

# OUTPARCELS AVAILABLE - REGENT PARK

3127 CAROWINDS BLVD (US-21), FORT MILL, SC 29715

Carowinds

**ROSS**  
DRESS FOR LESS  
Distribution Center

Margaritas

**±1.25 Acres Available**

Proposed Auto Parts Store

Proposed QSR

Available

22,900 VPD

18,800 VPD



3/4 Mile

Walmart  
Owned Parcel

the FLIPside cafe  
SUBWAY  
SNAP FITNESS 24-7

Regent Parkway

WAFFLE HOUSE

**REGENT PARK**  
19 COMMUNITIES - 410 ACRES  
\$102,155 MEDIAN HH INCOME (3 MILES)  
FORT MILL SCHOOLS RATED #1 IN SC

FOUNDERS  
FEDERAL CREDIT UNION

FOOD LION



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 **THE PROVIDENCE GROUP**  
EXCELLENCE IN RETAIL REAL ESTATE

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**AVAILABLE FOR LEASE**  
PROUD PARTNER  
**XTEAM**  
RETAIL ADVISORS

# OUTPARCELS AVAILABLE - REGENT PARK

3127 CAROWINDS BLVD (US-21), FORT MILL, SC 29715

## LOCATION OVERVIEW

Prominent signalized out-parcels available for lease or build-to-suit on Carowinds Blvd (US-21) at Regent Parkway in Fort Mill, SC.

## PROPERTY HIGHLIGHTS

- High traffic signalized intersection
- Located directly across from a Food Lion anchored shopping center
- 3/4 mile from I-77 exit 90 (Carowinds Blvd)
- Most retail and service uses permitted
- 22,900 VPD at Carowinds Blvd

## DEMOGRAPHICS (2023)

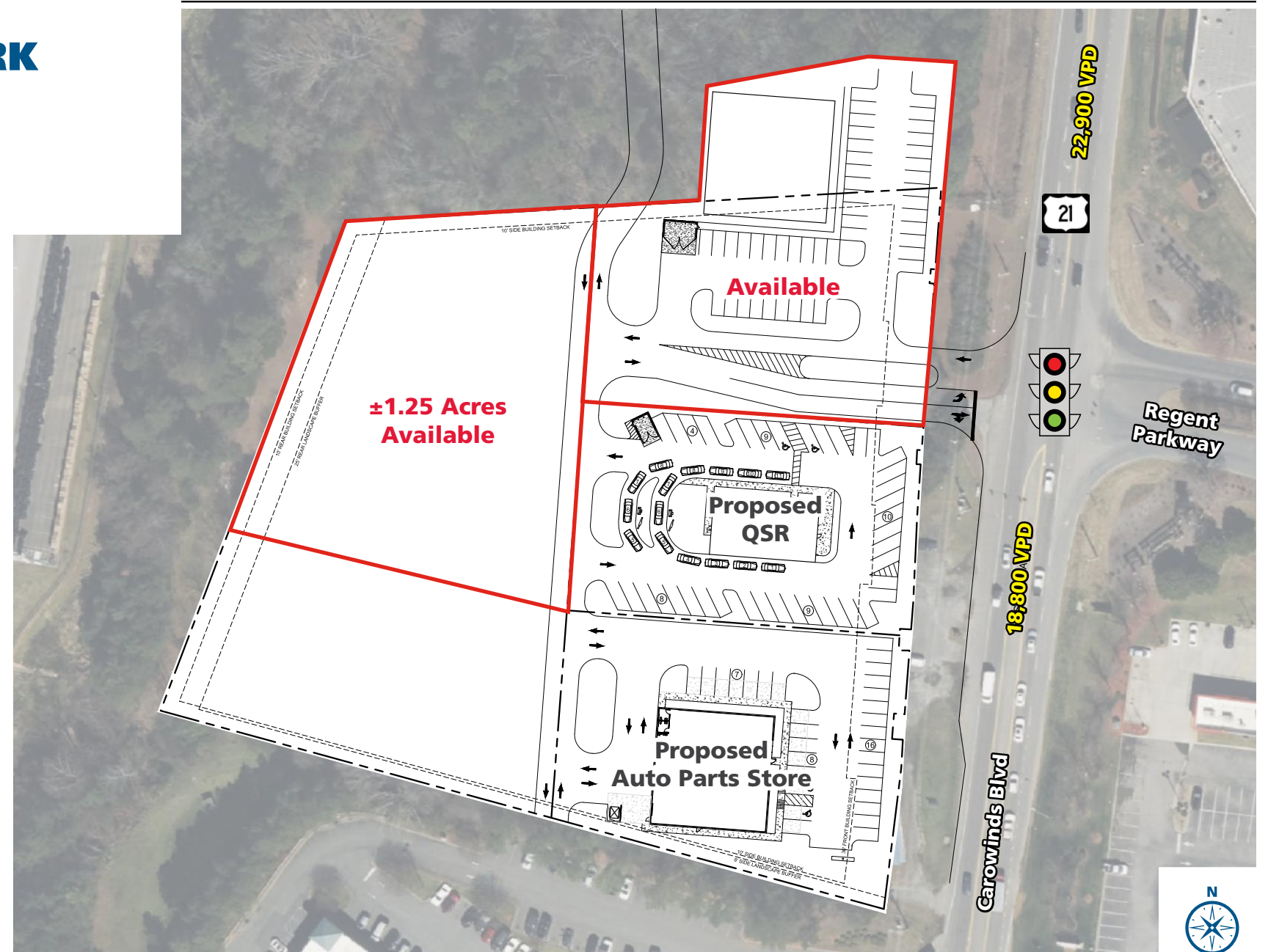
	1 MILE	3 MILE	5 MILE
POPULATION	4,691	44,177	150,175
AVERAGE HH INCOME	\$86,867	\$122,948	\$126,856
MEDIAN HH INCOME	\$71,910	\$102,155	\$97,529
BUSINESS ESTABLISHMENTS	150	1,961	8,642
DAYTIME EMPLOYMENT	1,533	22,948	98,650

## CONTACT

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# OUTPARCELS AVAILABLE - REGENT PARK

3127 CAROWINDS BLVD (US-21), FORT MILL, SC 29715

Carowinds

U-HAUL  
AUTHORIZED DEALER

ROSS  
DRESS FOR LESS  
Distribution Center

±1.25 Acres  
Available

Available

Proposed  
QSR

Proposed  
Auto Parts Store

the  
FLIPSIDE  
cafe  
SUBWAY  
SNAP  
FITNESS • 24-7

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