

# CROSS CREEK SHOPS

8348 CHARLOTTE HWY | FORT MILL, SC 29707

*Available Retail for Lease*

2,800 SF 2ND GENERATION RESTAURANT SPACE  
PART OF 30-ACRE PUBLIX-ANCHORED SHOPPING CENTER



CONTACT FOR DETAILS

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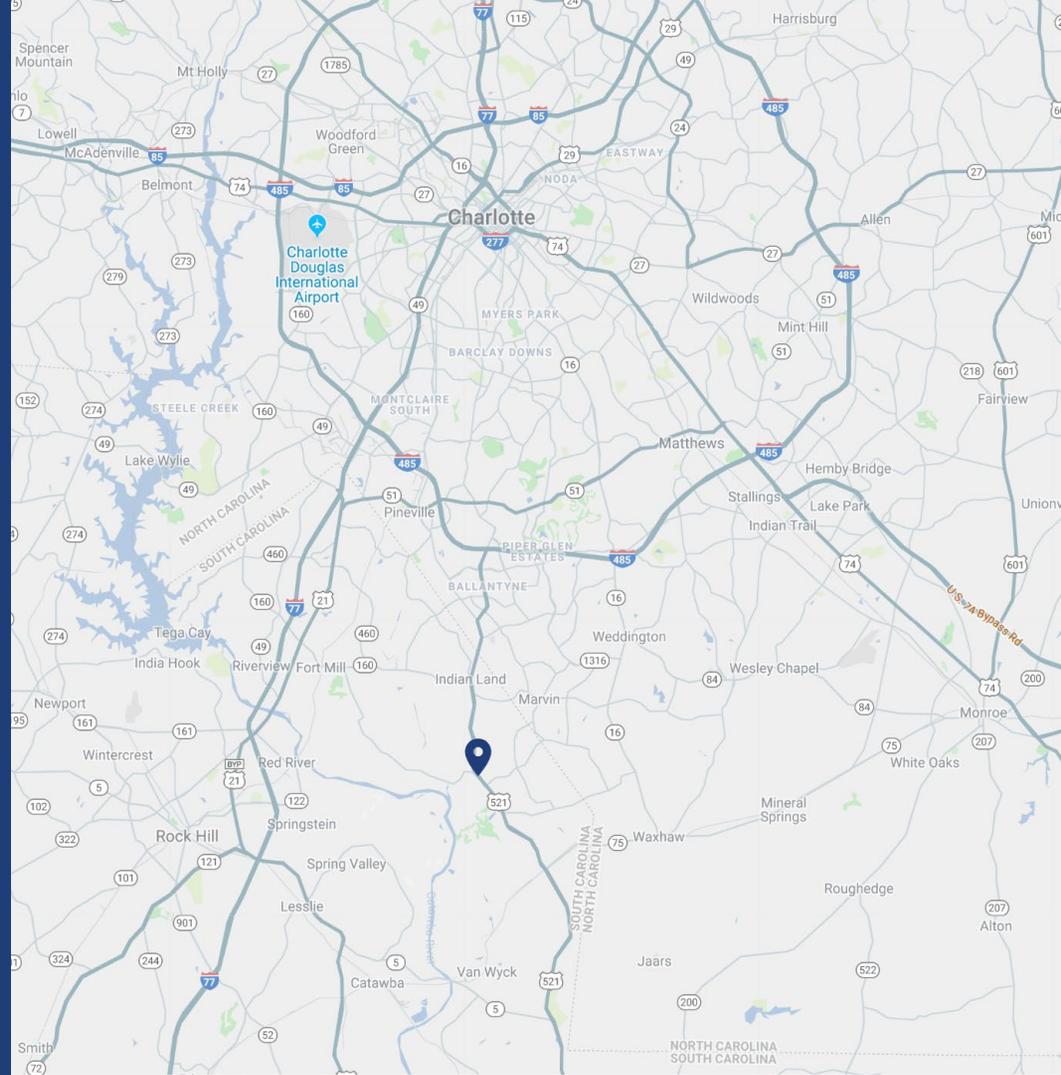
## PROPERTY OVERVIEW

# CROSS CREEK SHOPS

Conveniently located only 5 miles south of the NC state line in Fort Mill, SC, Cross Creek Shops is a part of the brand new 30-acre Publix grocery-anchored shopping center. The center offers abundant parking for the two-tenant building as well as high traffic counts along Hwy 521 (Charlotte Hwy). The property boasts two traffic signals for ease of access and many neighboring national and local tenants.

## PROPERTY DETAILS

<b>Address</b>	8348 Charlotte Hwy.   Fort Mill, SC 29707
<b>Available SF</b>	+/- 2,800 SF 2nd Generation Restaurant Space Available for Lease
<b>Parking</b>	Abundant parking
<b>Access</b>	Located at the lighted intersection of Hwy 521 (Charlotte Hwy) and Doby's Bridge Rd Two signals located at the property for ease of access
<b>Leasing Details</b>	Call for Leasing Details
<b>Traffic Counts</b>	Hwy 521 (Charlotte Hwy)   27,700 VPD Doby's Bridge Rd.   5,400 VPD
<b>Additional Details</b>	Only 5 miles south of the NC state line

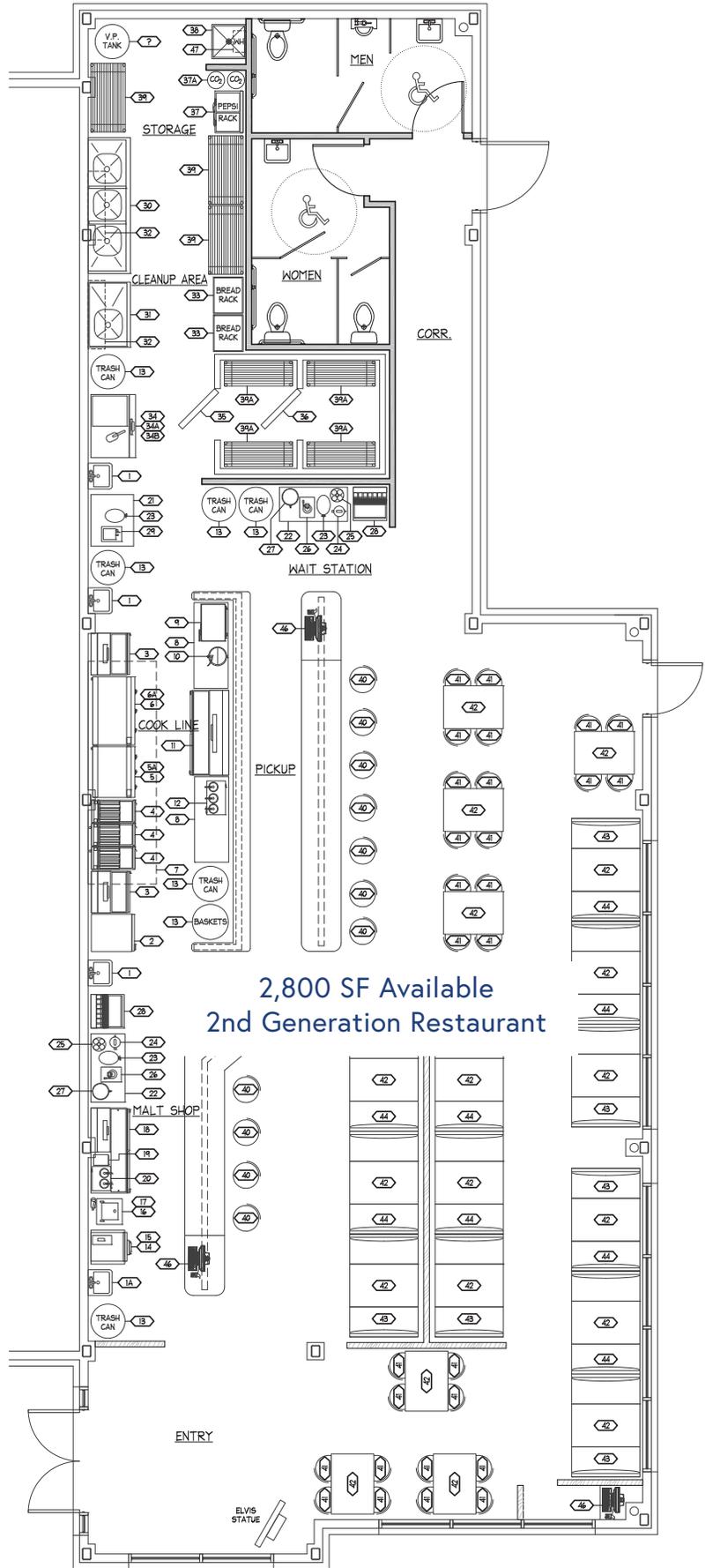


[CLICK HERE TO VIEW DRONE VIDEO](#)

## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
<b>2019 Population</b>	3,603	23,066	69,360
<b>Avg. Household Income</b>	\$103,798	\$109,484	\$124,759
<b>Median Household Income</b>	\$83,365	\$86,266	\$96,971
<b>Households</b>	1,753	9,209	24,611
<b>Daytime Employees</b>	1,941	8,391	15,287

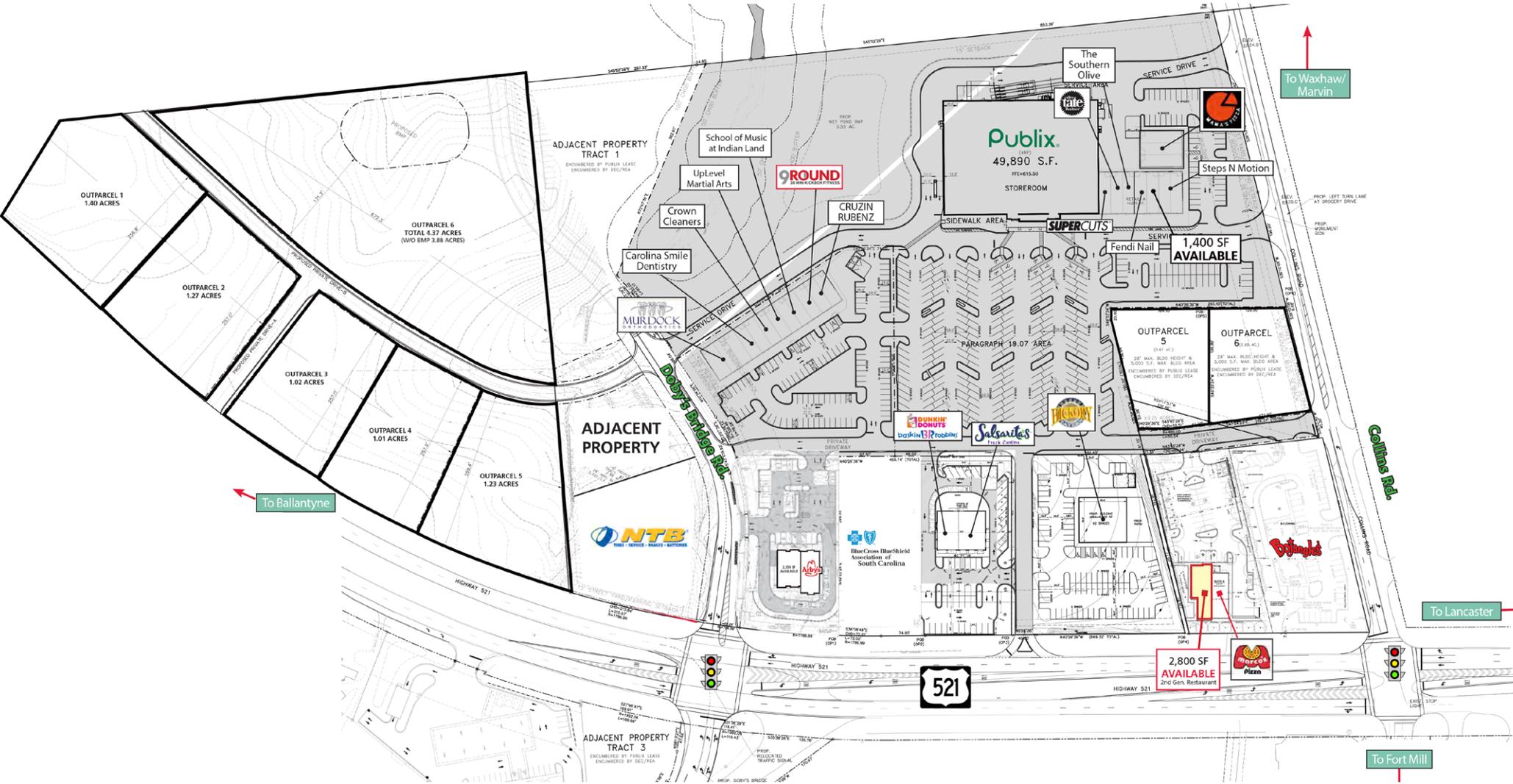
# FLOOR PLAN



2,800 SF Available  
2nd Generation Restaurant

INTERIOR PHOTOS OF AVAILABLE SPACE

# SITE PLAN



# FORT MILL SOUTH CAROLINA

Fort Mill takes its name from a colonial-era fort built by the British and a grist mill on nearby Steele Creek. The area has a rich history, with the Catawba Indians making their home here for many years before Scotch-Irish settlers began arriving in the 1750s and 1760s, creating a small settlement. Fort Mill grew rapidly in the late 1800s as textile mills were established, and the population continued to rapidly increase as its economy became larger and more diversified. Today, Fort Mill is a bustling community and suburb of the City of Charlotte, NC.



# MARKET OVERVIEW



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This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

