

YORK COUNTY (FORT MILL AREA) PARCEL AVAILABLE FOR LEASE

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

ROSS
DRESS FOR LESS
Distribution Center

 **morningstar**
mini-storage

**±1.96 ACRES
AVAILABLE**

 **22,900 VPD**

CONTACT

Henry Breaux | 704.644.4580
hbreaux@providencegroup.com


CLICK FOR VIDEO

YORK COUNTY (FORT MILL AREA) PARCEL AVAILABLE FOR LEASE

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

PROPERTY INFORMATION

- SIZE: 1.96 acres
- RATE: Please Call
- ZONING: General Commercial
- YORK CO. PARCEL ID #: 721-00000-64

PROPERTY DESCRIPTION

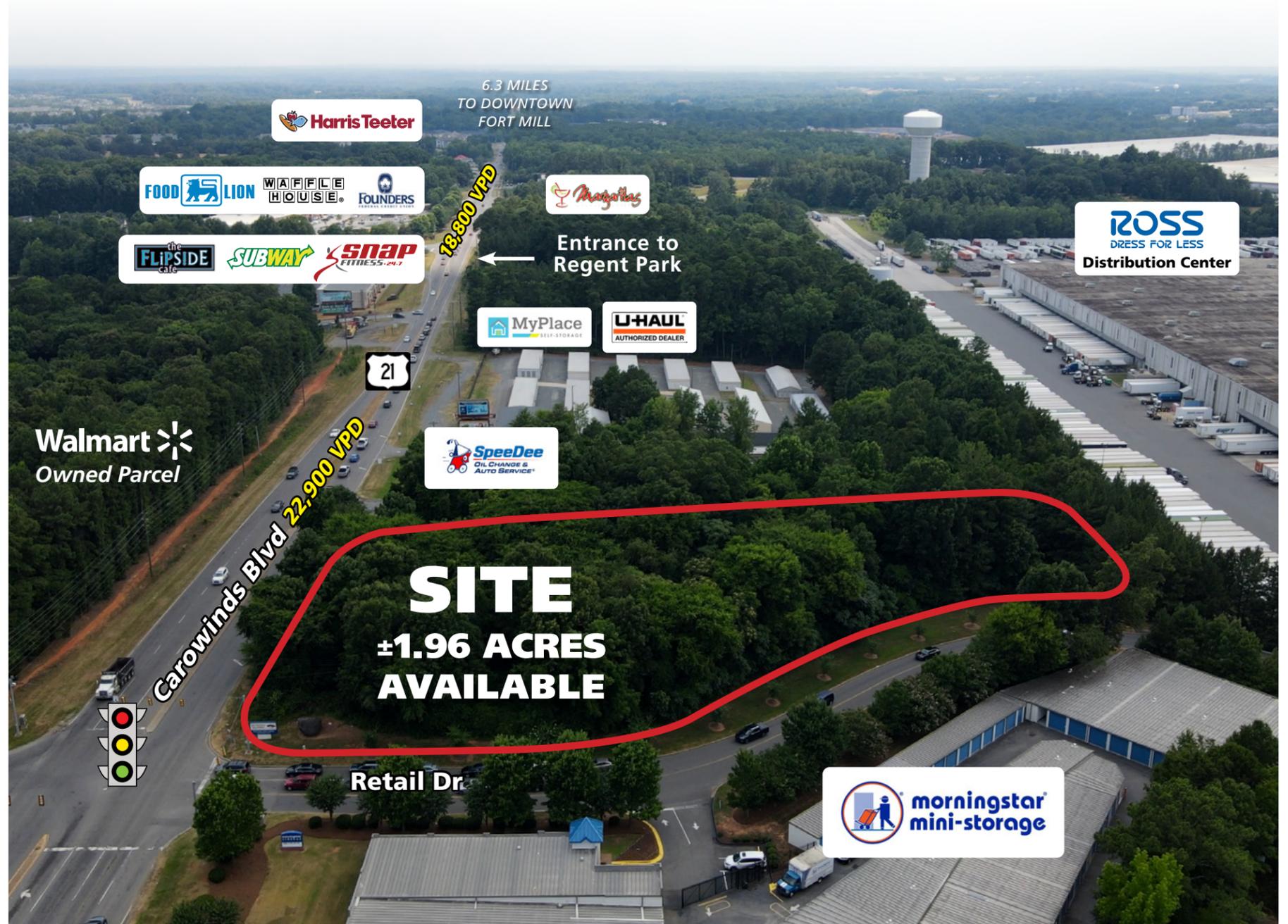
This site is located at a signalized intersection across from a Walmart owned parcel. A Food Lion supermarket is located 1/4 mi. south of the site. There is also a York County transportation corridor preservation overlay on this site along with a sewer easement on the rear of the site.

DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
Population	5,593	45,133	159,934
Average HH Income	\$111,096	\$132,646	\$129,699
Median HH Income	\$94,963	\$107,635	\$98,833
Business Establishments	328	2,327	8,813
Daytime Employment	4,319	28,878	101,598

CONTACT

Henry Breaux | 704.644.4580
hbreaux@providencegroup.com



© 2025 The Providence Group. All rights reserved. The information above has been obtained by sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation of it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Carowinds



171,200 VPD



HOUSE OF FIREWORKS



128,100 VPD



SITE
±1.96 ACRES
AVAILABLE

Walmart
Owned Parcel



CONTACT

Henry Breaux | 704.644.4580
hbreaux@providencegroup.com

SITE SURVEY

ZONING: General Commercial

YORK CO. PARCEL ID #: 721-00000-64



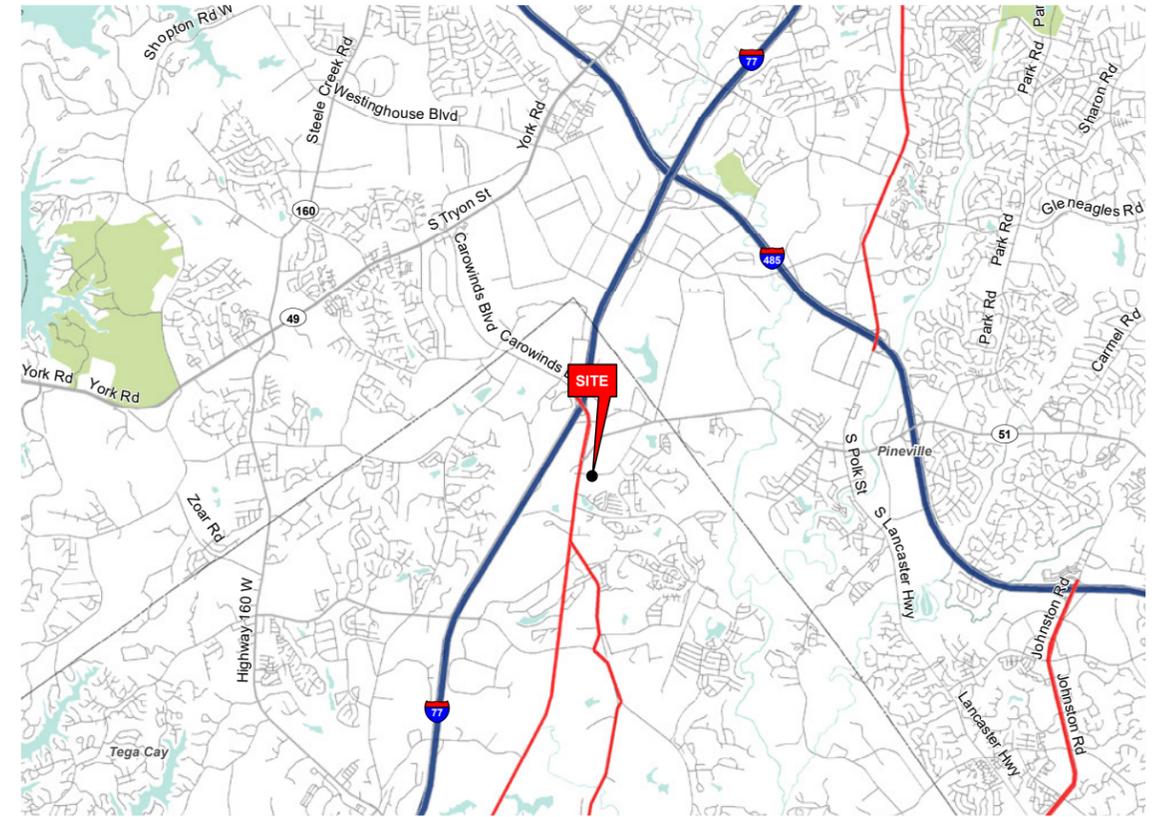
CONTACT

Henry Breaux | 704.644.4580

hbreaux@providencegroup.com



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203
www.PROVIDENCEGROUP.COM



AVAILABLE
FOR LEASE

PROUD PARTNER
XTEAM
RETAIL ADVISORS



CONTACT
 Henry Breaux | 704.644.4580
 hbreaux@providencegroup.com