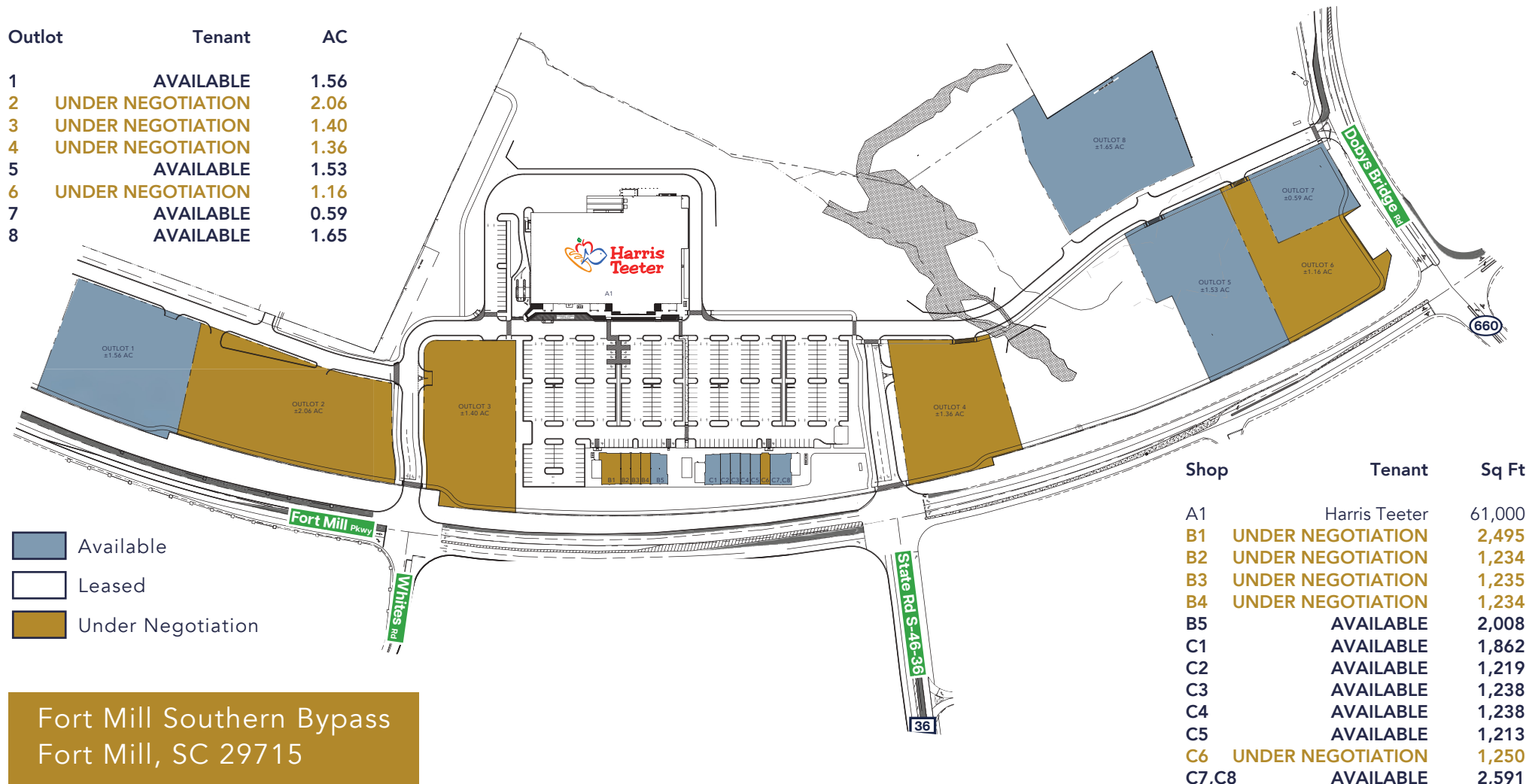


CATAWBA RIDGE MARKET FORT MILL, SOUTH CAROLINA



For more information, please contact:



LAUREN HANSEN
704.319.4937
lahansen@astonprop.com

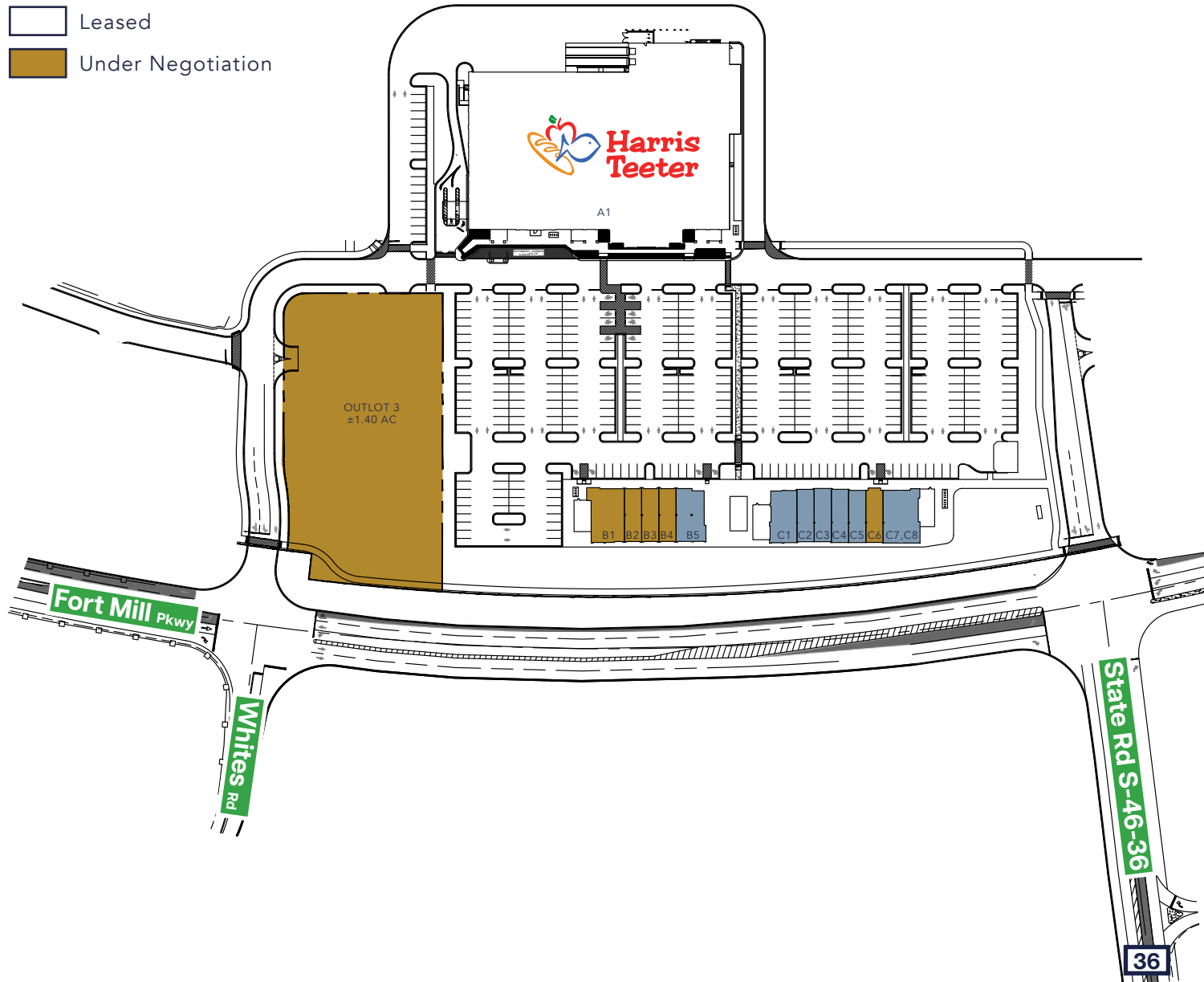
MOLLY MORGAN
704.319.4936
mmmorgan@astonprop.com

2825 South Blvd, Ste 300
Charlotte, NC 28209
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CATAWBA RIDGE MARKET FORT MILL, SOUTH CAROLINA



- Available
- Leased
- Under Negotiation



Shop	Tenant	Sq Ft
A1	Harris Teeter	61,000
B1	UNDER NEGOTIATION	2,495
B2	UNDER NEGOTIATION	1,234
B3	UNDER NEGOTIATION	1,235
B4	UNDER NEGOTIATION	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	UNDER NEGOTIATION	1,250
C7,C8	AVAILABLE	2,591

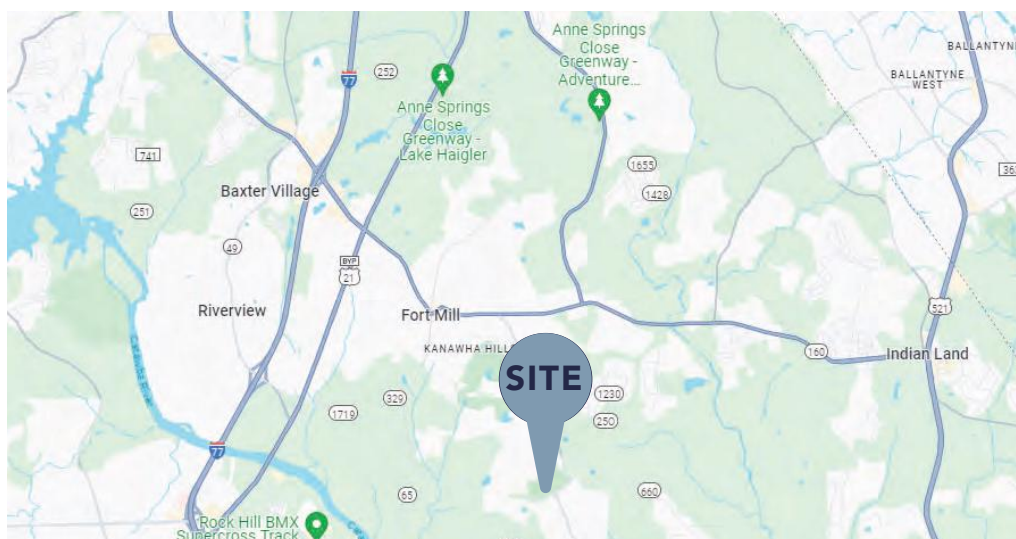
Outlot	Tenant	AC
1	AVAILABLE	1.56
2	UNDER NEGOTIATION	2.06
3	UNDER NEGOTIATION	1.40
4	UNDER NEGOTIATION	1.36
5	AVAILABLE	1.53
6	UNDER NEGOTIATION	1.16
7	AVAILABLE	0.59
8	AVAILABLE	1.65

**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

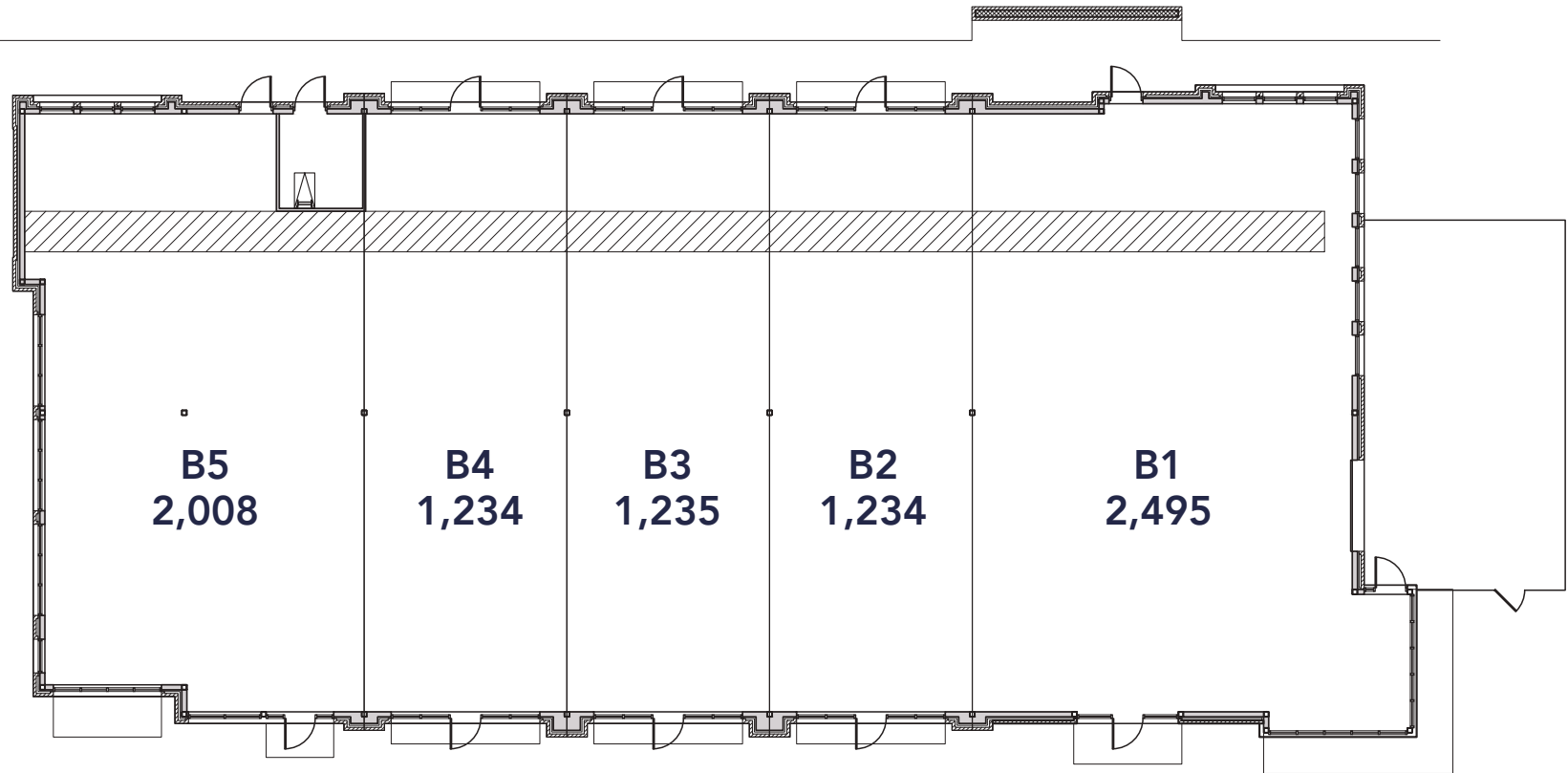
**TRAFFIC
COUNTS**

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

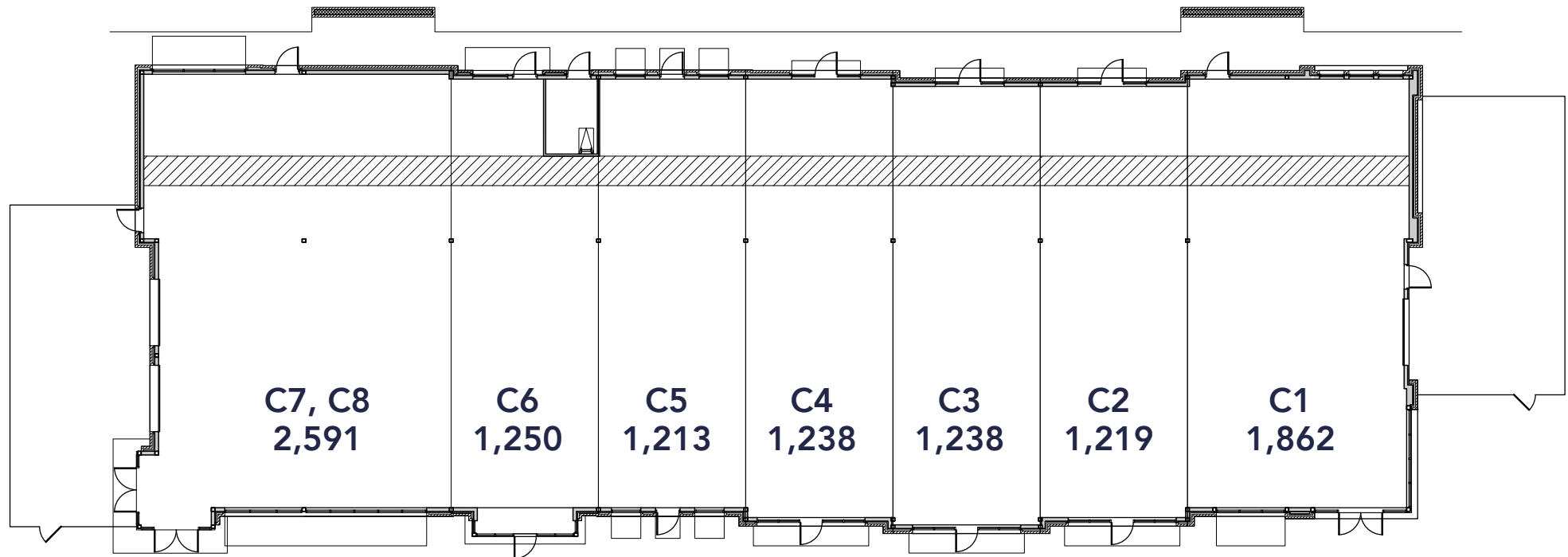
CATAWBA RIDGE MARKET FORT MILL, SOUTH CAROLINA



B SHOPS



C SHOPS



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Fort Mill Southern Bypass
Fort Mill, SC 29715