

Plaka Square

3071 Highway 21, Fort Mill, SC 29715



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Property Details

Plaka Square-Restaurant, Retail and Office Spaces

This shopping center is anchored by the SC DMV and Margarita's Mexican Restaurant and co-anchored by US Auto Credit, Ace Cash, Providence Chiropractic, Brightway Insurance Agency, Kudzu Staffing and Republic Finance. There is lots of foot traffic due to the DMV and the Restaurant. Excellent Uses would be: Italian Restaurant, Pizza Take-Out/Delivery, Medical/Dental Office, Tax Office, Government office, Dance Studio, Pilates/Exercise, Pharmacy, etc...

Located on one of the busiest main thoroughfares into Fort Mill. Lots of development has been announced for this area. We are located 1 block away from planned Wal-Mart on Highway 21 and 1 block away from newly planned Fort Mill Middle School at Hwy 21 and Gold Hill Road. We are located about 1 mile away from Carolina Orchards on Springfield Parkway, a Del Webb community (developer of Sun City in Lancaster) which is slated to open in Spring 2016 with 722 single family homes on 325 acres. (Info comes from article in Charlotte Business Journal). Located about 1 mile from Carowinds and Cabela's and 1 block away from newly constructed Bojangle's and Quick Trip. 1 Block away from newly planned Middle School at Gold Hill and Highway 21. 1 mile away from Southbridge Development at Gold Hill and Hwy 77. An over 4 million sf of space planned development by Lincoln Harris. Other National Tenants in the area include Zaxby's, Burger King, and McDonalds. Also, more homes slated to be built in Regent Park Neighborhood, across the street from our center on the Golf Course, according to the Charlotte Business Journal.

Price: \$18.00 - \$19.00 /SF/Yr

- Heavy Daytime Foot Traffic
- Mix of Restaurant, Medical and Office Tenants

View the full listing here: <https://www.loopnet.com/Listing/3071-Highway-21-Fort-Mill-SC/8074958/>

Rental Rate:	\$18.00 - \$19.00 /SF/Yr
Total Space Available:	3,570 SF
Max. Contiguous:	2,400.00 SF
Property Type:	Retail
Property Sub-type:	Storefront Retail/Office
Gross Leasable Area:	19,714 SF
Year Built:	2008
Walk Score ®:	35 (Car-Dependent)
Rental Rate Mo:	\$1.58 USD/SF/Mo

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Listing spaces

1st Floor Ste 101

Space Available: 1,170 SF
Rental Rate: \$19.00 /SF/Yr
Date Available: January 16, 2019
Service Type: Triple Net
Built Out As: Standard Office
Space Type: Relet
Space Use: Office/Retail
Lease Term: Negotiable

Space is available immediately, is move-in ready and was occupied as an open floor concept for an office. This space comes fully furnished and Landlord owns all of the FF&E. There are 3 cubicles with desks and chairs, 1 receptionist desk and chair, a small cubicle with table that can be used for a private conference/consulting area, and cabinets for storage. There is also a waiting area with chairs.

1st Floor Ste 104

Space Available: 1,200 SF
Rental Rate: \$18.00 /SF/Yr
Contiguous Area: 2,400 SF
Date Available: Now
Service Type: Triple Net
Space Type: Relet
Space Use: Office/Retail
Lease Term: Negotiable

Vanilla Shell with Plumbing, Electrical, HVAC unit, 1 Handicap Accessible Bathroom, Drop Ceiling, and Concrete Floors. Can be combined with Unit 105 to create 2400 sf.

1st Floor Ste 105

Space Available: 1,200 SF
Rental Rate: \$18.00 /SF/Yr
Contiguous Area: 2,400 SF
Date Available: Now
Service Type: Triple Net
Space Type: Relet
Space Use: Office/Retail
Lease Term: Negotiable

Vanilla Shell with Plumbing, Electrical, HVAC unit, 1 Handicap Accessible Bathroom, Drop Ceiling, and Concrete Floors. Can be combined with Unit 104 to create 2400 sf.

For more listing information visit:

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
DMV	4,860	
Margarita's Mexican Restaurant	4,114	

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Location



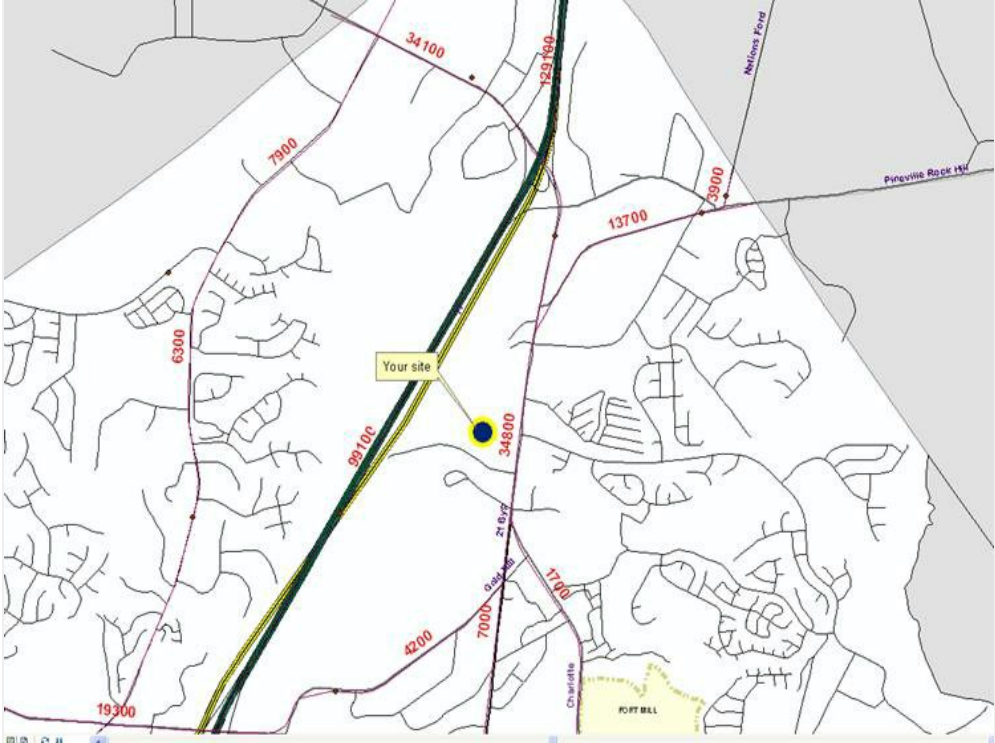
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Property Photos



Building



Traffic Counts

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Property Photos



Suite 101-Full View of Open Office Floor Plan



Suite 101-3 Private Cubicles with Desks

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Property Photos



Suite 101-Private Conference_Consulting cubicle



Suite 101-Receptionist Desk

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Property Photos



Suite 101-Waiting Area



Suite 104 and 105- Interior