

# BRAYDEN VILLAGE

810 BRAYDEN PKWY | FORT MILL, SOUTH CAROLINA 29708



Join these  
tenants

**INIZIO**  
PIZZA NAPOLETANA



**SUPER CHIX**<sup>TM</sup>  
Chicken & Custard



CONTACT FOR DETAILS

**JOSH BEAVER**

(704) 373-9797

Josh@TheNicholsCompany.com

Available for Lease

1,000 - 3,800 SF RETAIL, RESTAURANT, SERVICE OR MEDICAL

Q1 2021 COLD DARK SHELL

## PROPERTY OVERVIEW

# BRAYDEN VILLAGE

+/- 33,000 SF project will act as a gathering place featuring outdoor seating, patio dining, common recreational areas and a mix of unique tenants contributing to the center's distinguished architectural and hardscape features. The center has excellent visibility and is planned to be signalized, enhancing its prominence at the intersection of Brayden Parkway and Hwy 160. There has been significant residential development in the immediate area with planned growth in the future.

## PROPERTY DETAILS

Address	810 Brayden Pkwy.   Fort Mill, SC 29708
Square Footage	+/- 33,000 SF Available for Lease
Available Space	+/- 1,000 - 3,800 SF
Use	Retail, Restaurant, Service and Medical
Parking	Ample parking   6.5:1,000 SF
Delivery	Q1 2021 Cold Dark Shell
Lease Rate	Call for Leasing Details
Traffic Counts	Hwy 160   32,600 VPD
Additional Details	Future signalized intersection at Brayden Pkwy & Hwy 160



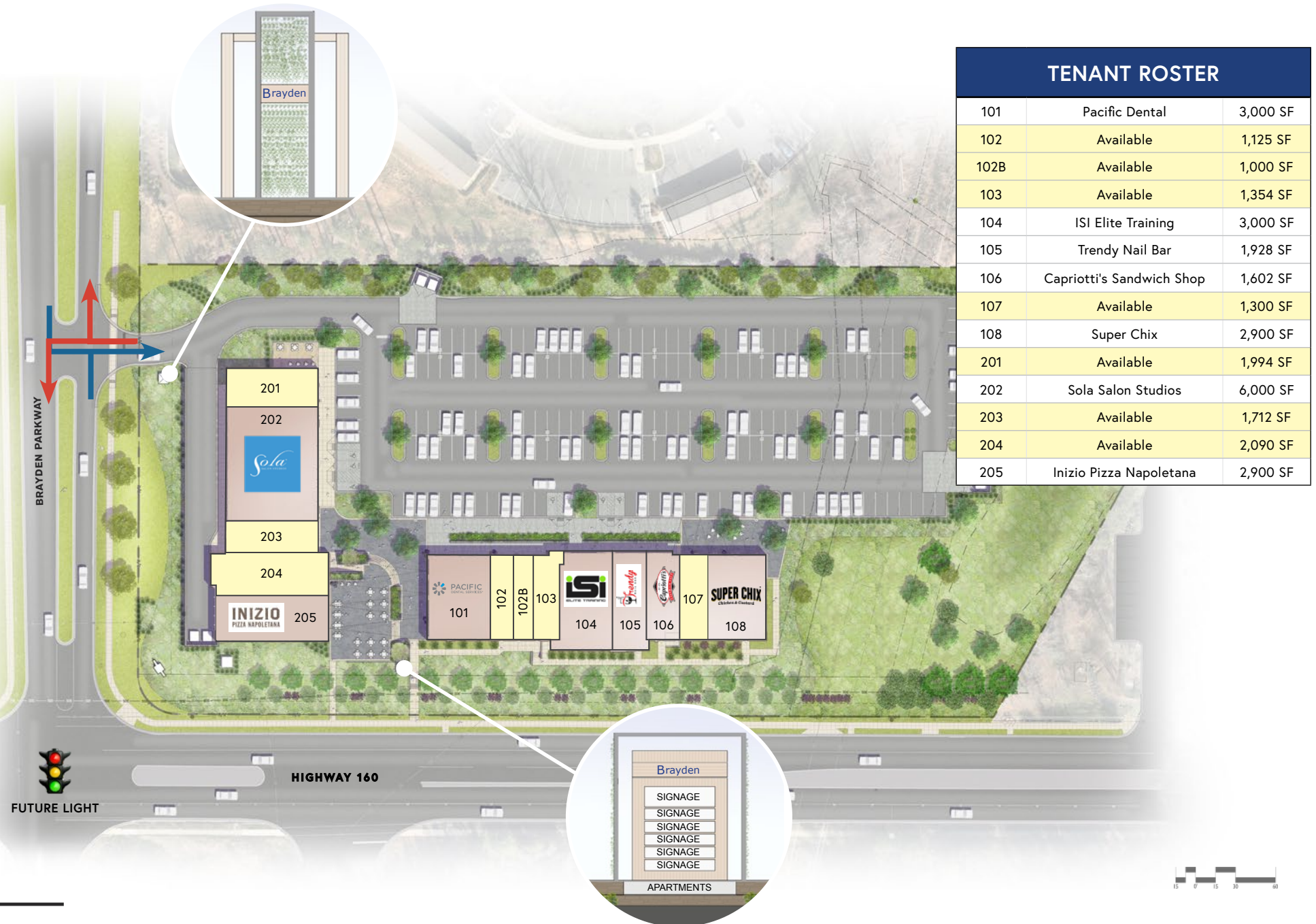
## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
2019 Population	7,612	46,342	108,338
Avg. Household Income	\$111,850	\$126,617	\$109,979
Median Household Income	\$85,366	\$101,979	\$83,689
Households	2,740	17,049	40,789
Daytime Employees	2,091	11,900	31,387



[CLICK HERE TO VIEW DRONE VIDEO](#)

## SITE PLAN



## ELEVATIONS



EAST ELEVATION



WEST ELEVATION



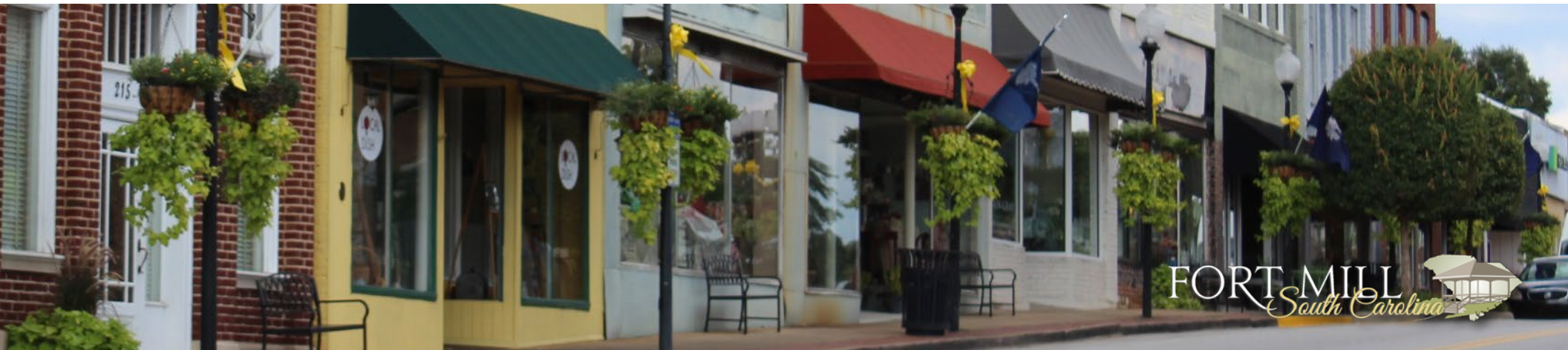
SOUTH ELEVATION



NORTH ELEVATION

# FORT MILL SOUTH CAROLINA

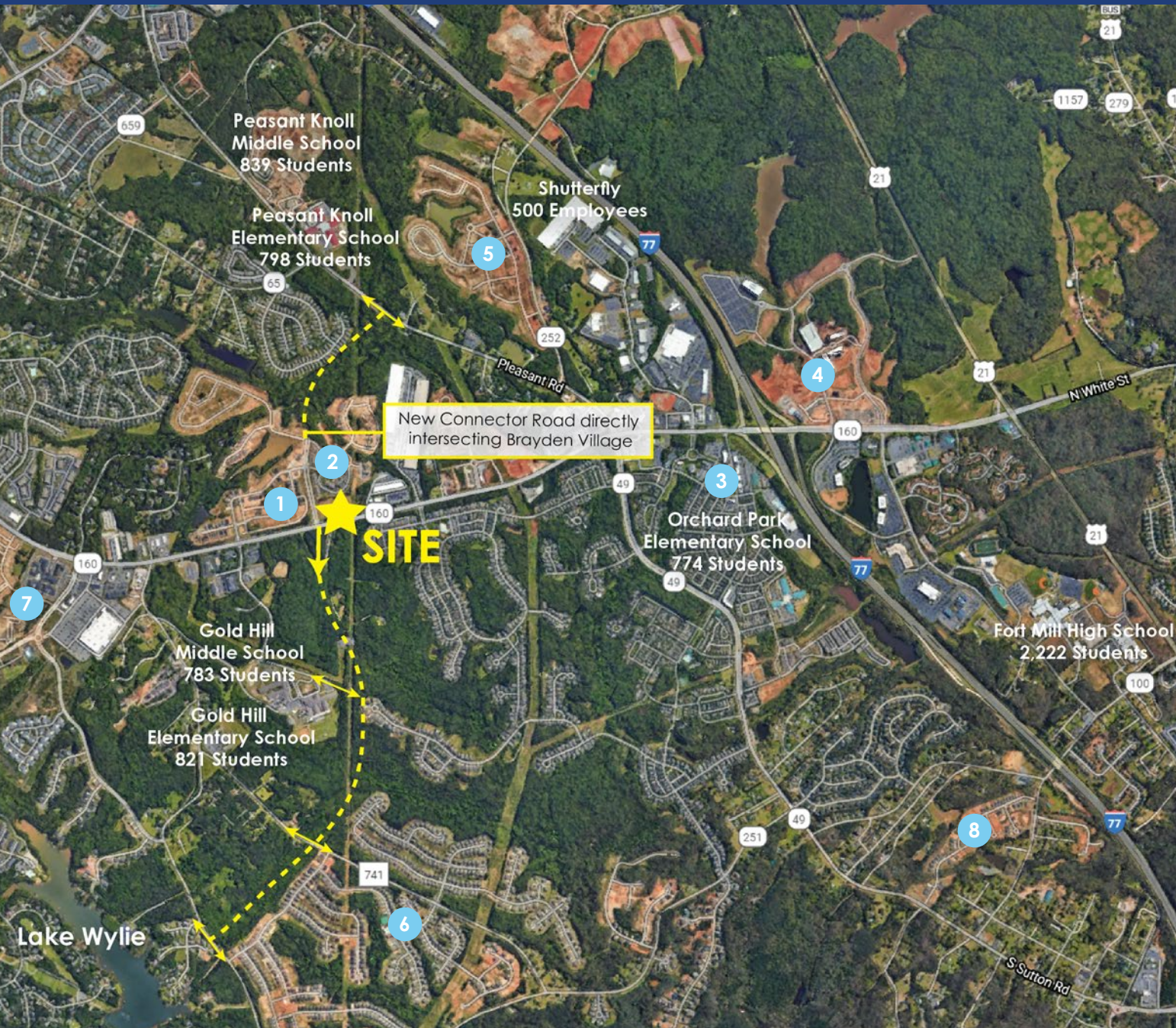
Fort Mill takes its name from a colonial-era fort built by the British and a grist mill on nearby Steele Creek. The area has a rich history, with the Catawba Indians making their home here for many years before Scotch-Irish settlers began arriving in the 1750s and 1760s, creating a small settlement. 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



## SURROUNDING DEVELOPMENT



- 1 **BRAYDEN RESIDENTIAL**  
200 Single Family Homes
- 2 **THE APARTMENTS AT BRAYDEN**  
332 Multi-Family Units
- 3 **BAXTER VILLAGE**  
1,450 Single-Family Homes  
450,000 SF Retail, Office & Civic Spaces  
500 AC Open Space & Parks
- 4 **KINGSLEY**  
2 Hotels, 2 Corporate HQs, Amphitheater  
+/- 150,000 SF Small Shops & Restaurants  
238 Multi-Family Units  
+/- 800,000 SF Office
- 5 **HABERSHAM BY PULTE HOMES**  
94 Single-Family Homes
- 6 **THE MANORS AT LAKE RIDGE**  
77 Single-Family Homes
- 7 **REVERE AT TEGA CAY**  
336 Multi-Family Units
- 8 **SUTTON MILL**  
93 Single Family Homes



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DEVELOPED AND OWNED BY:

# STANCHION

ASSET PARTNERS



## THE NICHOLS COMPANY

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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.