

The Crossing at Doby's Bridge

1500 FORT MILL PARKWAY, FORT MILL, SC 29715



Retail

FOR

| Lease

SIZE

| 1,269 SF

PRICE

| Call for Pricing



Overview

±1,269 SF of retail space available for lease – former Smallcakes Cupcakery

Adjacent to the newly developed Atrium Health (20,000 SF) medical office building

Located along heavily traveled Fort Mill Southern Bypass in fast growing Fort Mill, South Carolina

±10,000 homes within 3 mile radius of the site

Doby's Bridge Elementary School directly behind site

Surrounding tenants include: Creative Kids, Doby's Bridge Pediatric Dentistry, Huntington Learning Center, easyvet, Fort Mill Dental, Blue Bar & Smokehouse

Retail Space For Lease in Fort Mill, SC



Kevin Judd
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Property Overview

Demographics

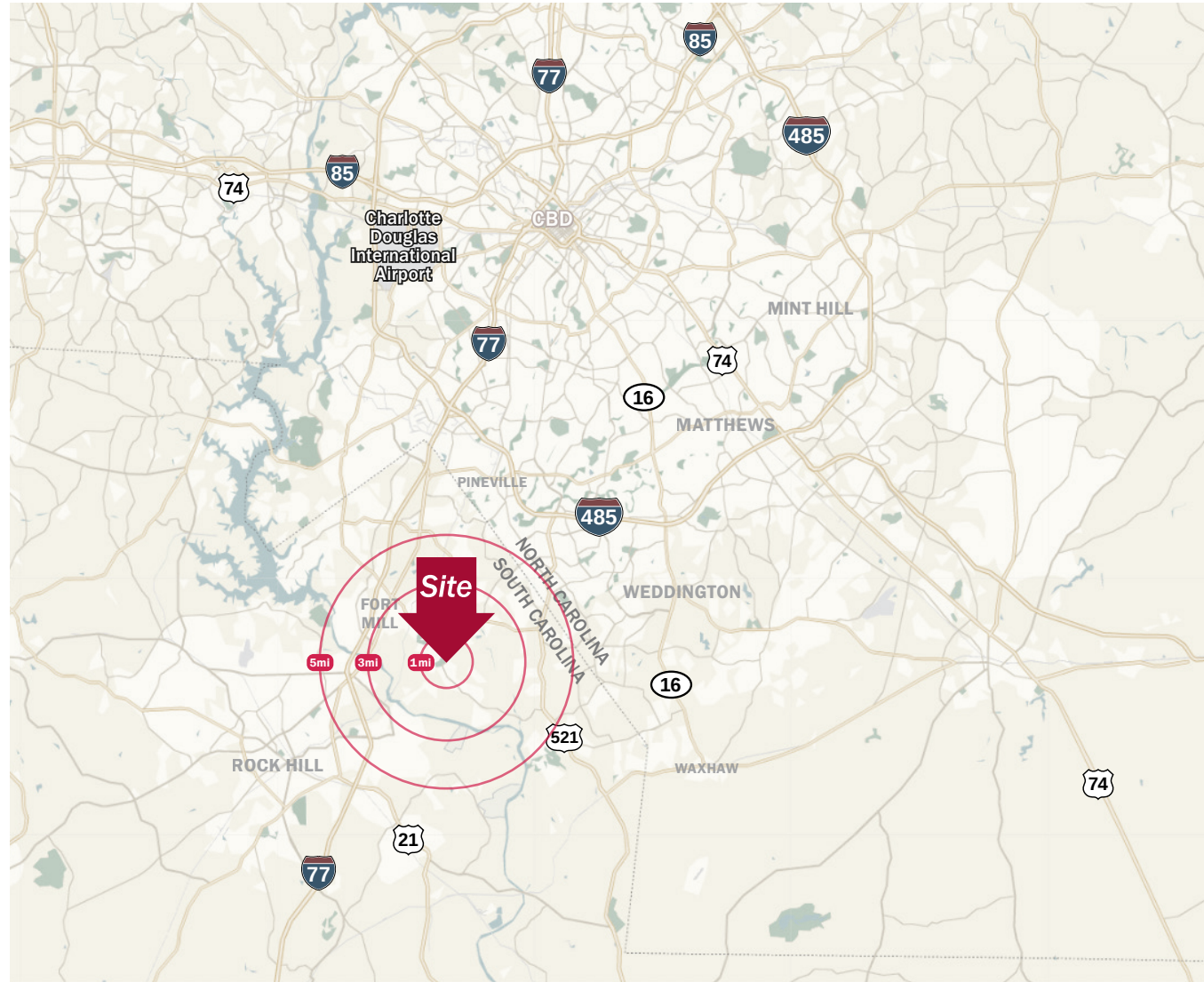
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,116	31,320	93,981
Growth Rate	7.17%	2.79%	3.56%
Avg. HH Income	\$168,407	\$145,347	\$130,379

Traffic Count

Source: SCDOT

	AADT
Fort Mill Parkway	18,900 (2024)



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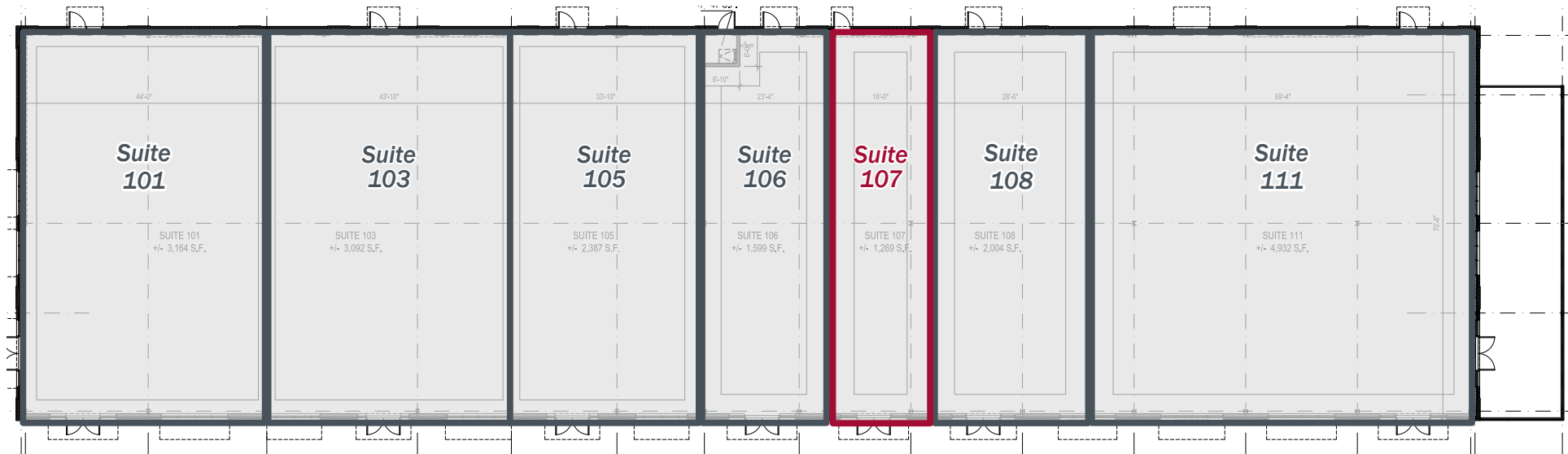
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Leasing Plan



Availability

Suite 101	±3,164 SF	Creative Kids
Suite 103	±3,092 SF	Doby's Bridge Pediatric Dentistry
Suite 105	±2,387 SF	Huntington Learning Center
Suite 105	±1,599 SF	Easy Vet
Suite 107	±1,269 SF	Available
Suite 108	±2,004 SF	Fort Mill Dental
Suite 111	±4,933 SF	BBQ Restaurant



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Site Aerial



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Residential Activity

Subdivision Status

● Future

● Active

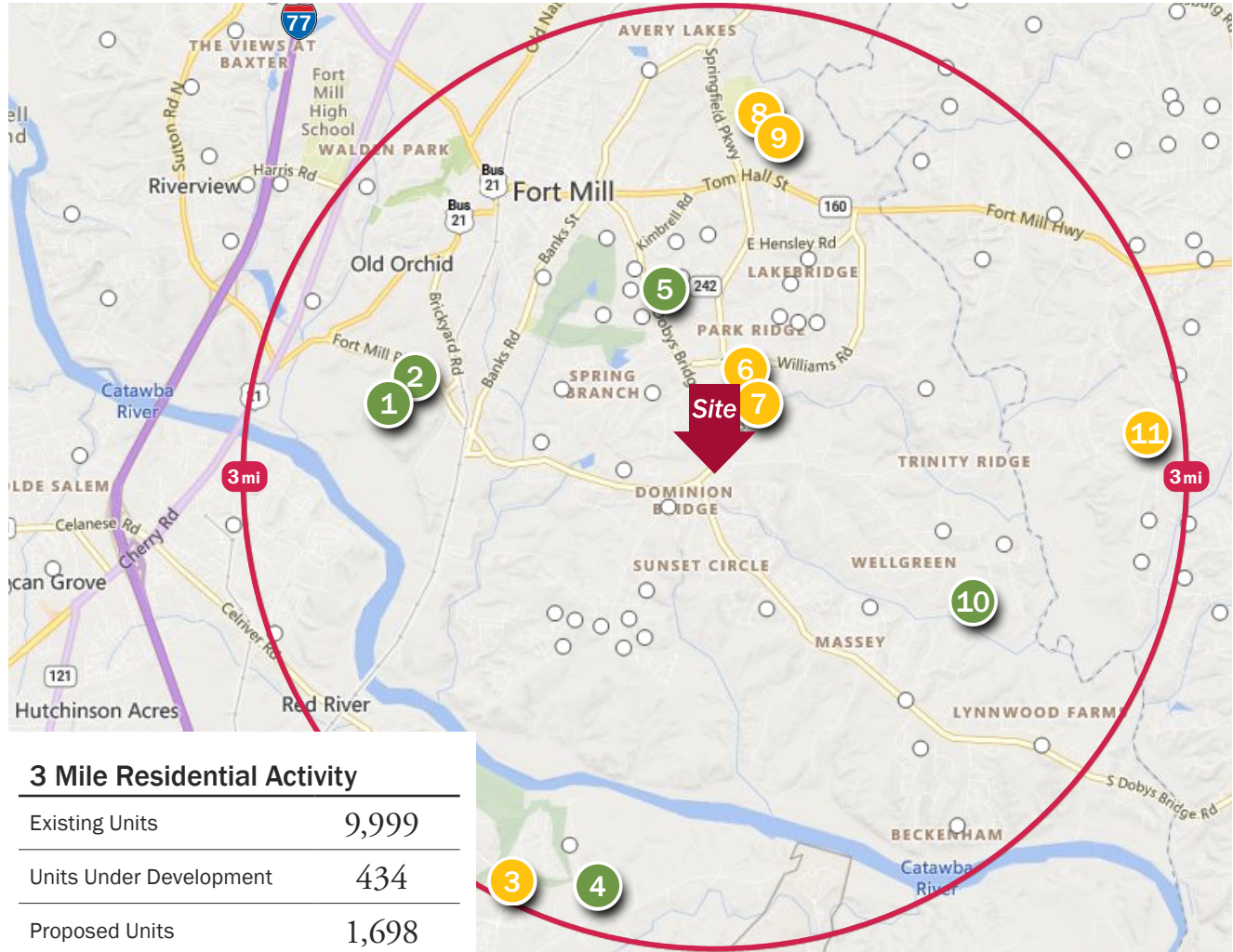
No.	Subdivision	Status	Total Units
1	Elizabeth/SF	Active 3Q22	641
2	Elizabeth/TH	Active 3Q22	449
3	Waterford Village TH (P)	Future	47
4	Waterford Commons	Active 1Q23	163
5	Patterson Pond	Active 3Q23	19
6	Crossroads/TH (Ft Mill) (P)	Future	125
7	Crossroads/SF (Ft Mill) (P)	Future	130
8	Brook Run/SF	Future	229
9	Brook Run/TH	Future	246
10	Ridge At Fort Mill	Active 1Q20	5
11	Asbury Ln	Future	78

Total Units

2,132

Subdivisions under development are active since Q1 2020 according to MetroStudy.

*Because Zonda 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).



3 Mile Residential Activity

Existing Units 9,999

Units Under Development 434

Proposed Units 1,698

Total Units* 12,131



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Medical | Industrial | Retail | Land | Investment | Office

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