

REGENT TOWNE CENTER OUTPARCEL

1046 REGENT PARKWAY | FORT MILL, SC 29715



CONTACT

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**FOR SALE
OR LEASE**

PROUD PARTNER
XTEAM
RETAIL ADVISORS

REGENT TOWNE CENTER OUTPARCEL

1046 REGENT PARKWAY | FORT MILL, SC 29715



REGENT PARK
19 COMMUNITIES
MEDIAN SALE PRICE: \$229,950
FORT MILL SCHOOLS RATED #1 IN SC



PROPERTY INFORMATION

+/- 0.40 Acre Outparcel

Build to Suit Opportunity

Shopping Center is 52,926 SF

PROPERTY DESCRIPTION

- Grocery Anchored Outparcel
- High income levels and strong daytime population
- Shared cross parking
- Located off I-77 at Hwy 21 and Regent Parkway (Ext. 90)

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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6.3 MILES
TO DOWNTOWN
FORT MILL

REGENT TOWNE CENTER OUTPARCEL

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Walmart
Owned Parcel



Entrance to
Regent Park

Regent Parkway



Waffle
House

SITE



20,300 VPD

Central Carolina Parkway

Wood Artistry
& Restoration



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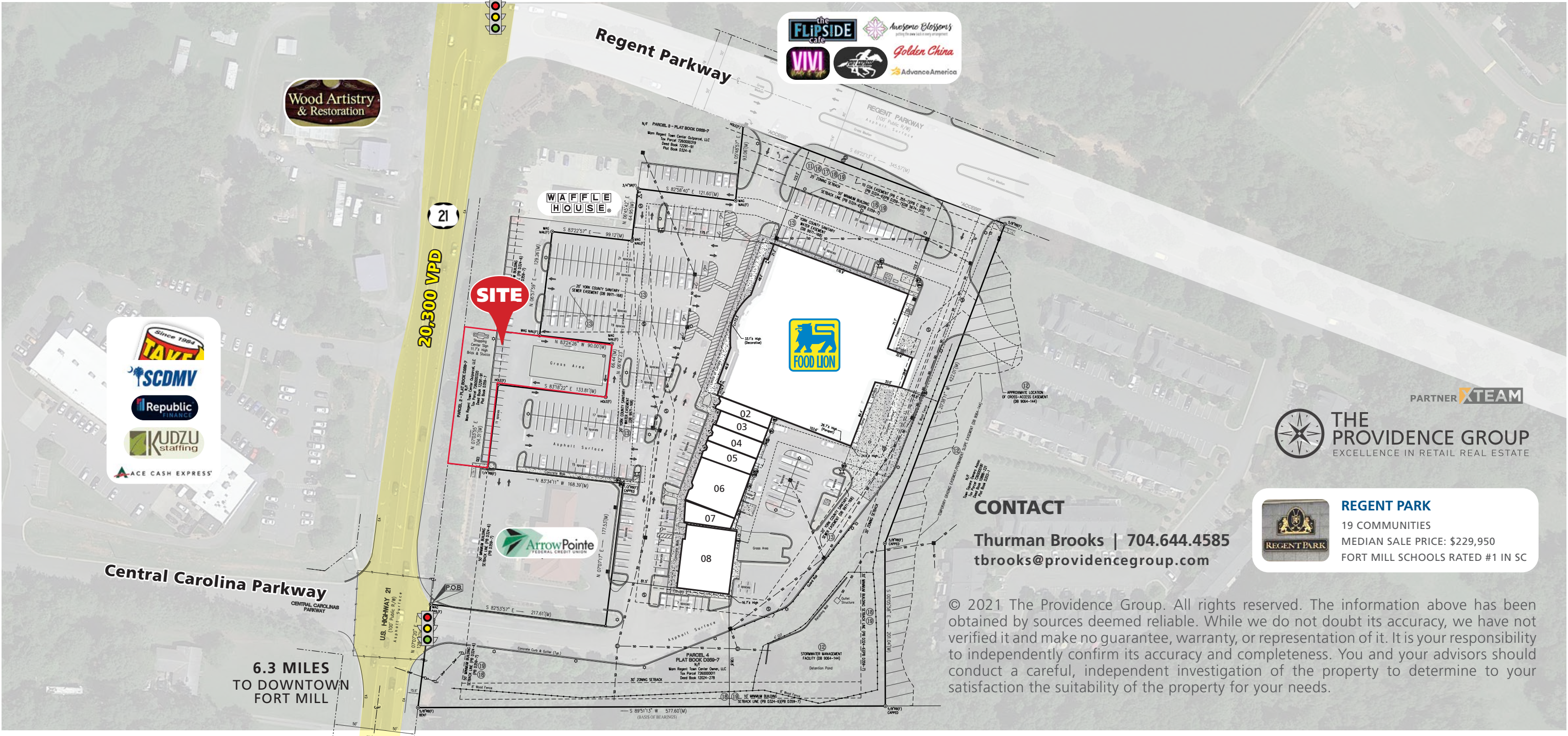
**FORT MILL
GROWTH RATE:**

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

* Source: worldpopulationreview.com

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Wood Artistry
& Restoration

Waffle
House

the
FLIPSIDE
Cafe
Awesome Blossom's
Golden China
Advance America
VIVI

Since 1984
TAKE
SCDMV
Republic
FINANCE
KUDZU
staffing
ACE CASH EXPRESS

ArrowPoint
FEDERAL CREDIT UNION

FOOD LION



THE
PROVIDENCE GROUP
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PARTNER TEAM



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Central Carolina Parkway
U.S. HIGHWAY 21
6.3 MILES
TO DOWNTOWN
FORT MILL

20,300 VPD

SITE

08

07

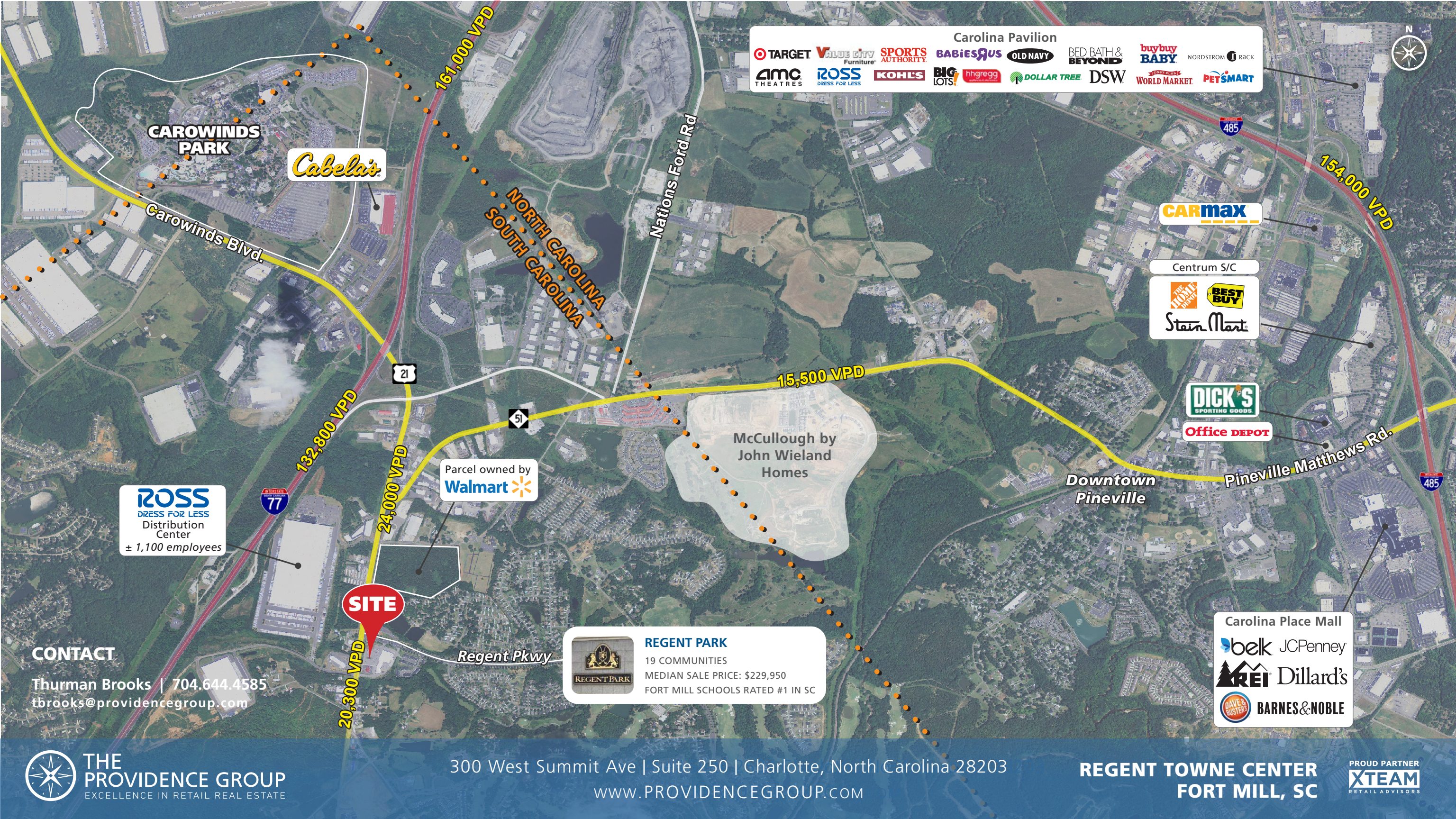
06

05

04

03

02



Carolina Pavilion

TARGET VALUE CITY Furniture SPORTS AUTHORITY BABIES R US 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

ROSS
DRESS FOR LESS
Distribution Center
± 1,100 employees

Parcel owned by
Walmart

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Carolina Place Mall

belk JCPenney

REI Dillard's

DAVE & BUSTERS BARNES & NOBLE

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