Fort Mill Parkway Land

FORT MILL PKWY, FORT MILL, SC 29715

MPV PROPERTIES
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Land	FOR	SIZE	PRICE
	Sale	±1.29 AC	Call for Pricing



Overview

±1.29 acres for sale on Fort Mill Parkway – $750,000

Prime site for daycare center up to 12,000 SF

11,800 VPD on Fort Mill Parkway; 18,900 VPD at N Dobys Bridge Rd

107,357 population within 5 miles, projected to reach 116,000+ by 2031

$188,489 average household income within 1 mile

Near the new Harris Teeter-anchored Catawba Ridge Market

Fort Mill: one of SC's fastest-growing towns, up 48% since 2020- Top-rated Fort Mill School District- Quick access to I-77 and Uptown Charlotte

±1.29 Acres For Sale along Fort Mill Parkway

MPV PROPERTIES

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Property Overview

Demographics

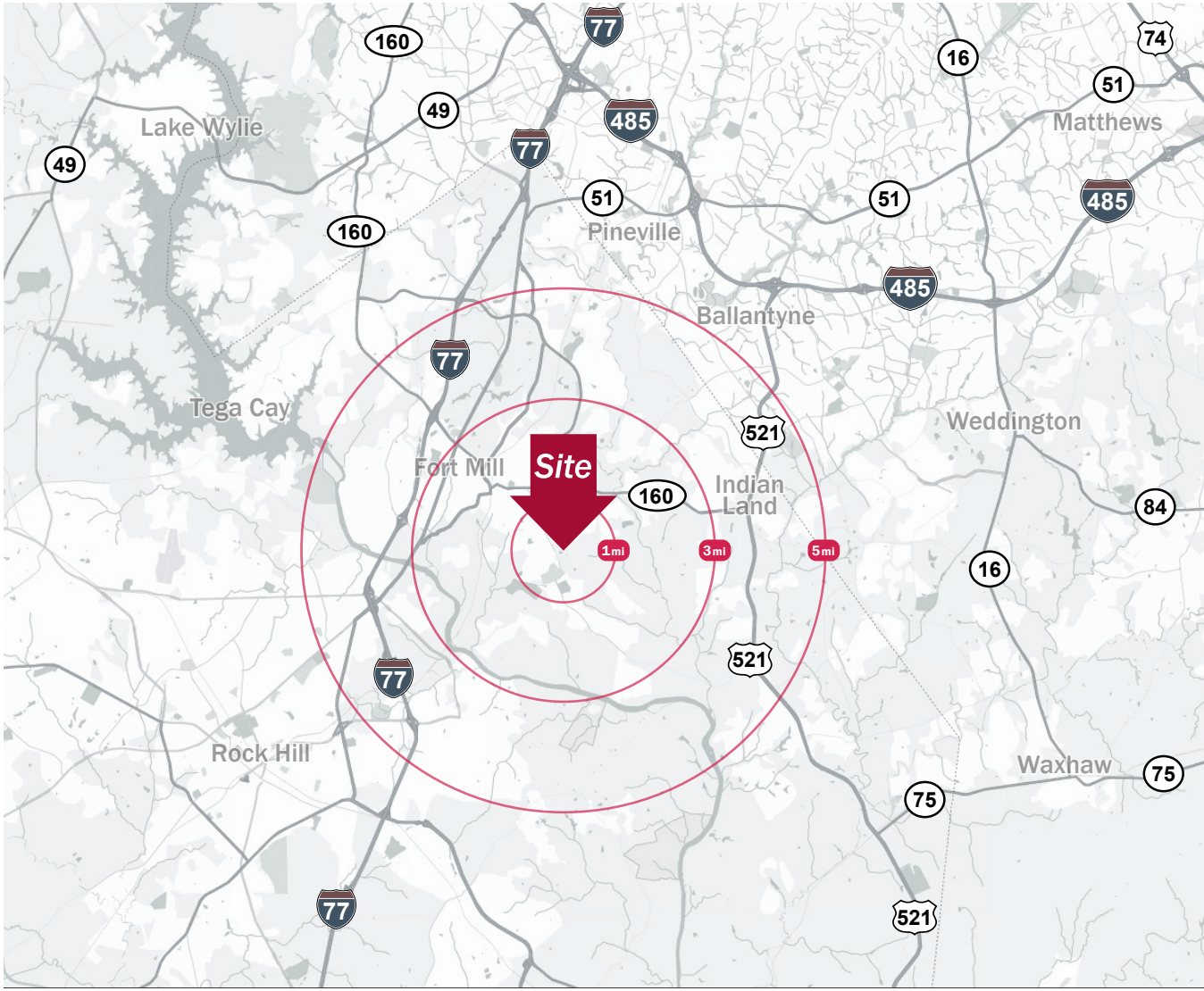
Source: Esri® 2026

	1 mile	3 mile	5 mile
Population	5,048	38,282	107,357
Growth Rate	5.38%	3.13%	2.96%
Avg. HH Income	$188,489	$174,165	$159,647

Traffic Count

Source: SCDOT

	AADT
Fort Mill Pkwy	11,000 (2025)
Hwy 160	14,200 (2025)



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Conceptual Site Plan



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Conceptual Rendering



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Market Aerial



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Medical | Industrial | Retail | Land | Investment | Office

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