

3,019 SF ENDCAP ON HWY 160



# CAROLINA COMMERCE CENTER

1642 US HWY 160 W • FORT MILL, SC

**3,019 SF ENDCAP AVAILABLE**

- ◆ HIGHLY VISIBLE & WELL SITUATED ENDCAP
- ◆ PROMINENT SIGNAGE OPPORTUNITIES
- ◆ ±8,100 SF SHOPPING CENTER
- ◆ LOCATED ON HWY 160, @ EXIT 85 OFF I-77
- ◆ GROWING RETAIL AND OFFICE MARKET

HIGH VISIBILITY FROM SIGNALIZED INTERSECTION

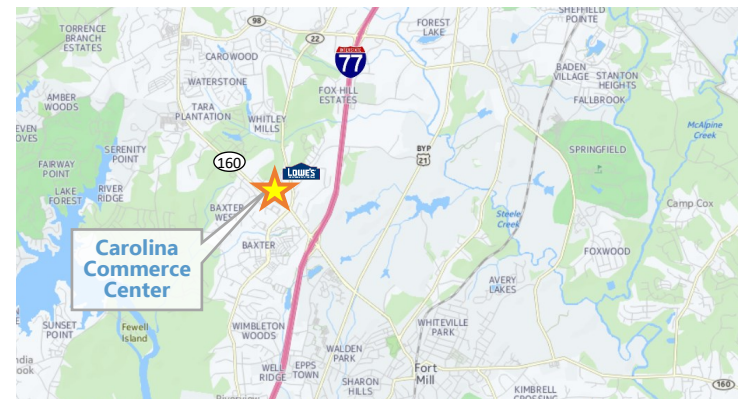


### DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	4,656	37,626	101,686
DAYTIME POP.	4,372	13,269	29,277
AVG. HH INCOME	\$113,685	\$106,229	\$99,681

### TRAFFIC COUNTS

US 160 WEST 29,700 VPD





**West Town Market**

Harris Teeter  
Great Clips  
Meat Market  
CVS  
Zaxby's  
BB&T

**Shutterfly**  
600+ employees

**Lash Group**  
AmerisourceBergen Consulting Services  
±3,000 employees

**Kingsley Village**

Panera Bread  
ALE HOUSE  
COURTYARD Marriott  
barre 3  
Brixx wood fired pizza  
Terrace cafe  
Orangetheory FITNESS  
smashburger  
CLEAN JUICE

- 626-acre Mixed Use
- 824,000 SF Office
- 145,000 SF Retail
- 238 Apartments + Courtyard

**Baxter Town Center**

Dolce Lusso  
McAlister's Deli  
Fish Market  
akahana  
RE/MAX  
toby frozen yogurt  
Starbucks Coffee

**BAXTER VILLAGE**  
\$250K - \$1M

FORT MILL PUBLIC LIBRARY

**SITE**



Access to/from:

- Shutterfly
- Hampton Inn
- Lowe's
- Holiday Inn Express

SITE

Carolina Place Dr

29,700 VPD

160

Exit 85



160

BAXTER VILLAGE

BAXTER TOWN CENTER



## TENANT LIST

SUITE 101 - A	PRETTY GIRLS NAIL SALON	1,002 SF
SUITE 101 - B	POSH PINEAPPLE HAIR SALON	980 SF
SUITE 102	JIMMY JOHN'S	1,640 SF
SUITE 103	WHIT'S FROZEN CUSTARD	1,494 SF
<b>SUITE 104</b>	<b>AVAILABLE</b>	<b>3,019 SF</b>

