



The Landing at Doby's Bridge

1918 N. Doby's Bridge Road | Fort Mill, SC 29715



Phase 1 - 15,700 SF
+/- 1,200 - 7,200 SF

Phase 2 - 23,460 SF
+/- 1,140 - 8,610 SF



Future Grocery-Anchored
Retail Development
Fall 2026

14,600 VPD

7,000 VPD

Available for Lease

+/- 1,140 - 8,610 SF Retail Space

+/- 2,500 - 5,000 SF Double Lane Drive-Thru Opportunities

The Crossing at Doby's Bridge



Property Overview

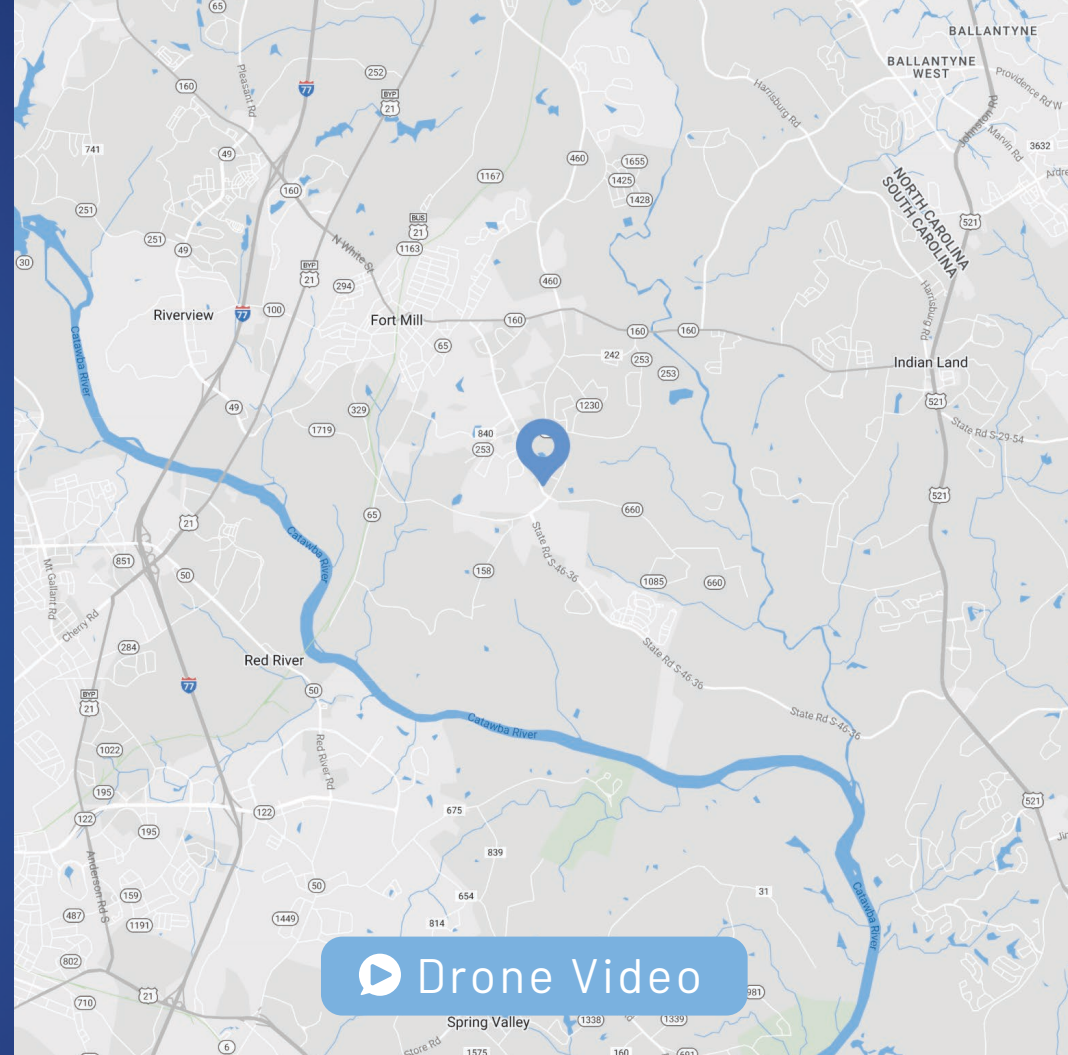
The Landing at Doby's Bridge Available for Lease

Retail and restaurant space available at the corner of N. Doby's Bridge Road and Fort Mill Southern Bypass. There are also opportunities for freestanding double lane drive-thru restaurants.

The site is surrounded by new and proposed development in a fast-growing area of Fort Mill. A new retail/office development has recently been completed across from the site, including tenants: Blue Bar & Smokehouse, Smallcakes Cupcakery, Huntington Learning Center, and more. Residential development is also growing in this area with Nims Village planning 65+ units behind the proposed Harris Teeter right across from the site and Massey - Taylor Morrison building 917 single family units less than a mile down Doby's Bridge Road.

Property Details

Address	1918 N. Doby's Bridge Road Fort Mill, SC 29715
Availability	Phase 1 +/- 1,200 - 7,200 SF Retail Space Phase 2 +/- 1,140 - 8,610 SF Retail Space +/- 2,500 - 5,000 SF Double Lane Drive-Thru Opportunities
Acreeage	Phase 1 +/- 3.15 AC Phase 2 +/- 4.5 AC Total +/- 7.65 AC
GLA	Phase 1 +/- 15,700 SF Phase 2 +/- 23,460 SF Total +/- 39,160 SF
Use	Retail & Restaurant
Parking	Phase 1 101 Spaces Phase 2 130 Spaces Total 231 Spaces
Zoning	HC (Highway Commercial), COD-N (Corridor Overlay District)
Delivery	Summer 2026
Traffic Counts	Doby's Bridge Road 7,000 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2024 Population	3,927	31,544	94,105
Avg. Household Income	\$175,566	\$144,018	\$129,171
Median Household Income	\$148,327	\$115,446	\$100,675
Households	1,308	11,291	36,070
Daytime Employees	522	9,215	38,885



Phase 1

Building A
+/- 6,000 SF

Building B
+/- 7,200 SF

Building C
+/- 2,500 SF
with Double Lane
Drive-Thru

GLA +/- 15,700 SF

Phase 2

Building A
+/- 2,500 SF
with Double Lane
Drive-Thru

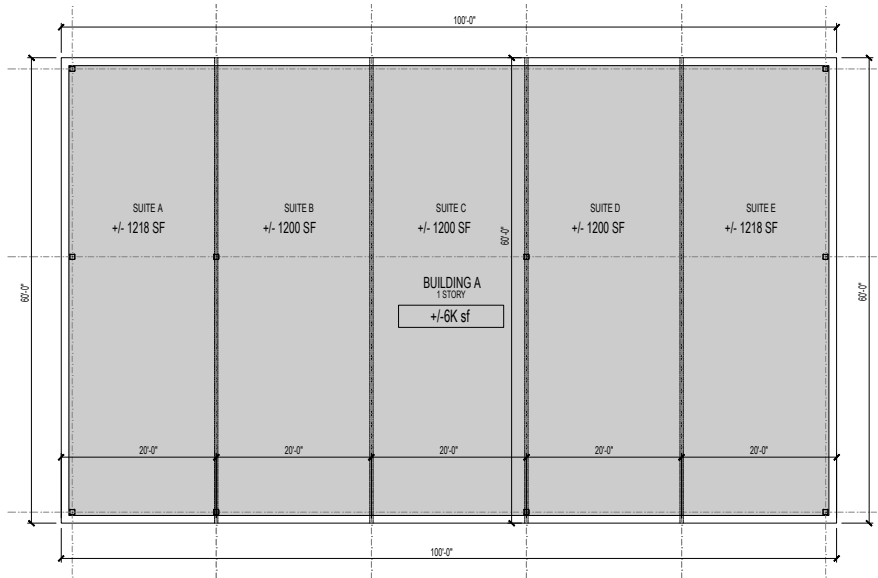
Building B
+/- 7,350 SF

Building C
+/- 8,610 SF

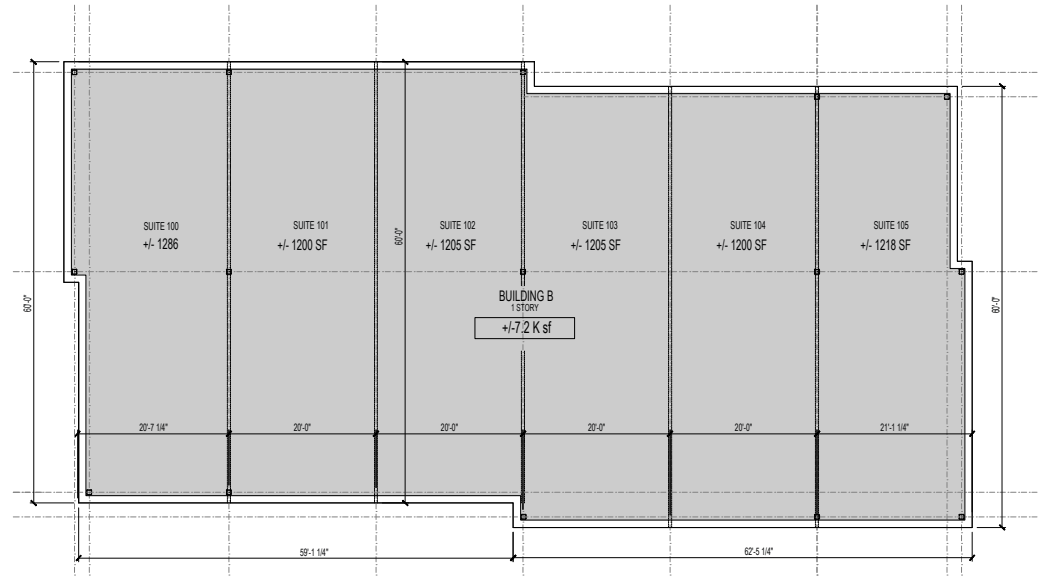
Building D
+/- 5,000 SF
with Double Lane
Drive-Thru

GLA +/- 23,460 SF

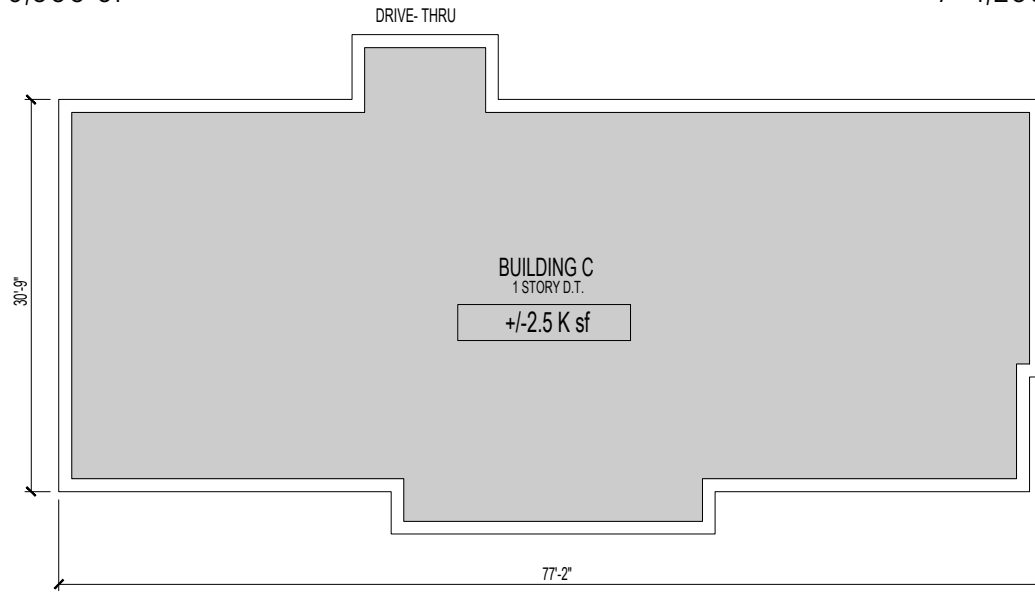

Future Grocery-Anchored
Retail Development
Fall 2026



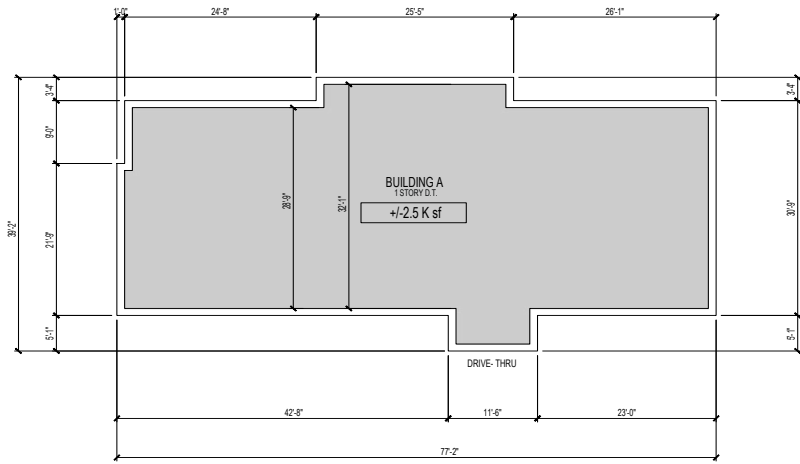
Building A
+/- 1,200 - 6,000 SF



Building B
+/- 1,200 - 7,200 SF

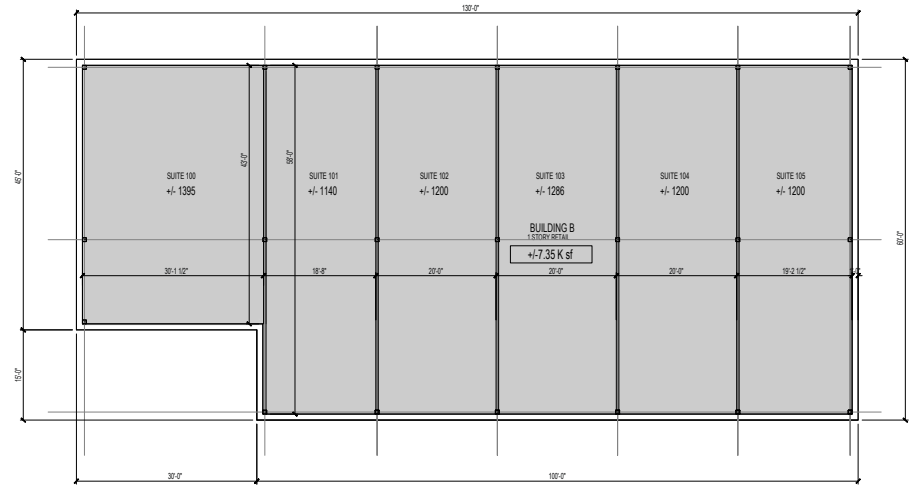


Building C
+/- 2,500 SF with Double Lane Drive-Thru



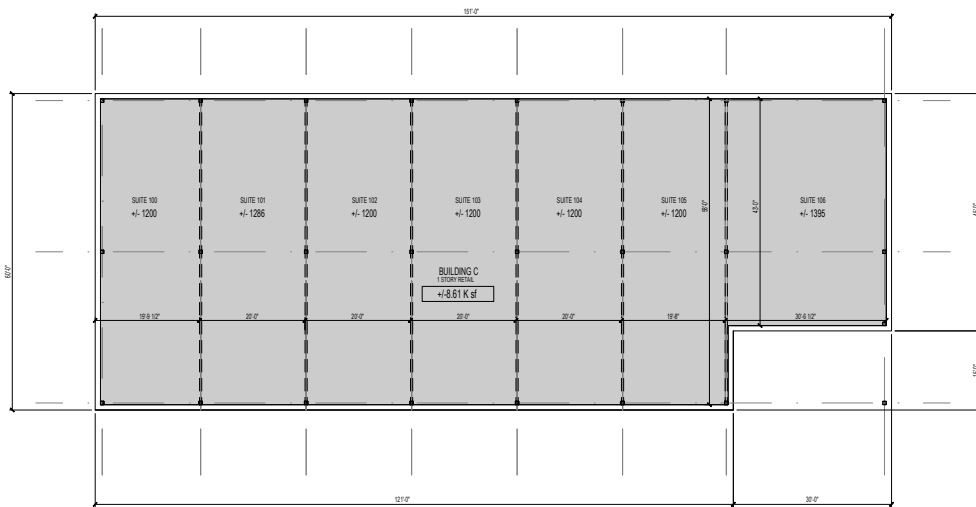
Building A

+/- 2,500 SF with Double Lane Drive-Thru



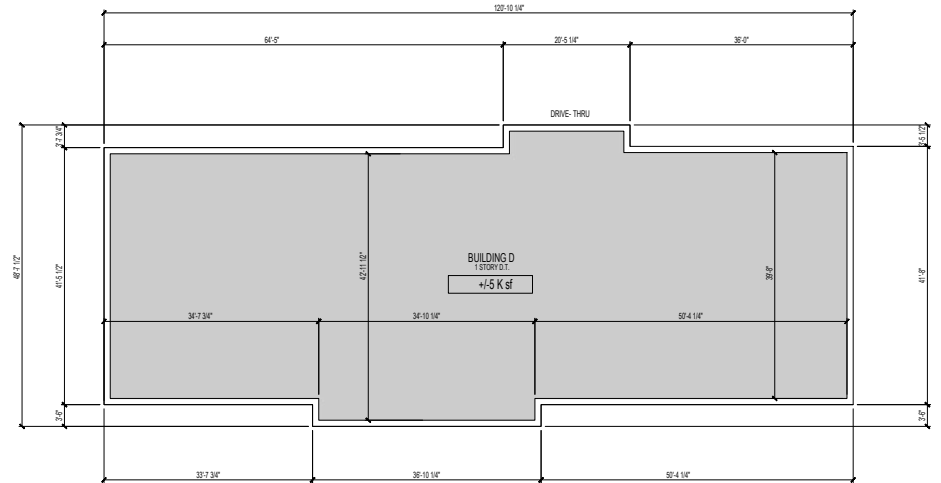
Building B

+/- 1,140 - 7,350 SF



Building C

+/- 1,200 - 8,610 SF



Building D

+/- 5,000 SF with Double Lane Drive-Thru



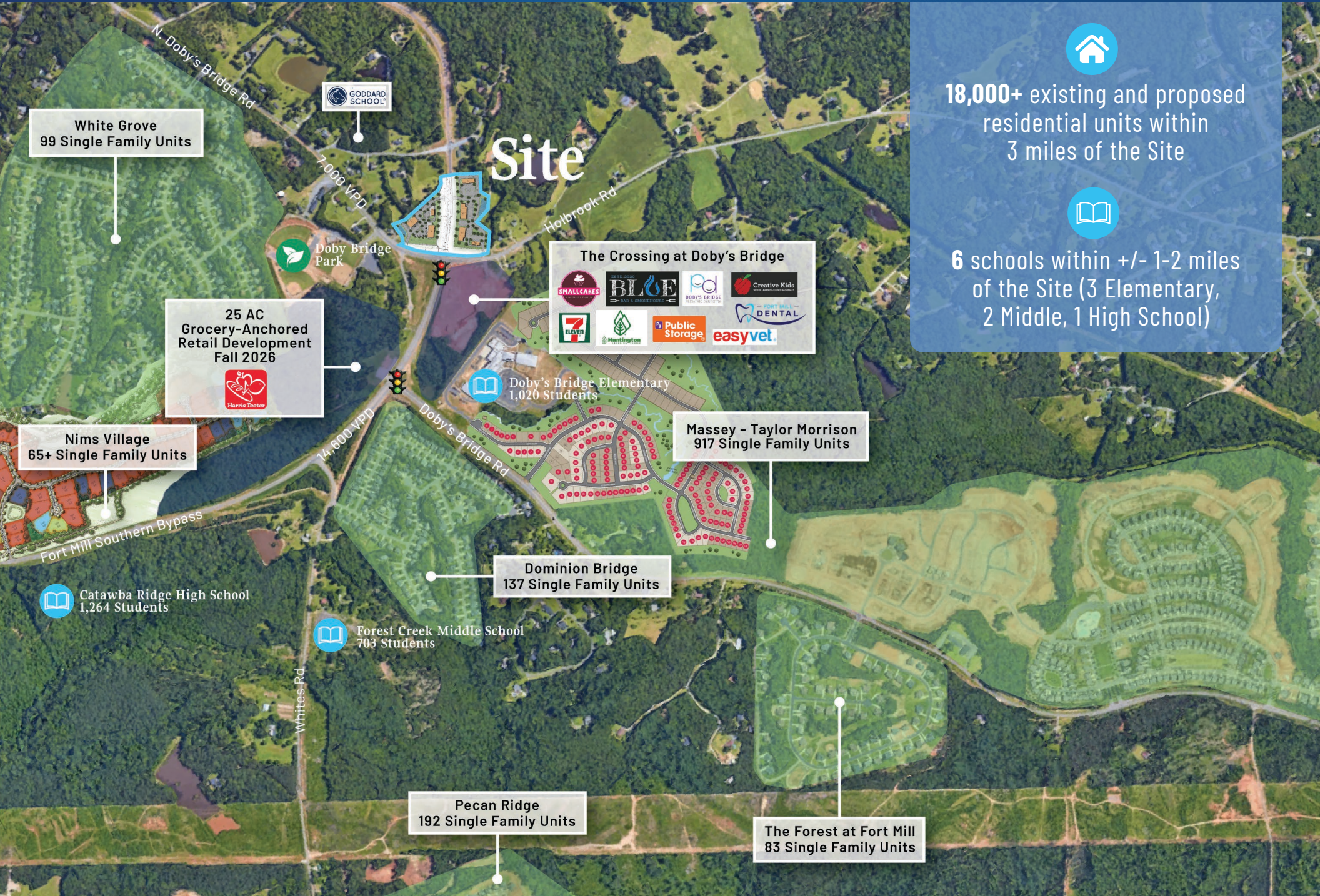


Fort Mill

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.





White Grove
99 Single Family Units

25 AC
Grocery-Anchored
Retail Development
Fall 2026

Nims Village
65+ Single Family Units

Catawba Ridge High School
1,264 Students

Forest Creek Middle School
703 Students

Pecan Ridge
192 Single Family Units

Dominion Bridge
137 Single Family Units

Doby's Bridge Elementary
1,020 Students

Massey - Taylor Morrison
917 Single Family Units

The Forest at Fort Mill
83 Single Family Units

Site

The Crossing at Doby's Bridge

18,000+ existing and proposed residential units within 3 miles of the Site

6 schools within +/- 1-2 miles of the Site (3 Elementary, 2 Middle, 1 High School)



Contact for Details

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