



THE PROVIDENCE GROUP  
EXCELLENCE IN RETAIL REAL ESTATE

# YORK COUNTY (FORT MILL AREA) PARCEL AVAILABLE FOR LEASE

US HWY 21 & RETAIL DR  
YORK COUNTY, SC 29715



**CLICK HERE  
FOR VIDEO**

## CONTACT

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**ROSS**  
DRESS FOR LESS  
*Distribution Center*

**±1.82 ACRES  
AVAILABLE**



**24,000 VPD**



**Walmart**   
SUPERCENTER  
Parcel Owned



# YORK COUNTY PARCEL AVAILABLE FOR LEASE

US HWY 21 & RETAIL DR | YORK COUNTY, SC 29715



Retail Dr

Flint Hil Rd

**±1.82 ACRES  
AVAILABLE**

PARCEL OWNED:  
**Walmart**   
SUPERCENTER



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\* facing northbound



# YORK COUNTY PARCEL AVAILABLE FOR LEASE

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## REGENT PARK

19 COMMUNITIES

MEDIAN SALE PRICE: \$229,950

FORT MILL SCHOOLS RATED #1 IN SC



the  
**FLIPside**  
cafe

Entrance to  
Regent Park

## FORT MILL GROWTH RATE:

**127.75% since 2010**  
**10.74% in 2020**

\* according to worldpopulationreview.com



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\* facing southbound

PARCEL OWNED:

**Walmart**  
SUPERCENTER

**6.3 MILES  
TO DOWNTOWN  
FORT MILL**

## PROPERTY INFORMATION

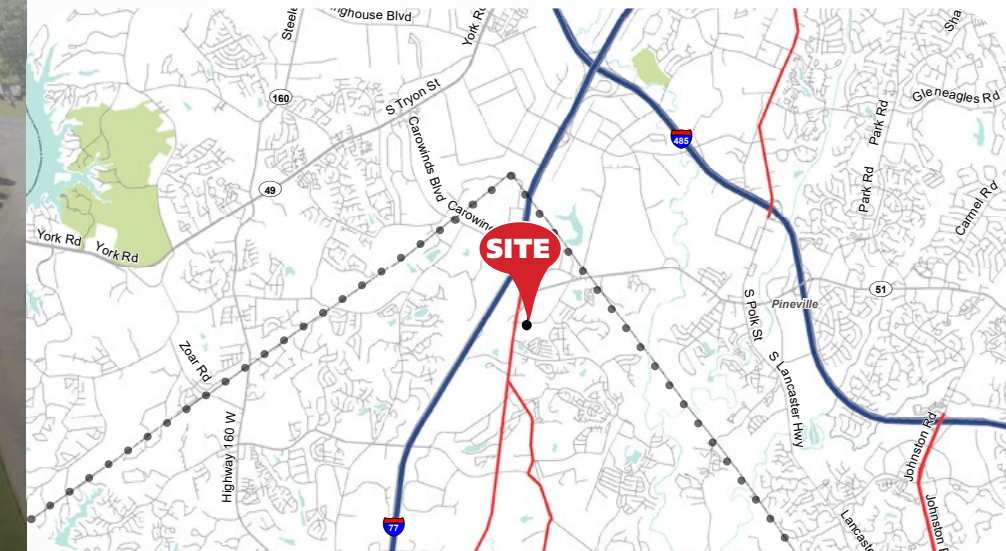
- SIZE: 1.82 acres
- RATE: Please Call
- ZONING: UD (Urban Development)
- YORK CO. PARCEL ID # 721-00000-64

## PROPERTY DESCRIPTION

This site is located at a signalized intersection across from a Walmart owned parcel. A Food Lion supermarket is located 1/4 mi. south of the site. There is also a York County transportation corridor preservation overlay on this site along with a sewer easement on the rear of the site.

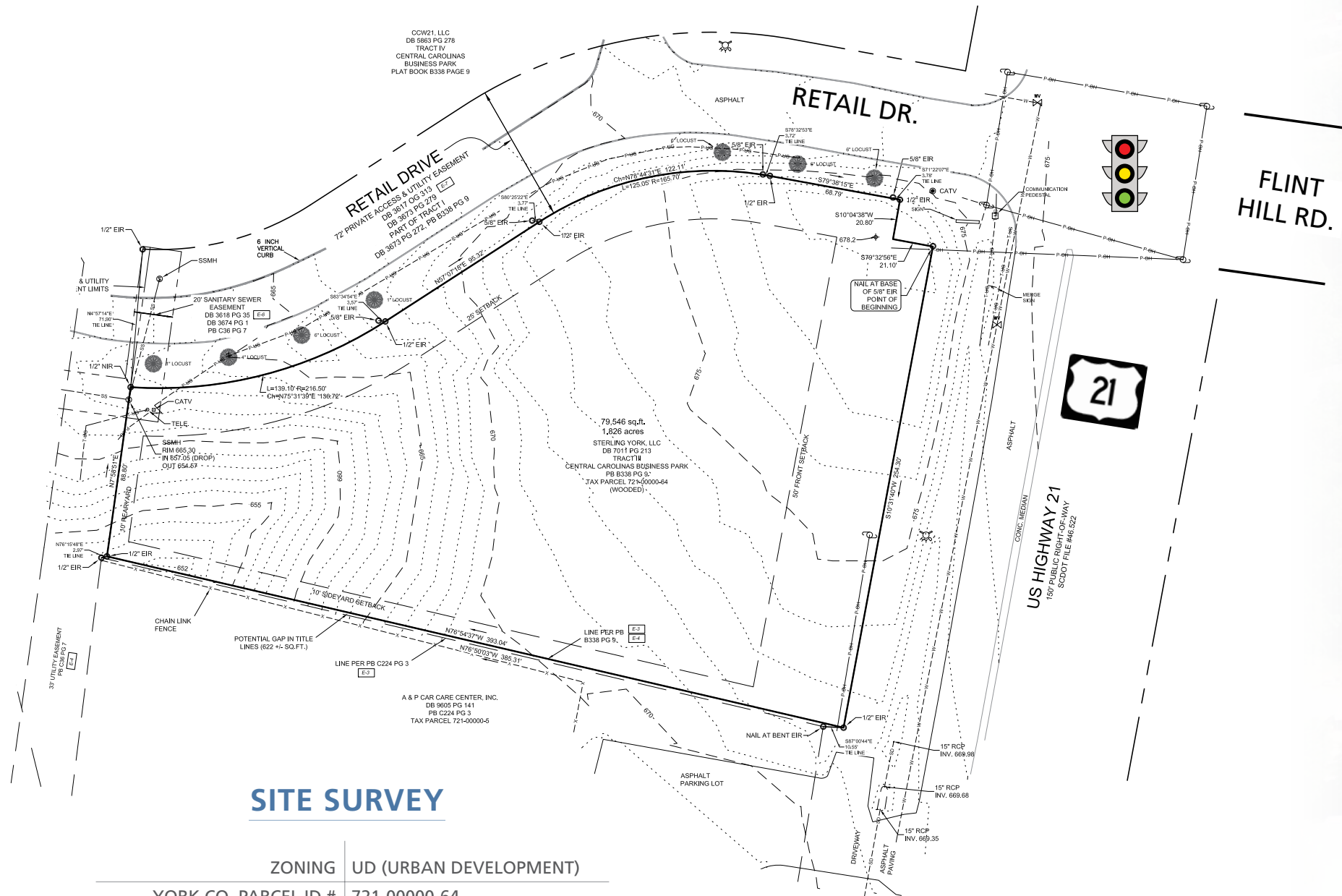
## DEMOGRAPHICS (2020)

	1 MILE	3 MILE	5 MILE
Population	4,721	38,615	151,774
Average HH Income	\$104,233	\$101,235	\$96,205
Median HH Income	\$63,160	\$77,826	\$77,794
Business Establishments	274	1,928	7,769
Daytime Employment	5,068	29,849	101,597





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## SITE SURVEY

ZONING	UD (URBAN DEVELOPMENT)
YORK CO. PARCEL ID #	721-00000-64



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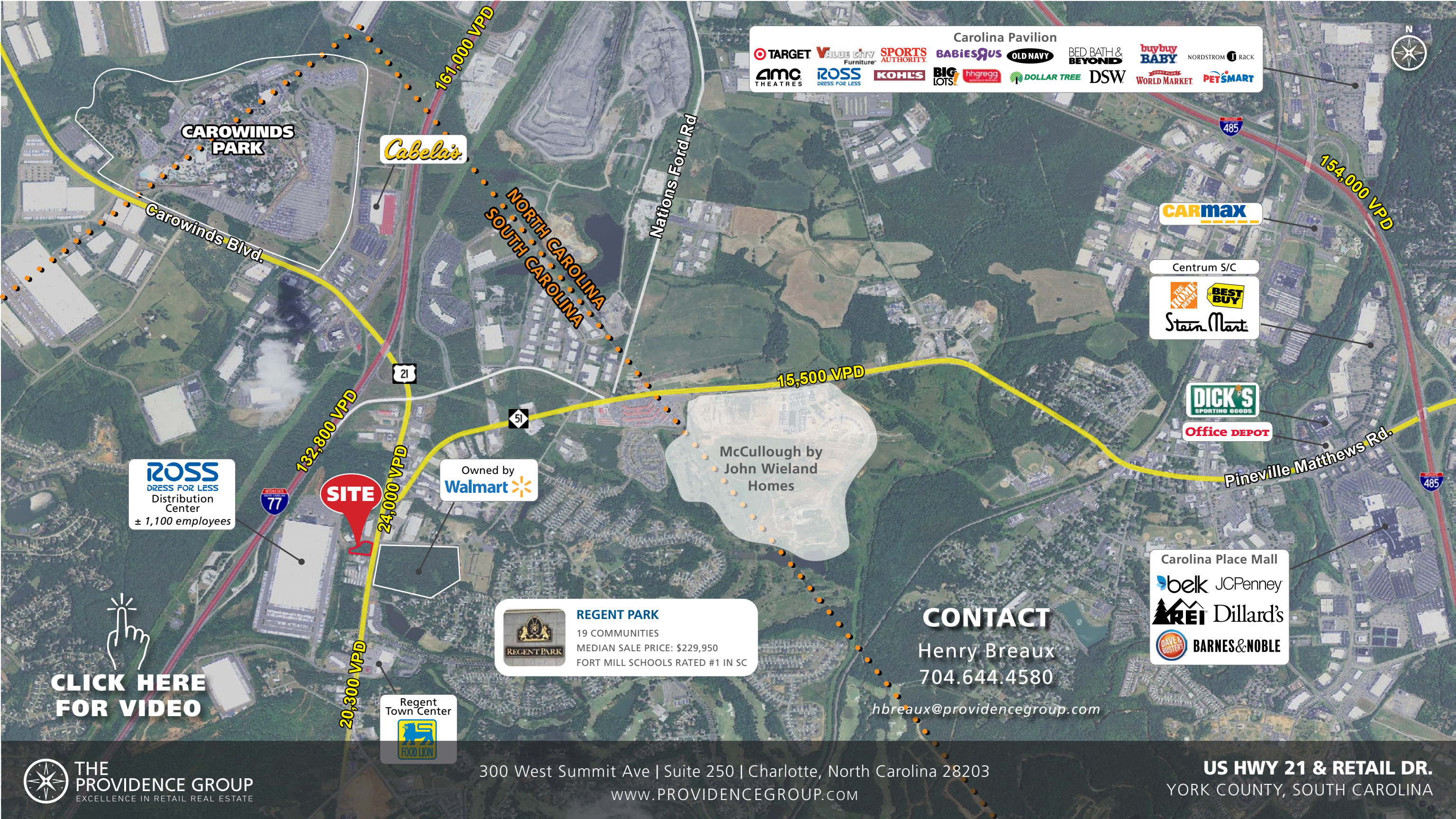
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Carolina Pavilion

TARGET, VALUE CITY Furniture, SPORTS AUTHORITY, BABIES'RUS, OLD NAVY, BED BATH & BEYOND, buybuy BABY, NORDSTROM, RACK, AMC THEATRES, ROSS DRESS FOR LESS, KOHL'S, BIG LOTS, hhgregg, DOLLAR TREE, DSW, WORLD MARKET, PETSMART

CARmax

Centrum S/C

THE HOME DEPOT, BEST BUY, Stein Mart

DICK'S SPORTING GOODS

Office DEPOT

Carolina Place Mall  
belk, JCPenney, REI, Dillard's, DAVE & BUSTERS, BARNES & NOBLE

**REGENT PARK**  
19 COMMUNITIES  
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FORT MILL SCHOOLS RATED #1 IN SC

Regent Town Center  
FOOD LION

# CONTACT

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US HWY 21 & RETAIL DR.  
YORK COUNTY, SOUTH CAROLINA

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