Williamsburg Commons

1896 Highway 160, Fort Mill SC 29708

Enterprise Rent-A-Car

Firestone Complete Auto Care
Quick & Easy
Brake Repair

160

Amistead Ave

Sam's Xpress Car Wash

Parchment Blvd

Parchment

Cambria Hotel Fort Mill

Chipotle Mexican Grill
Where Fire
Meets Flavor
uys
s®

Parchment Blvd

PROPERTY FEATURES

|	
BUILDING SF	96,000
LAND ACRES	6.6
TOPOGRAPHY	Flat
LOCATION CLASS	A
POTENTIAL BUILDING PADS	5-6

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Williamsburg Commons: Premier Leasing Opportunities for Businesses in Vibrant Fort Mill, SC

- Located on the vibrant Highway 160, directly across from the esteemed Baxter community, Williamsburg Commons represents a golden opportunity for businesses seeking to thrive in the heart of Fort Mill, South Carolina. Following the successful introduction of a class apartment complex and the prestigious Cambria Hotel, Williamsburg Commons is now ready to welcome a variety of businesses with flexible leasing options, including land leases and build-to-suit opportunities.

- Fort Mill is a town rich in history with a forward-looking vision. Once a textile manufacturing stronghold, it has transformed into a diversified community, boasting excellent schools, an enviable quality of life, and a burgeoning economy. With a population exceeding 30,000, Fort Mill combines the charm of small-town living with the amenities of a larger city, making it an ideal location for businesses targeting growth and connectivity.

- Education is a cornerstone of the Fort Mill community, with public schools like Gold Hill and Orchard Park Elementary ranking among the best in the state. This focus on quality education underlines the town's commitment to fostering a supportive environment for families and businesses.
  Fort Mill's economic landscape is diverse, with major employers such as Lash Group, LPL Financial, and Wells Fargo contributing to a dynamic business environment. The historic downtown area, undergoing growth and investment from the town, offers a unique backdrop for retail, dining, and office spaces, promising a blend of modern convenience and historic charm.

- Williamsburg Commons invites businesses of multiple sizes to explore a range of leasing opportunities. Whether you're a retail business aiming to expand your footprint or a company needing custom-built facilities, Williamsburg Commons offers the flexibility and support required to realize your ambitions.

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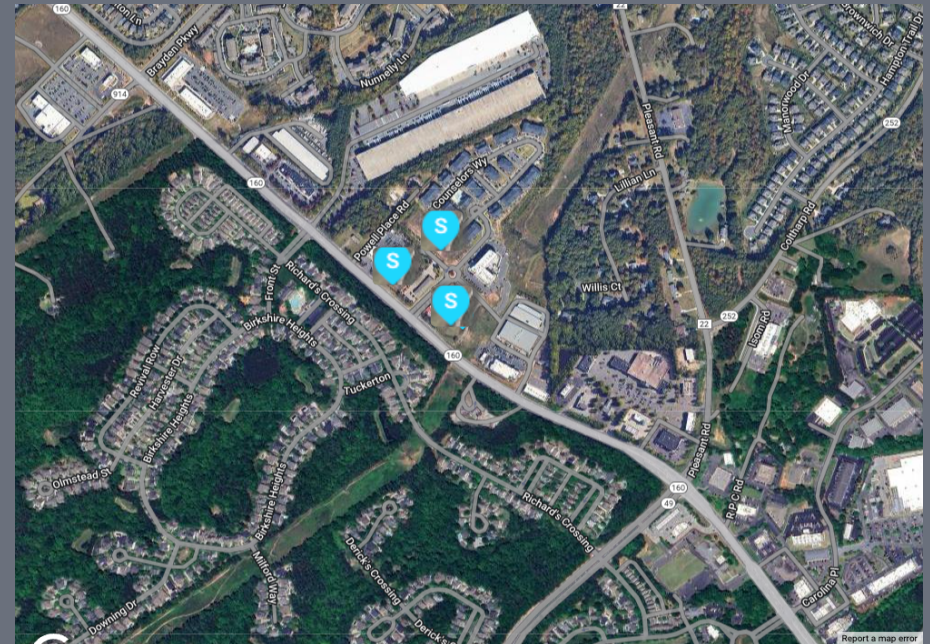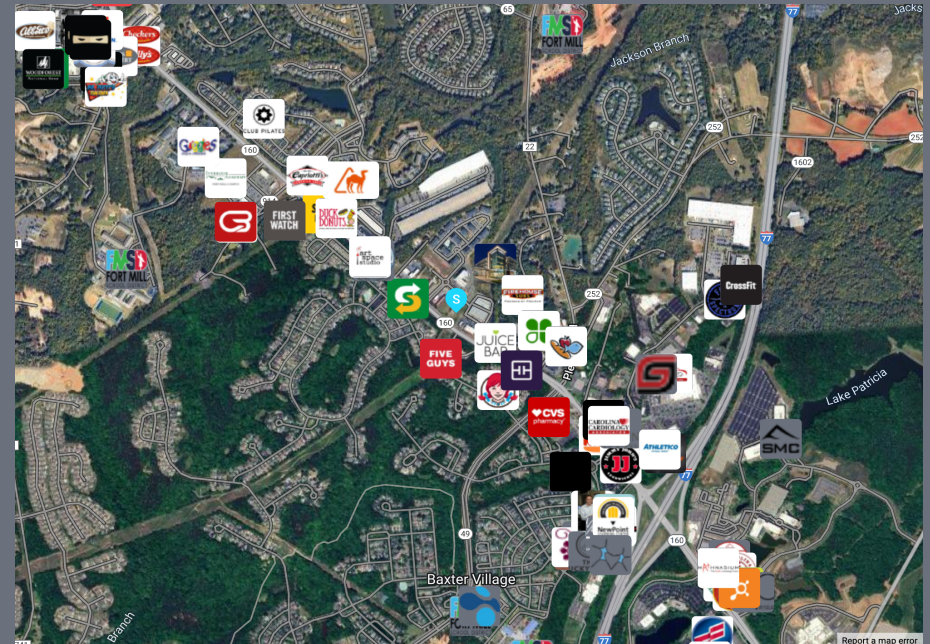
- Our leasing options are designed to accommodate various business needs, including:
  Lease or Land Lease: Secure a prime location for your business with our straightforward leasing or land lease options, perfect for those looking to establish or expand their presence in Fort Mill.
  Build-to-Suit Opportunities: Our build-to-suit options allow you to tailor your space to your exact specifications, ensuring your business environment fully aligns with your brand and operational requirements.

- Choosing Williamsburg Commons means more than just finding a location for your business; it's about joining a thriving community. With a low vacancy rate of 3.6% in the York County retail submarket, Fort Mill is a testament to the area's robust demand and economic health. As part of this community, your business will benefit from a supportive environment characterized by growth, innovation, and a rich quality of life.
  Discover Williamsburg Commons' potential for your business and become part of Fort Mill's bright future. Contact us today to explore the leasing opportunities available and take the first step toward setting your business apart.

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Lot 2B

Lot 1A

Lot 3

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,039	15,198	41,320
2010 Population	3,681	30,890	78,471
2023 Population	7,276	52,543	133,887
2028 Population	7,893	55,964	143,952
2023-2028: Population: Growth Rate	8.20 %	6.35 %	7.30 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	69	580	2,067
$15,000-$24,999	46	576	2,198
$25,000-$34,999	99	872	2,388
$35,000-$49,999	174	1,492	4,305
$50,000-$74,999	433	2,587	7,585
$75,000-$99,999	295	2,441	6,606
$100,000-$149,999	627	4,420	10,724
$150,000-$199,999	451	3,233	7,120
$200,000 or greater	558	3,287	7,959
Median HH Income	$115,627	$109,494	$100,967
Average HH Income	$151,931	$141,504	$132,877

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	433	6,131	17,804
2010 Total Households	1,404	11,620	30,065
2023 Total Households	2,752	19,490	50,952
2028 Total Households	2,985	20,800	54,946
2023 Average Household Size	2.64	2.69	2.63
2000 Owner Occupied Housing	264	4,294	11,694
2000 Renter Occupied Housing	129	1,356	4,466
2023 Owner Occupied Housing	2,008	14,885	36,937
2023 Renter Occupied Housing	744	4,605	14,015
2023 Vacant Housing	164	908	2,790
2023 Total Housing	2,916	20,398	53,742
2028 Owner Occupied Housing	2,236	16,228	40,501
2028 Renter Occupied Housing	749	4,571	14,445
2028 Vacant Housing	155	813	2,658
2028 Total Housing	3,140	21,613	57,604
2023-2028: Households: Growth Rate	8.20 %	6.55 %	7.60 %

Source: esri

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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	426	2,863	8,568
2023 Population Age 35-39	500	3,478	9,383
2023 Population Age 40-44	569	4,034	10,417
2023 Population Age 45-49	565	3,939	9,600
2023 Population Age 50-54	511	3,768	9,193
2023 Population Age 55-59	420	3,483	8,445
2023 Population Age 60-64	372	3,082	7,614
2023 Population Age 65-69	308	2,543	6,295
2023 Population Age 70-74	276	2,173	5,212
2023 Population Age 75-79	184	1,380	3,248
2023 Population Age 80-84	106	753	1,760
2023 Population Age 85+	66	517	1,160
2023 Population Age 18+	5,260	38,676	99,438
2023 Median Age	37	39	38

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	559	4,059	10,639
2028 Population Age 35-39	531	3,837	10,371
2028 Population Age 40-44	537	3,738	9,898
2028 Population Age 45-49	556	3,889	10,086
2028 Population Age 50-54	527	3,714	9,119
2028 Population Age 55-59	469	3,491	8,584
2028 Population Age 60-64	384	3,202	7,788
2028 Population Age 65-69	338	2,820	6,928
2028 Population Age 70-74	270	2,271	5,620
2028 Population Age 75-79	225	1,790	4,312
2028 Population Age 80-84	142	1,077	2,557
2028 Population Age 85+	93	714	1,615
2028 Population Age 18+	5,713	41,536	107,420
2028 Median Age	36	38	37

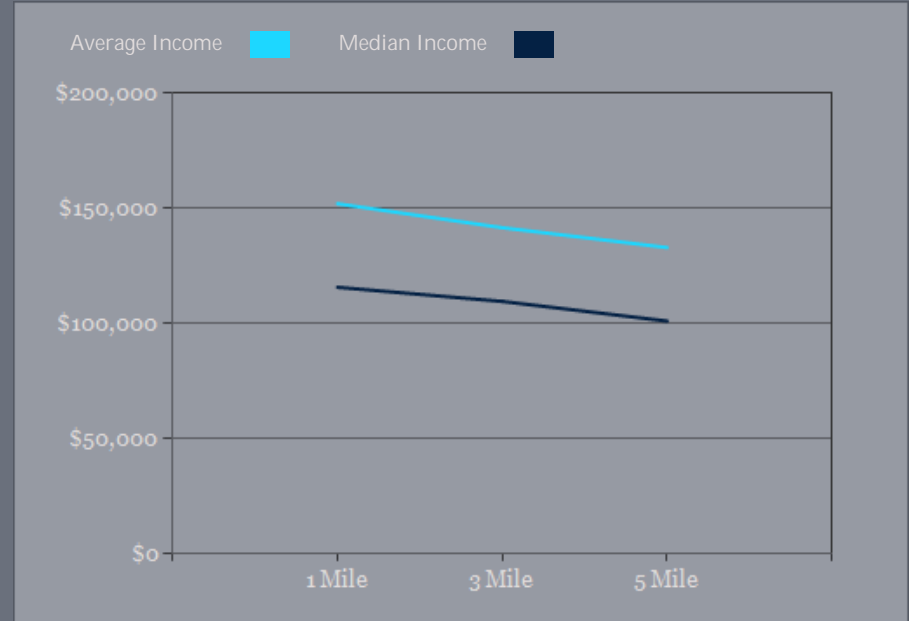| 2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$103,958	$100,524	$87,529
Average Household Income 25-34	$134,529	$126,595	$116,617
Median Household Income 35-44	$152,515	$132,723	$114,940
Average Household Income 35-44	$186,609	$164,254	$149,051
Median Household Income 45-54	$151,110	$140,167	$121,686
Average Household Income 45-54	$184,133	$171,903	$157,049
Median Household Income 55-64	$117,356	$117,583	$110,885
Average Household Income 55-64	$152,603	$151,636	$145,635
Median Household Income 65-74	$88,214	$84,438	$82,806
Average Household Income 65-74	$110,768	$109,282	$112,649
Average Household Income 75+	$85,826	$79,789	$84,168

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$119,682	$112,508	$102,262
Average Household Income 25-34	$157,872	$147,401	$135,603
Median Household Income 35-44	$161,602	$151,346	$128,322
Average Household Income 35-44	$206,404	$185,291	$167,741
Median Household Income 45-54	$160,842	$153,990	$135,934
Average Household Income 45-54	$204,930	$191,880	$175,024
Median Household Income 55-64	$134,887	$133,343	$125,590
Average Household Income 55-64	$175,599	$172,549	$164,975
Median Household Income 65-74	$103,851	$100,622	$100,887
Average Household Income 65-74	$129,298	$128,900	$133,149
Average Household Income 75+	$99,725	$95,234	$101,874

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2023 Household Occupancy - 1 Mile Radius

- Owner Occupied Housing — 68 %
- Renter Occupied Housing — 26 %
- Vacant Housing — 6 %
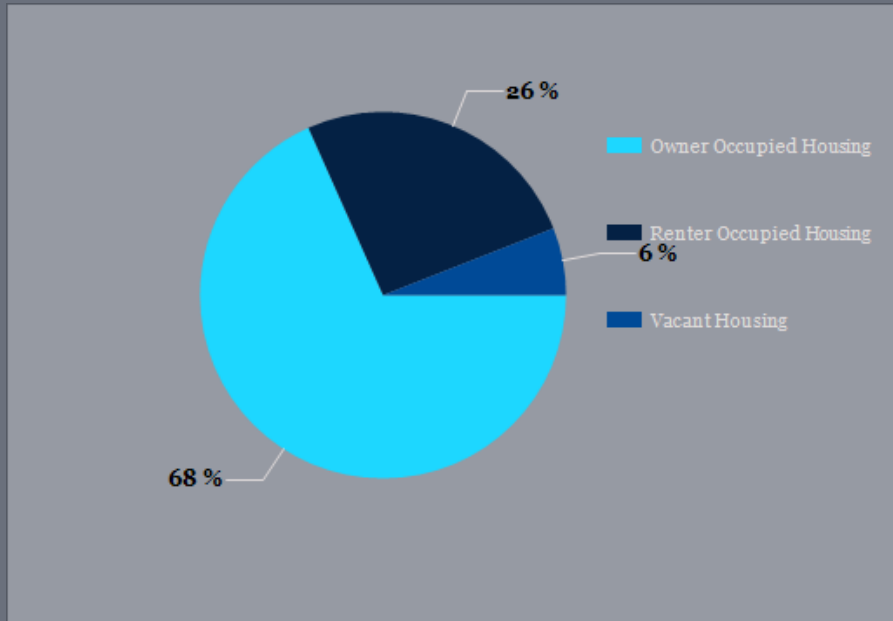
2023 Household Income Average and Median

- Average Income
- Median Income

2023 Household Income

- 1 Mile Radius
- 3 Mile Radius
- 5 Mile Radius