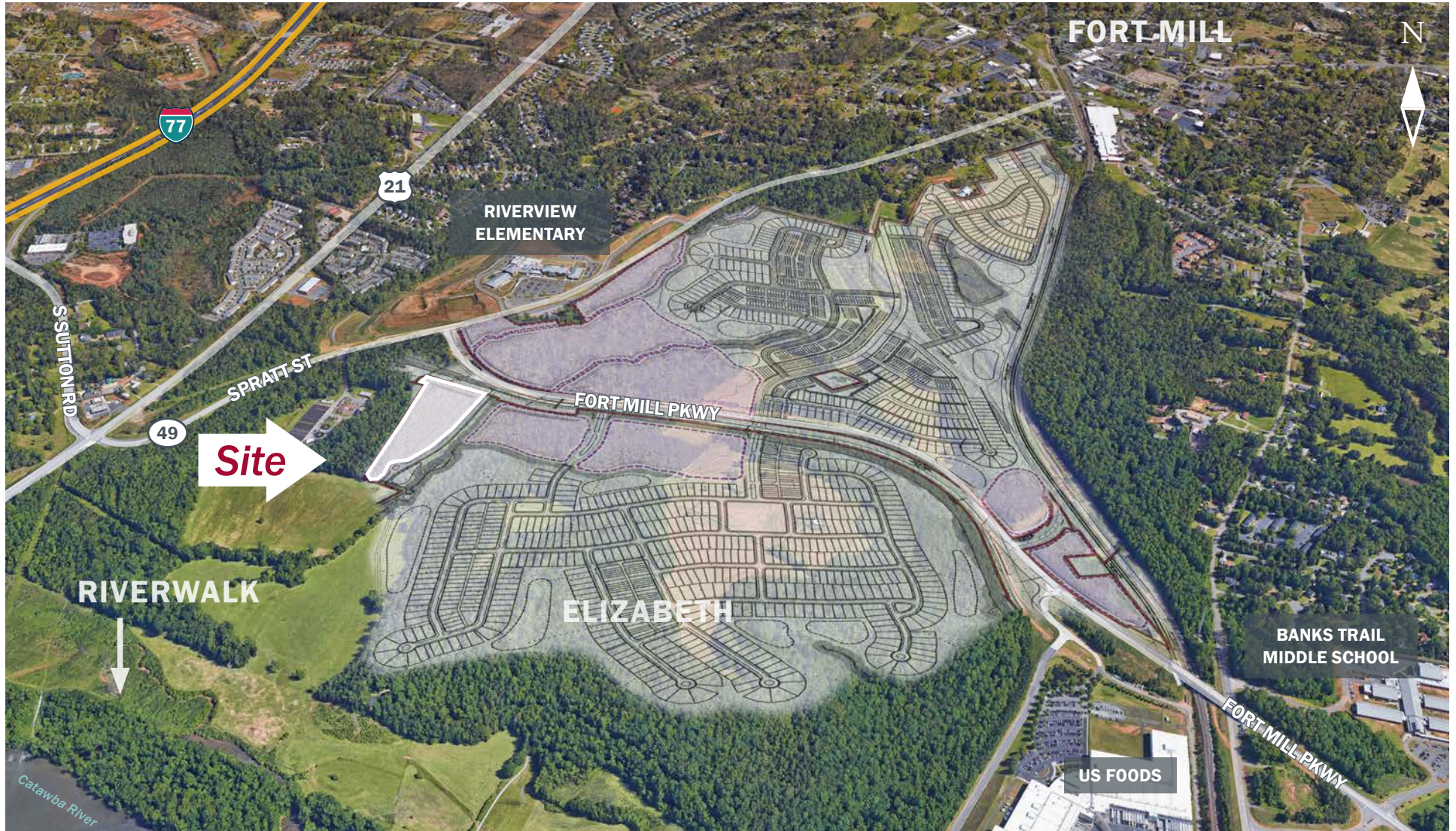
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**Site Aerial**



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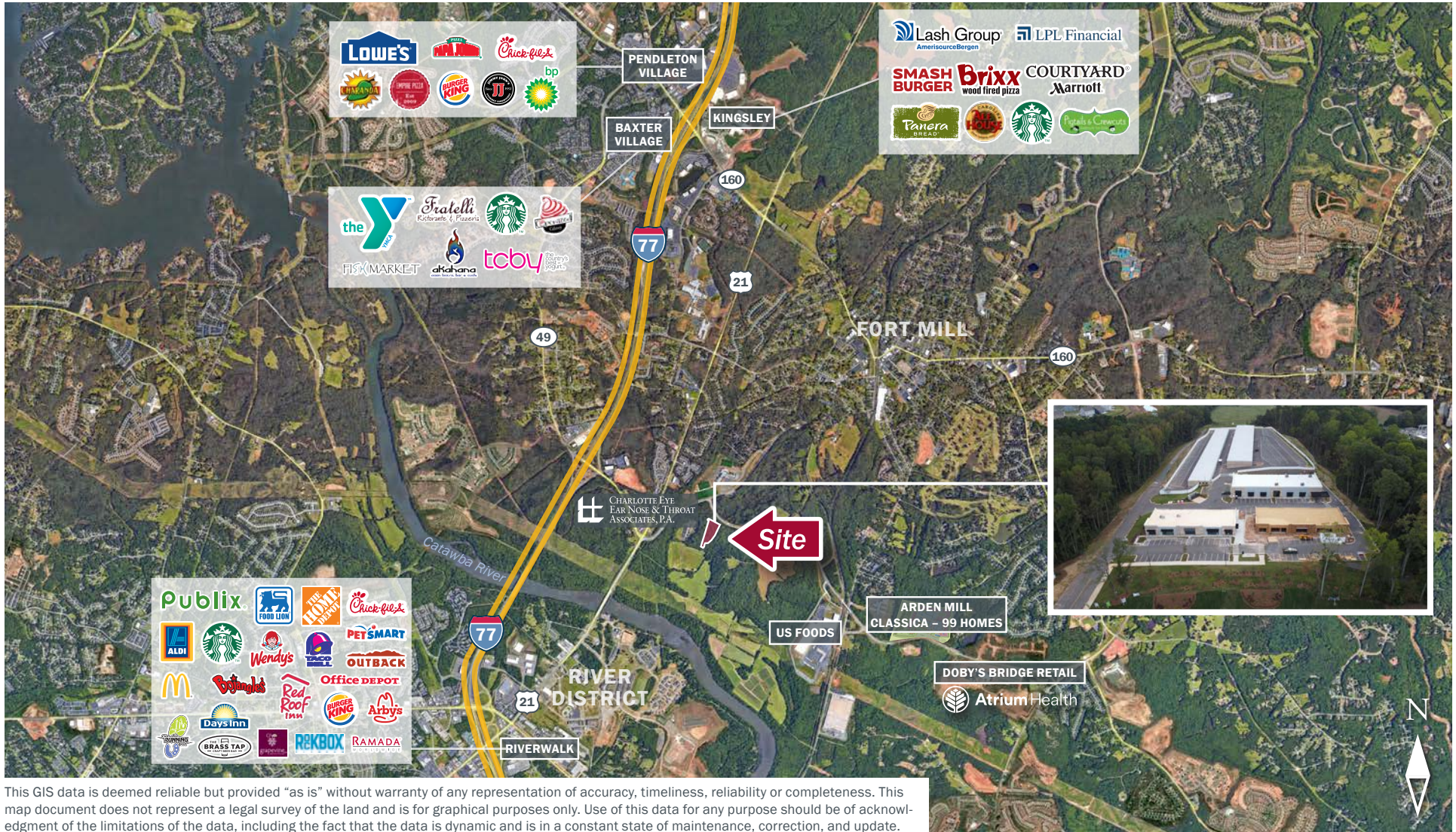
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# South Mill at Elizabeth

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## Market Aerial



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## Residential Activity

### Housing Activity within 3 Miles

Source: Zonda® 2023

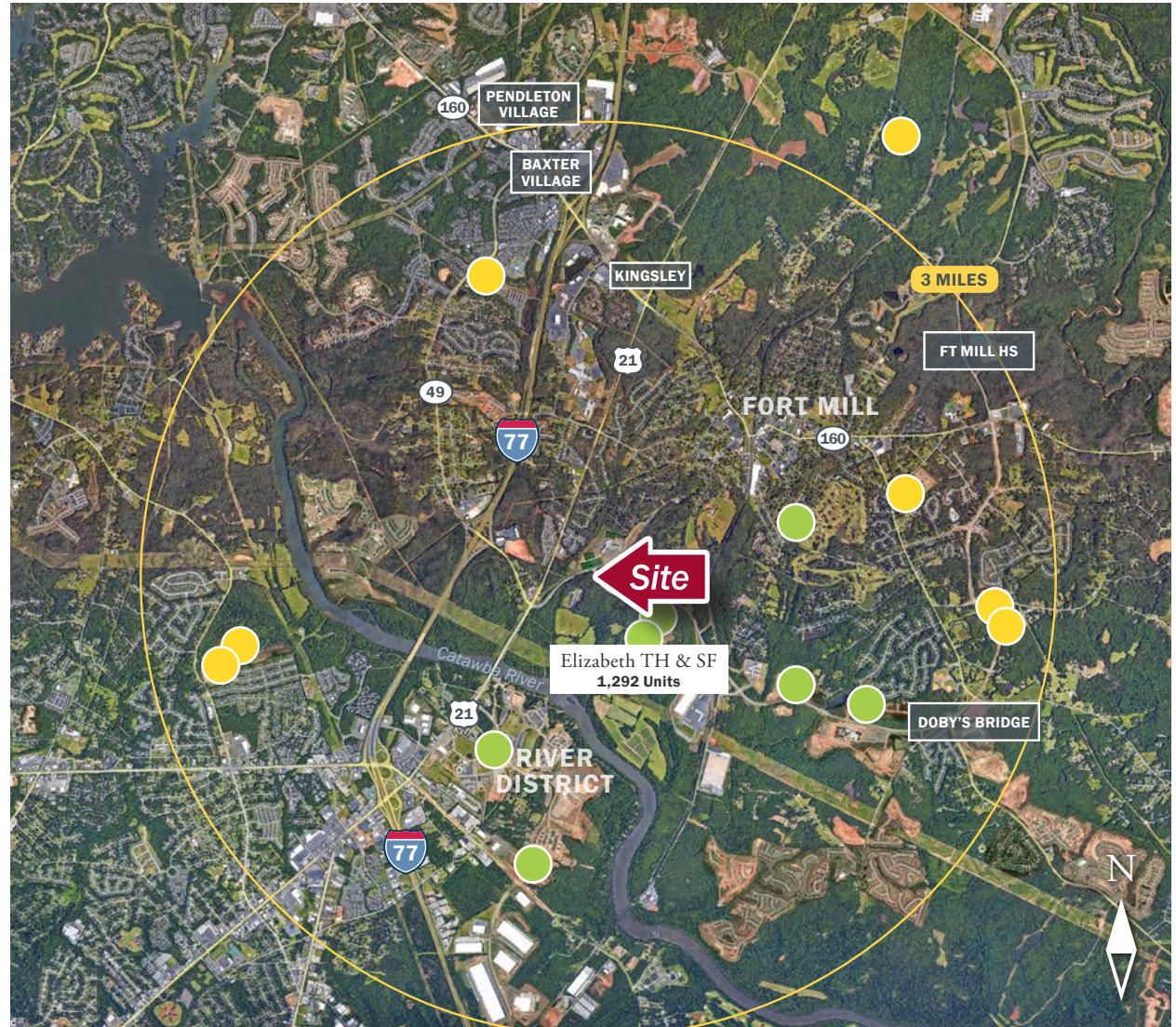
	3 miles
Existing Units <sup>1</sup>	14,942
Active Units (Under Construction)	1,050
Future Units	2,145
<b>Total</b>	<b>18,137</b>
	Units within 3 miles

<sup>1</sup>Source : Esri® 2023

#### Subdivision Status

- Future
- Active

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## Property Photos



Building A



Building B



Building C



Behind Building A



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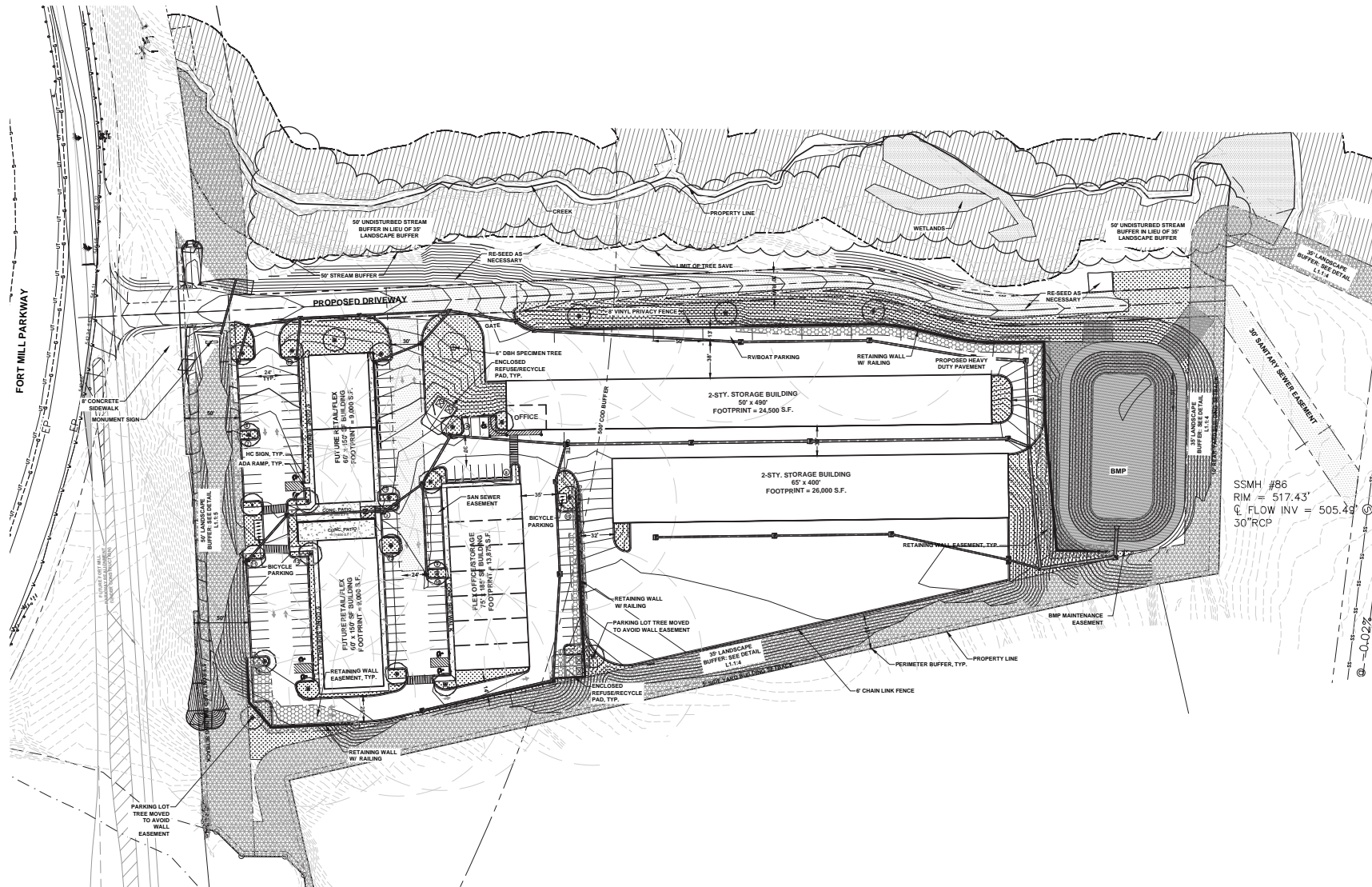
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## Landscape Plan







Medical | Industrial | Retail | Land | Investment | Office

| contact

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