

Carowinds Blvd @ I-77

3627 FOOTHILLS WAY, FORT MILL, SC 29708



Land

FOR
| Sale

SIZE
| ±28.62 AC

PRICE
| Call for Pricing



Overview

±28.62 acres near Carowinds Boulevard

Zoned LI (Light Industrial)

1,500 feet of frontage on I-77

York County Parcel ID: 7230000079 &
7230000044

Permitted uses include office, warehouse,
distribution and manufacturing

Carowinds Blvd/I-77 interchange has received
preliminary approval for an overhaul of the
interchange with an estimated cost of \$85
million

±28.62 Acres Land for Sale



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Property Overview

Demographics

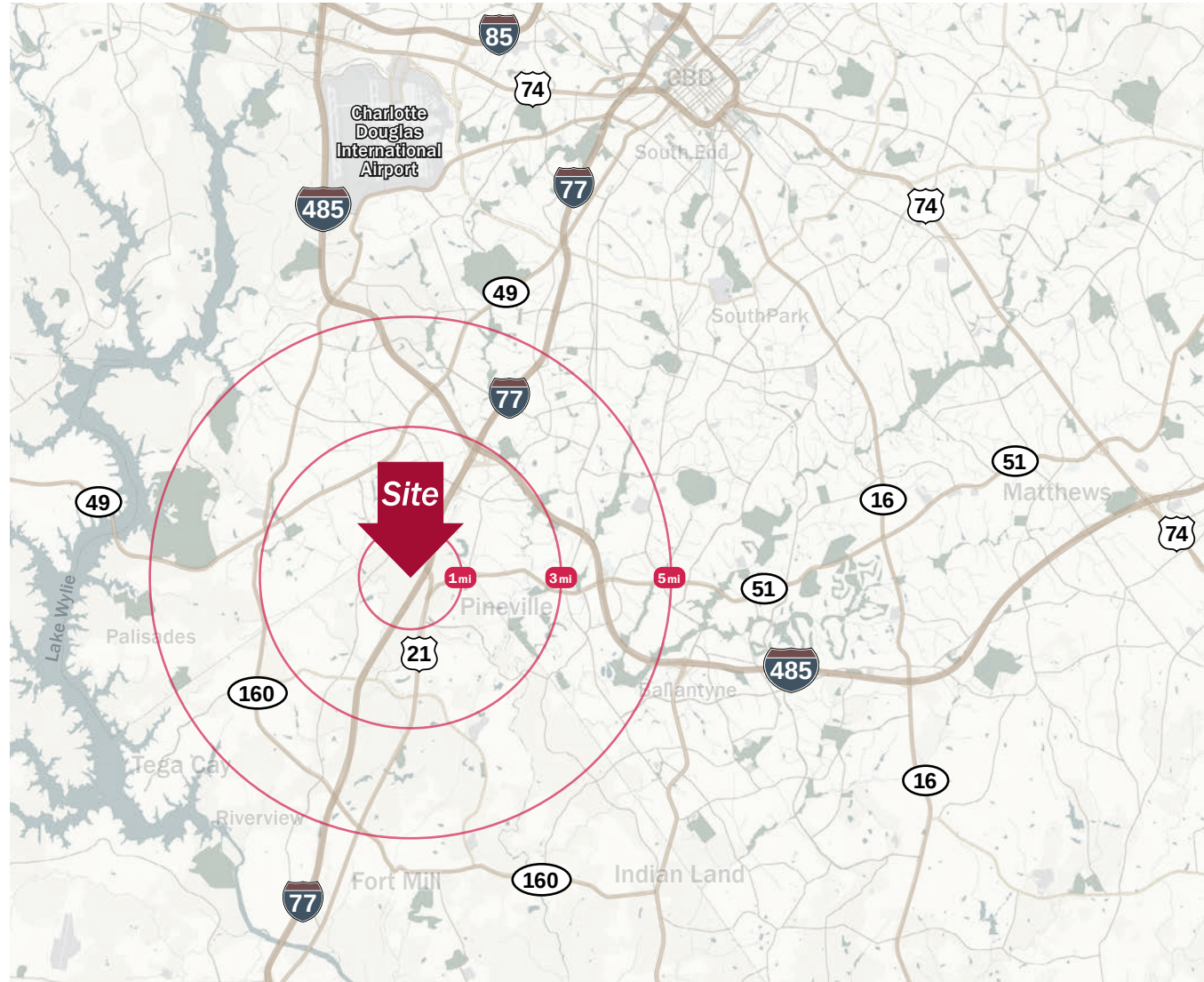
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	1,823	51,839	176,622
Growth Rate	3.11%	2.55%	1.91%
Avg. HH Income	\$122,544	\$149,037	\$137,528

Traffic Count

Source: SCDOT

	AADT
I-77	135,800 (2025)
Carowinds Blvd	34,400 (2025)



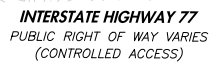
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Site Plan



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Site Overlay & Topography



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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

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