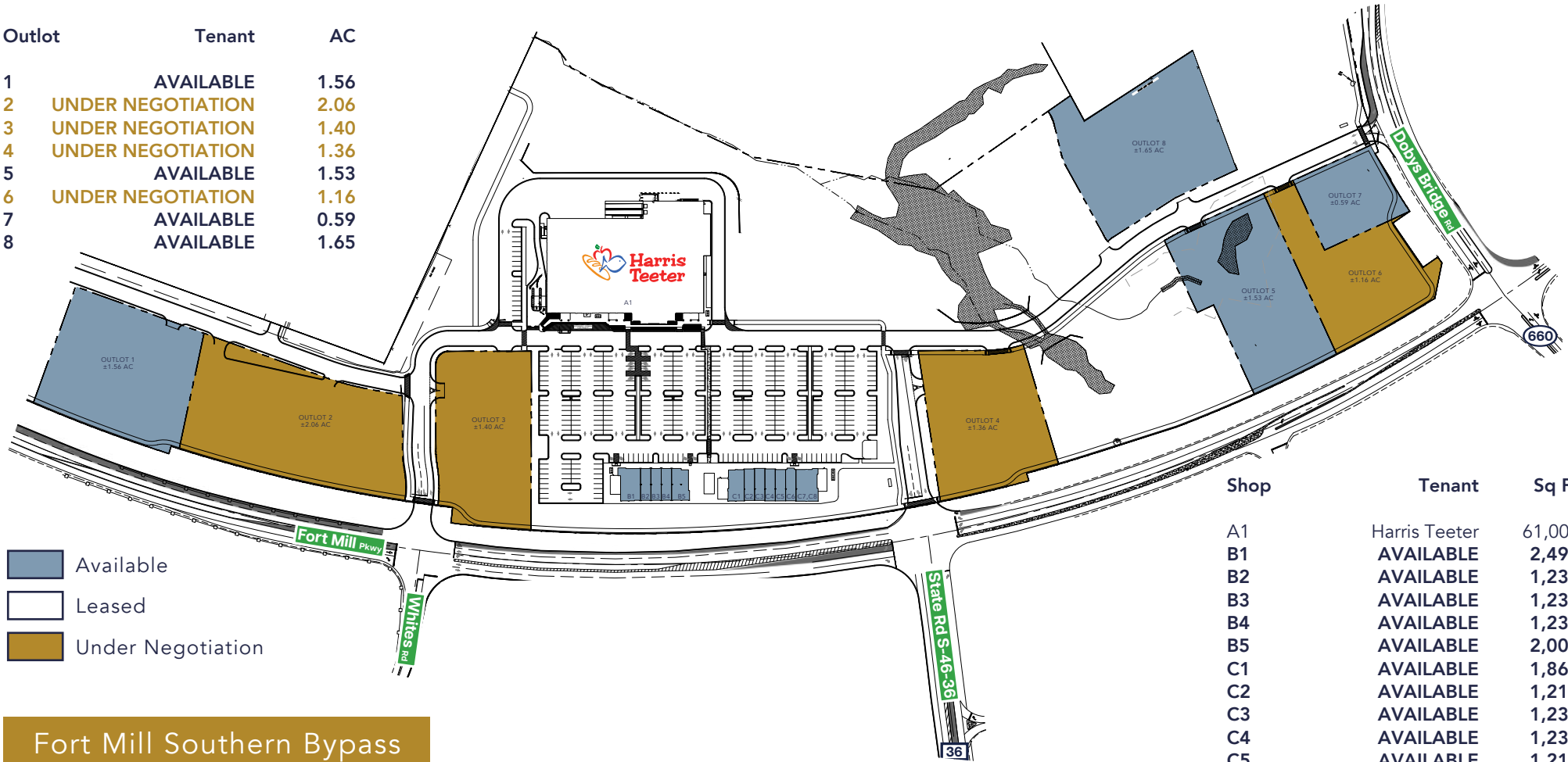


# CATAWBA RIDGE MARKET FORT MILL, SOUTH CAROLINA



| 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     | 2,495  |
| 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     | 2,591  |

For more information, please contact:



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

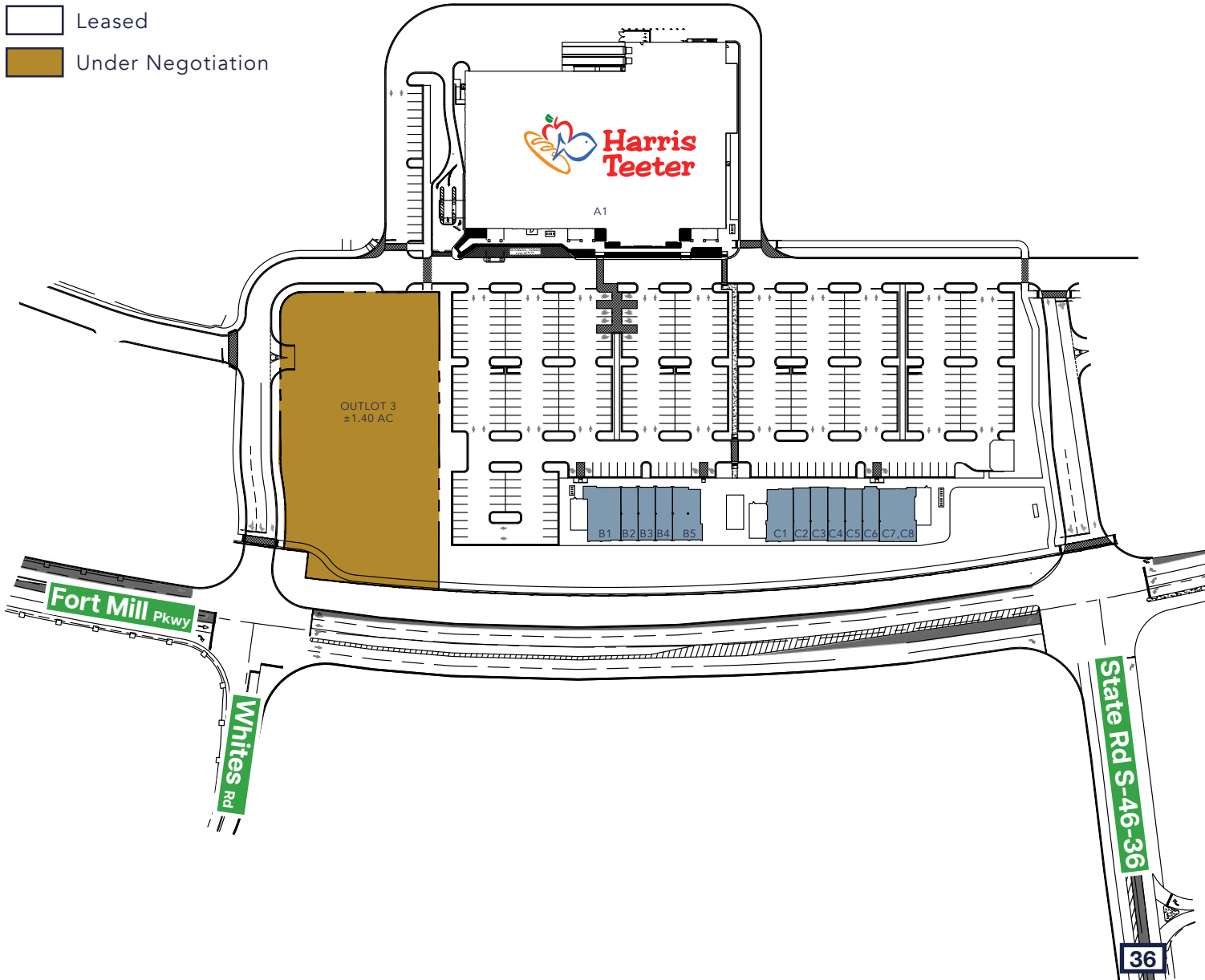
**MOLLY MORGAN**  
704.319.4936  
mmmorgan@astonprop.com

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

# CATAWBA RIDGE MARKET FORT MILL, SOUTH CAROLINA



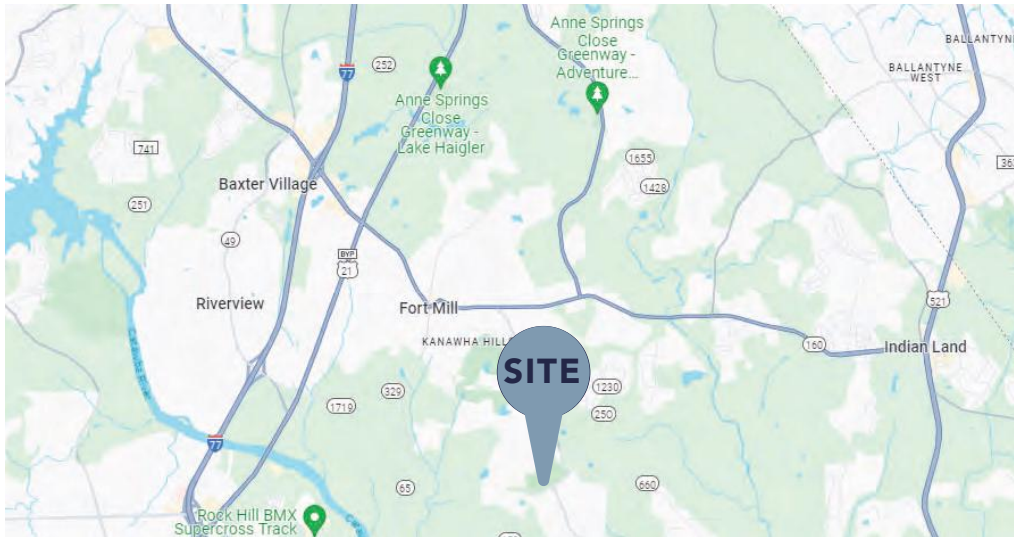
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**OUTPARCEL OPPORTUNITIES  
SHOP SPACE STARTING AT 1,200 SF**



**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 |

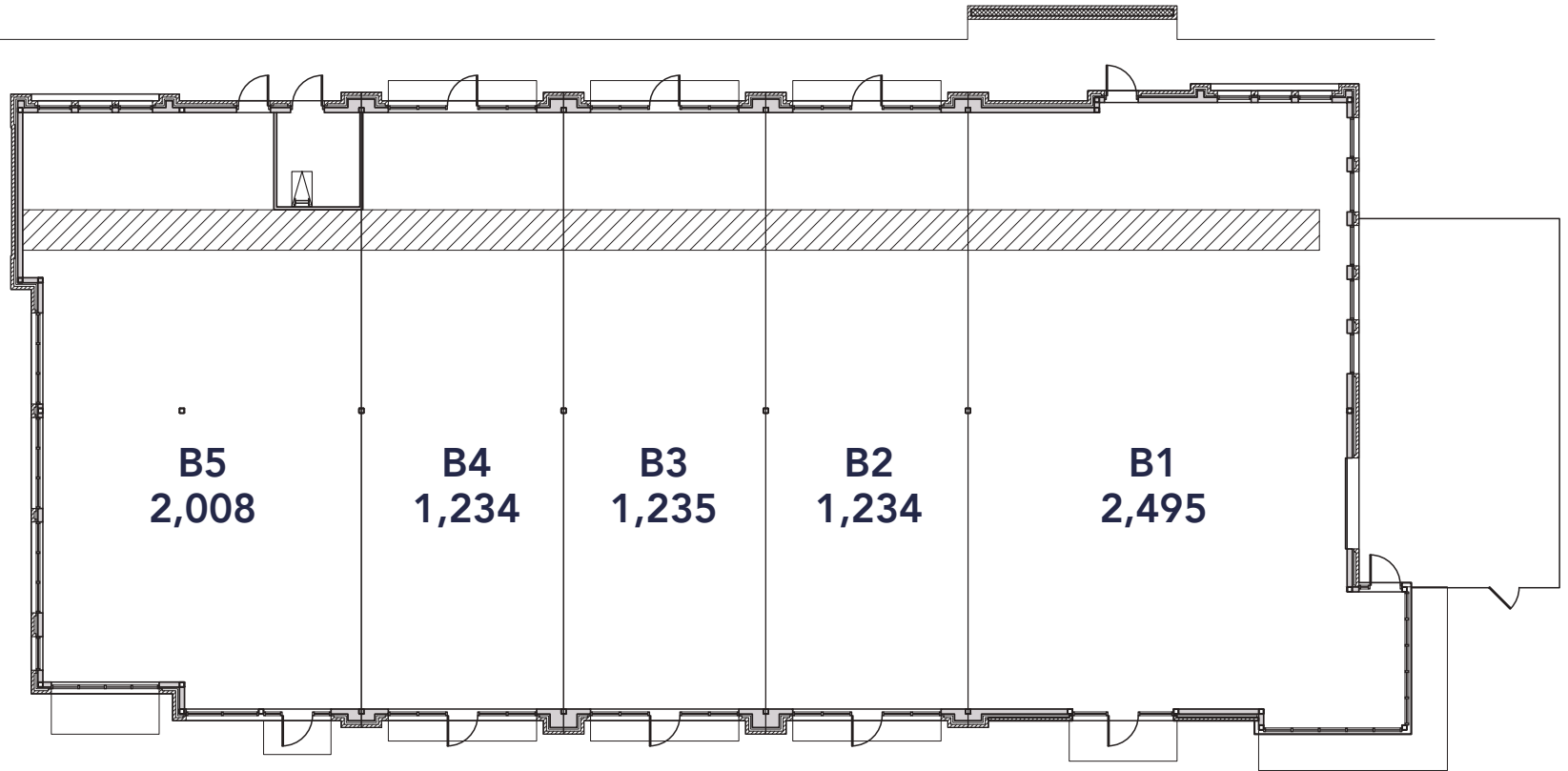
**TRAFFIC COUNTS**

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

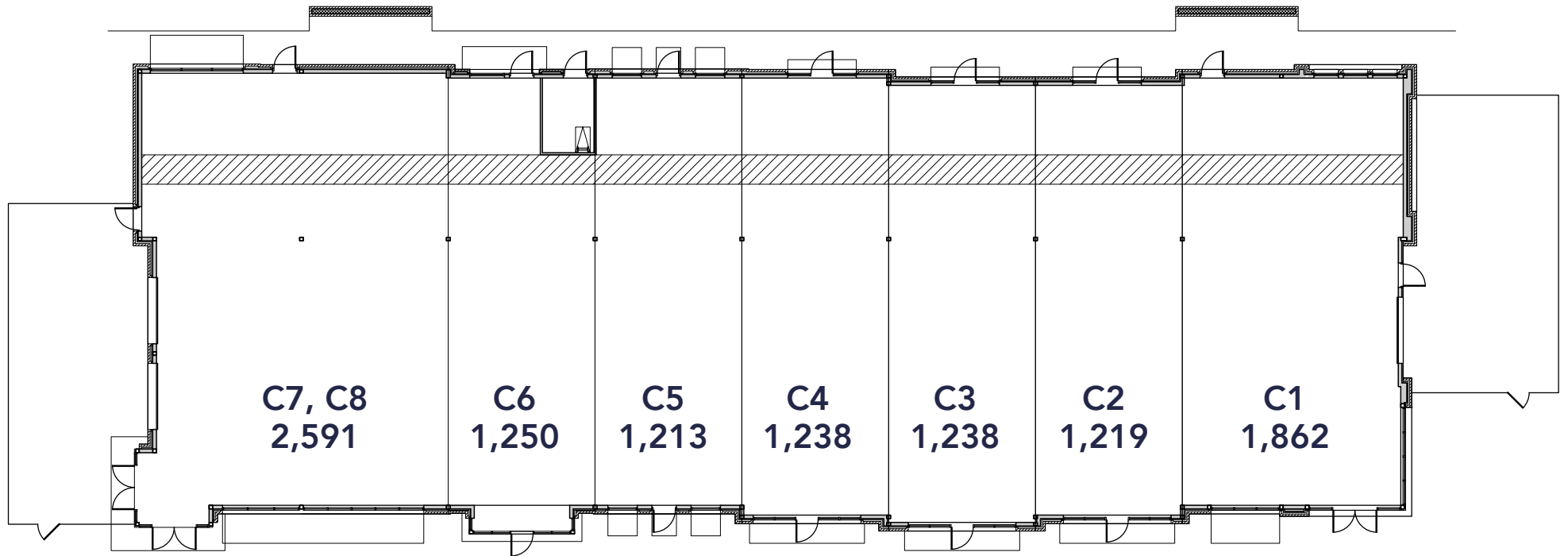
# CATAWBA RIDGE MARKET FORT MILL, SOUTH CAROLINA



**B SHOPS**



C SHOPS



For more information, please contact:

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