

Fort Mill Commercial Land

FOOTHILLS WAY & CAROWINDS BLVD, FORT MILL, SC 29708



Land

FOR
Sale

SIZE
±1.75 AC

PRICE
\$1,350,000



Overview

Outparcel for sale near I-77/Carowinds Boulevard interchange

UD zoning in York County which allows most commercial uses

Parcel is currently 1.94 acres but a new cul-de-sac is being stubbed into the property, which will reduce the acreage

Utilities available in close proximity to the site

Strong traffic counts near parcel

Carowinds Blvd: 41,000 AADT
Highway 21: 23,800 AADT
I-77 N: 180,500 AADT
I-77 S: 138,700 AADT

Daytime population within 3 miles: 69,611

Fort Mill, SC Commercial Land for Sale, ±1.75 Acres



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Property Overview

Demographics

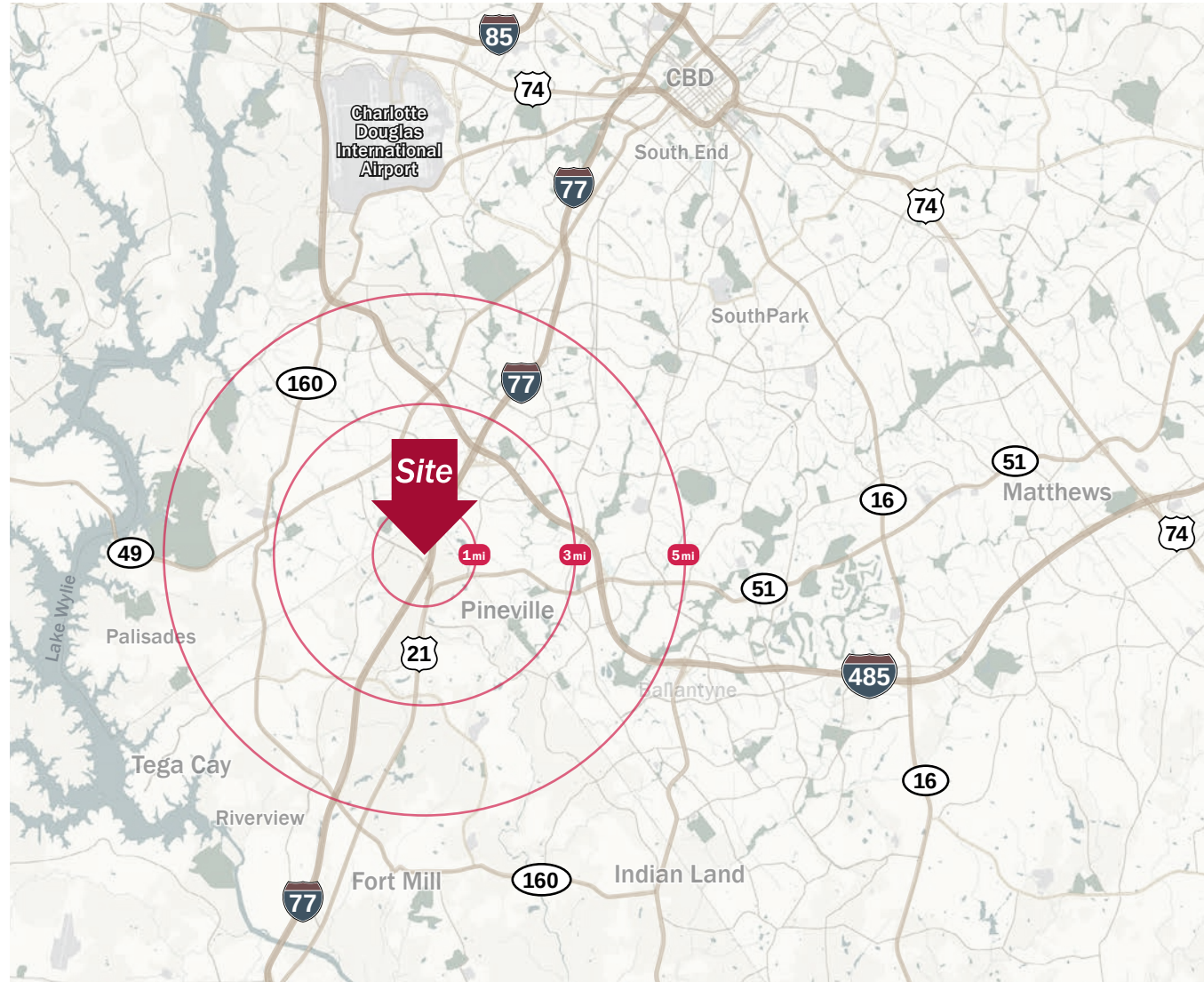
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	1,936	50,769	178,476
Growth Rate	3.90%	3.21%	1.83%
Avg. HH Income	\$113,544	\$132,895	\$123,914

Traffic Count

Source: SCDOT

	AADT
Carowinds Blvd	41,000 (2024)
Hwy 21	23,900 (2024)



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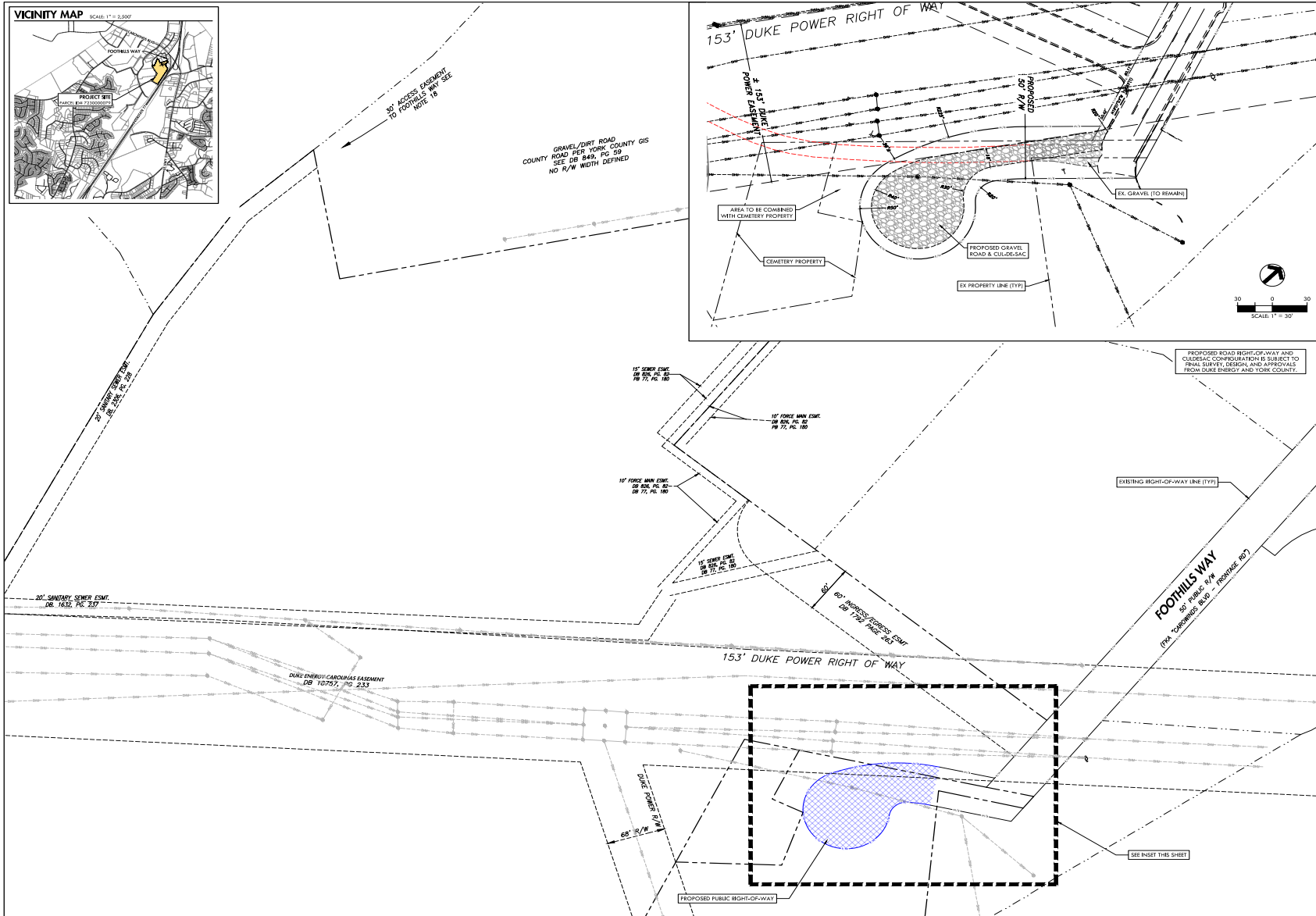
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Site Modification Survey



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Site Topography



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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

contact

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