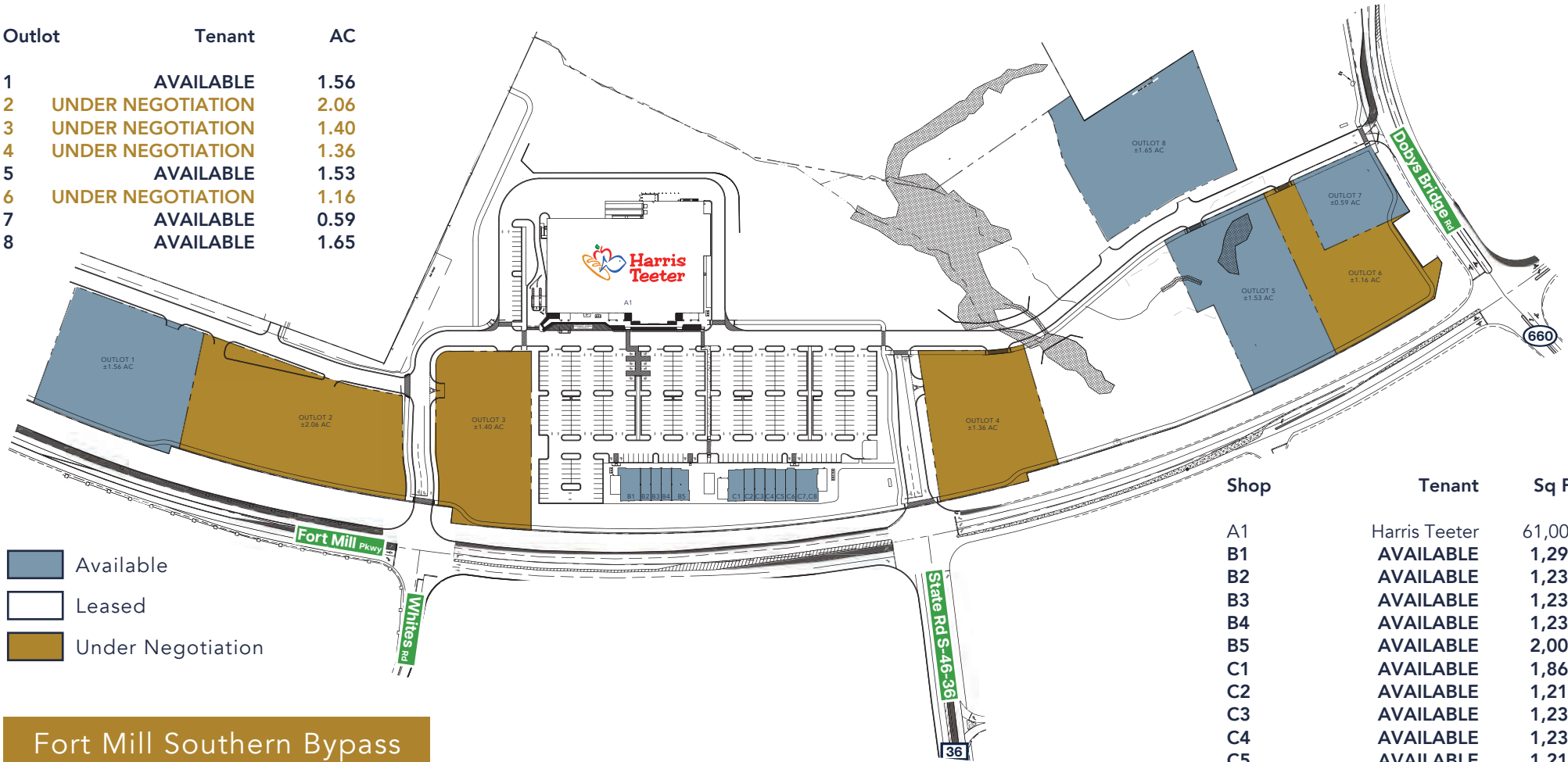


# CATAWBA RIDGE MARKET FORT MILL, SOUTH CAROLINA



Outlot	Tenant	AC
1	AVAILABLE	1.56
2	UNDER NEGOTIATION	2.06
3	UNDER NEGOTIATION	1.40
4	UNDER NEGOTIATION	1.36
5	AVAILABLE	1.53
6	UNDER NEGOTIATION	1.16
7	AVAILABLE	0.59
8	AVAILABLE	1.65



- Available
- Leased
- Under Negotiation

Fort Mill Southern Bypass  
Fort Mill, SC 29715

Shop	Tenant	Sq Ft
A1	Harris Teeter	61,000
B1	AVAILABLE	1,295
B2	AVAILABLE	1,234
B3	AVAILABLE	1,235
B4	AVAILABLE	1,234
B5	AVAILABLE	2,008
C1	AVAILABLE	1,862
C2	AVAILABLE	1,219
C3	AVAILABLE	1,238
C4	AVAILABLE	1,238
C5	AVAILABLE	1,213
C6	AVAILABLE	1,250
C7,C8	AVAILABLE	2,590

For more information, please contact:



**LAUREN HANSEN**  
704.319.4937  
lahansen@astonprop.com

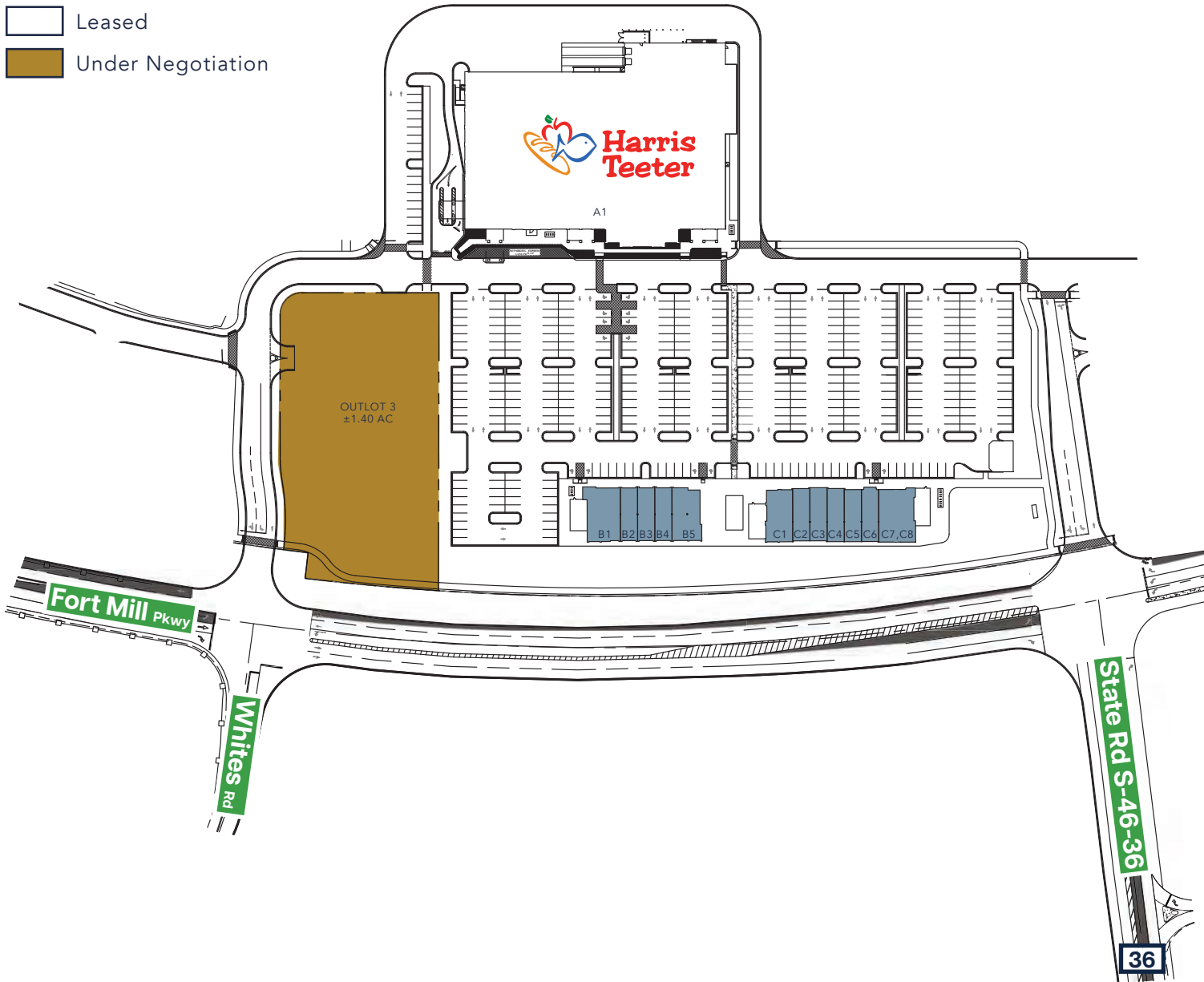
**MOLLY MORGAN**  
704.319.4936  
mmmorgan@astonprop.com

2825 South Blvd, Ste 300  
Charlotte, NC 28209  
www.astonprop.com

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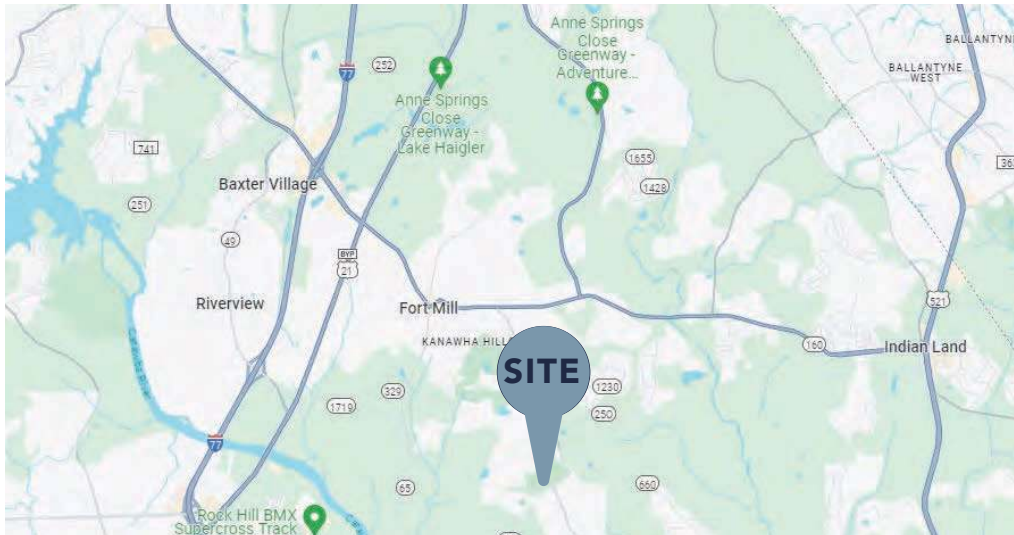


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**OUTPARCEL OPPORTUNITIES  
SHOP SPACE STARTING AT 1,200 SF**

**JOIN** **Harris Teeter**



**PROPERTY FEATURES**

- Projected population growth of 3.6% over the next 5 years
- Fort Mill School District is ranked #1 in South Carolina; 3 schools are <1 mile from the site
- Convenient proximity to Charlotte, NC (~20 miles) and Rock Hill, SC (~10 miles)
- Surrounded by Average Household Incomes over \$120,000
- Neighborhoods such as Nims Village, Whitegrove, Dominion Ridge, and Massey <1 mile from the site

**DEMOGRAPHICS**

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	3,840	26,278	88,106
DAYTIME POPULATION	148	6,918	31,802
AVG HH INCOME	\$140,443	\$129,752	\$125,568

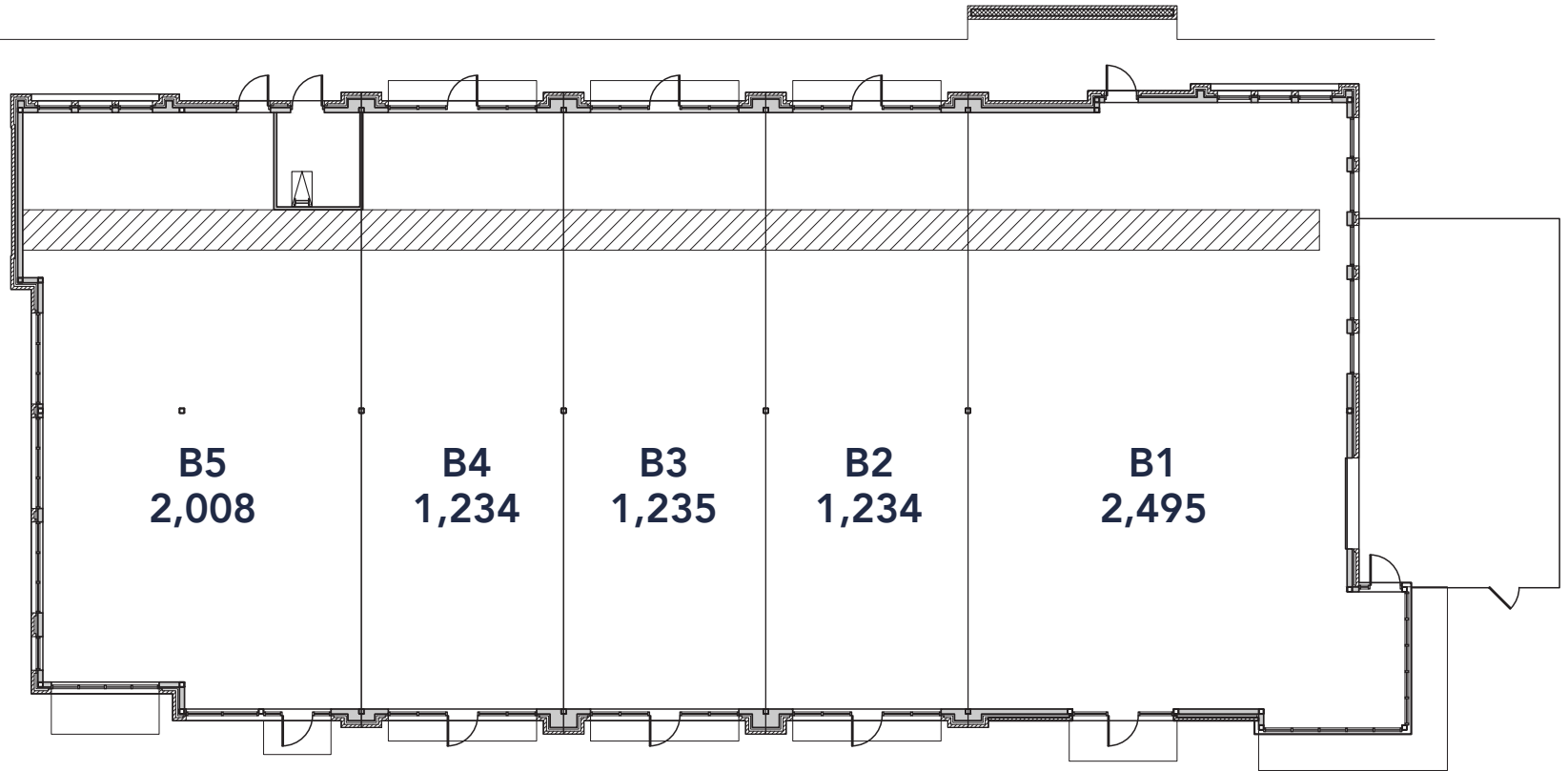
**TRAFFIC COUNTS**

Fort Mill Pkwy	18,700
Dobys Bridge Rd	13,100
I-77	121,300

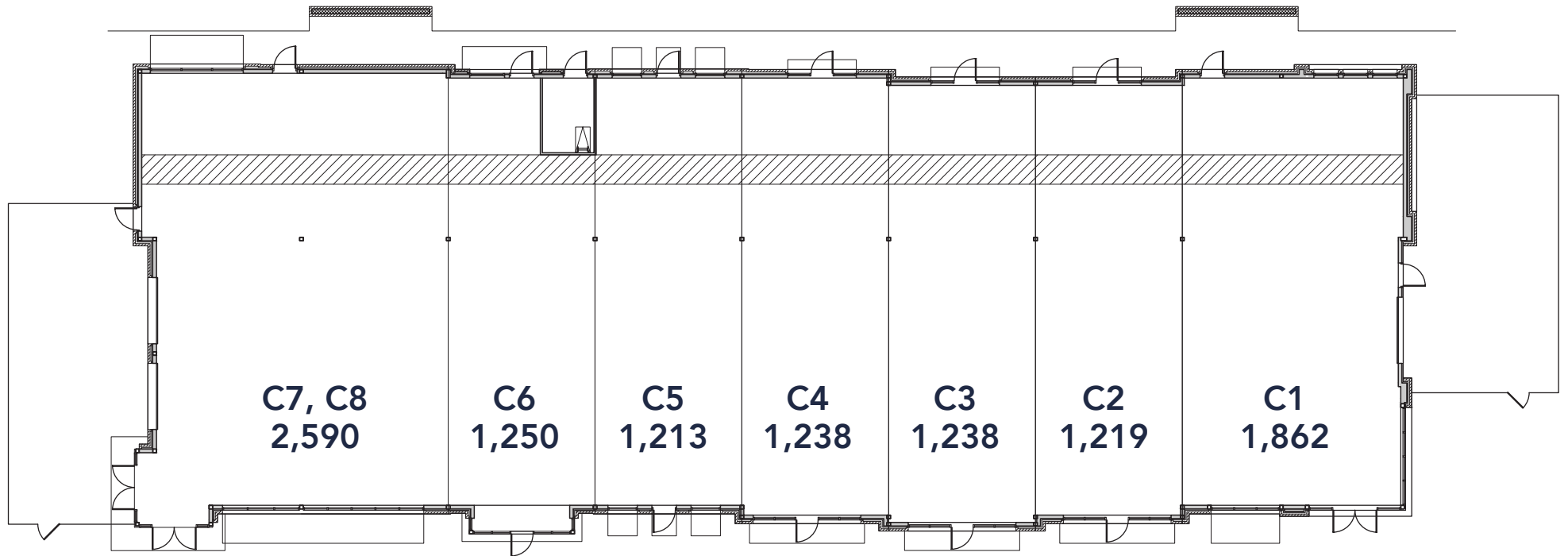
# CATAWBA RIDGE MARKET FORT MILL, SOUTH CAROLINA



**B SHOPS**



C SHOPS



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