



RETAIL PROPERTY FOR LEASE



ROSEMONT PARK SHOPPING CENTER

1218 Rosemont Drive, Fort Mill, SC 29707

Presented By

HARRIS DOULAVERIS

704.258.8686

harris@verisproperties.com

VERIS PROPERTIES

11200-D Nations Ford Road

Pineville, NC 28134

704.258.8686

verisproperties.com

EXECUTIVE SUMMARY

ROSEMONT PARK SHOPPING CENTER 1218 ROSEMONT DRIVE, FORT MILL, SC 29707



OFFERING SUMMARY

Lease Rate:	\$22 NNN
Available SF:	1,500 SF
Lot Size:	2.69 Acres
Year Built:	2018
Building Size:	17,636
Zoning:	Highway Corridor Overlay
Market:	Indian Land/Fort Mill

PROPERTY OVERVIEW

Discover prime leasing opportunities at 1218 Rosemont Drive, Fort Mill, SC, 29707. Enjoy exceptional visibility along the bustling Fort Mill Highway (SC 160) corridor, attracting steady foot traffic. This property hosts prominent anchor tenants, including renowned dining destination Empire Pizza and the popular Lore Brewery. Maximize your business potential in this high-traffic location with abundant exposure. Explore the possibilities for your enterprise in this sought-after commercial space.

LOCATION OVERVIEW

Full movement access on Highway 160 and signalized access via Rosemont Drive. Explore the vibrant Indian Land/Fort Mill market surrounding the Rosemont Park Shopping Center. Located in a thriving commercial area, this dynamic locale offers an array of enticing attractions and amenities for potential Retail/Strip Center tenants. Benefit from the proximity to popular spots like the bustling Carolina Place Mall and the picturesque Anne Springs Close Greenway. With an affluent and diverse consumer base, this area presents an exciting opportunity to establish a thriving retail presence. Embrace the potential for success in this prime market, where major retailers and enticing dining options converge to create a compelling shopping destination.



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ADDITIONAL PHOTOS

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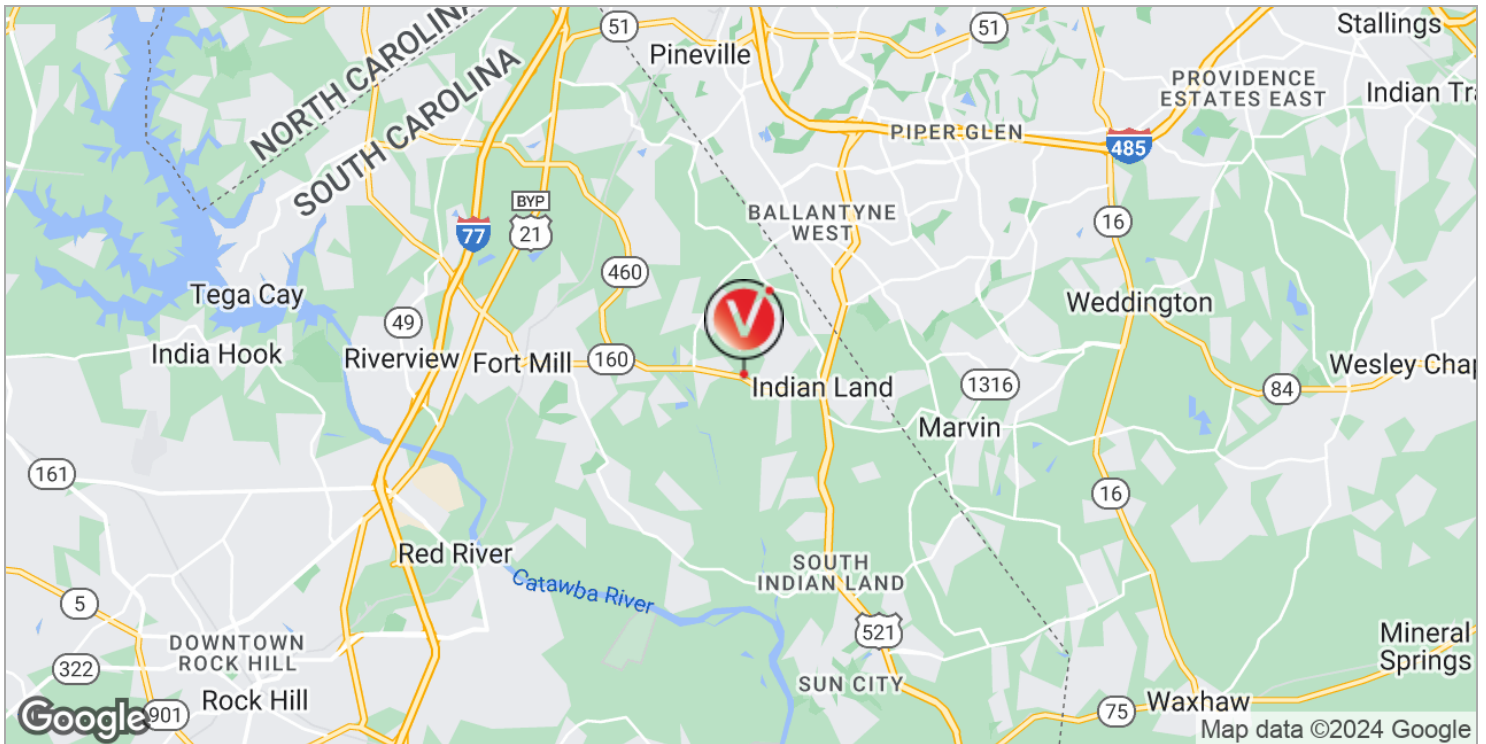
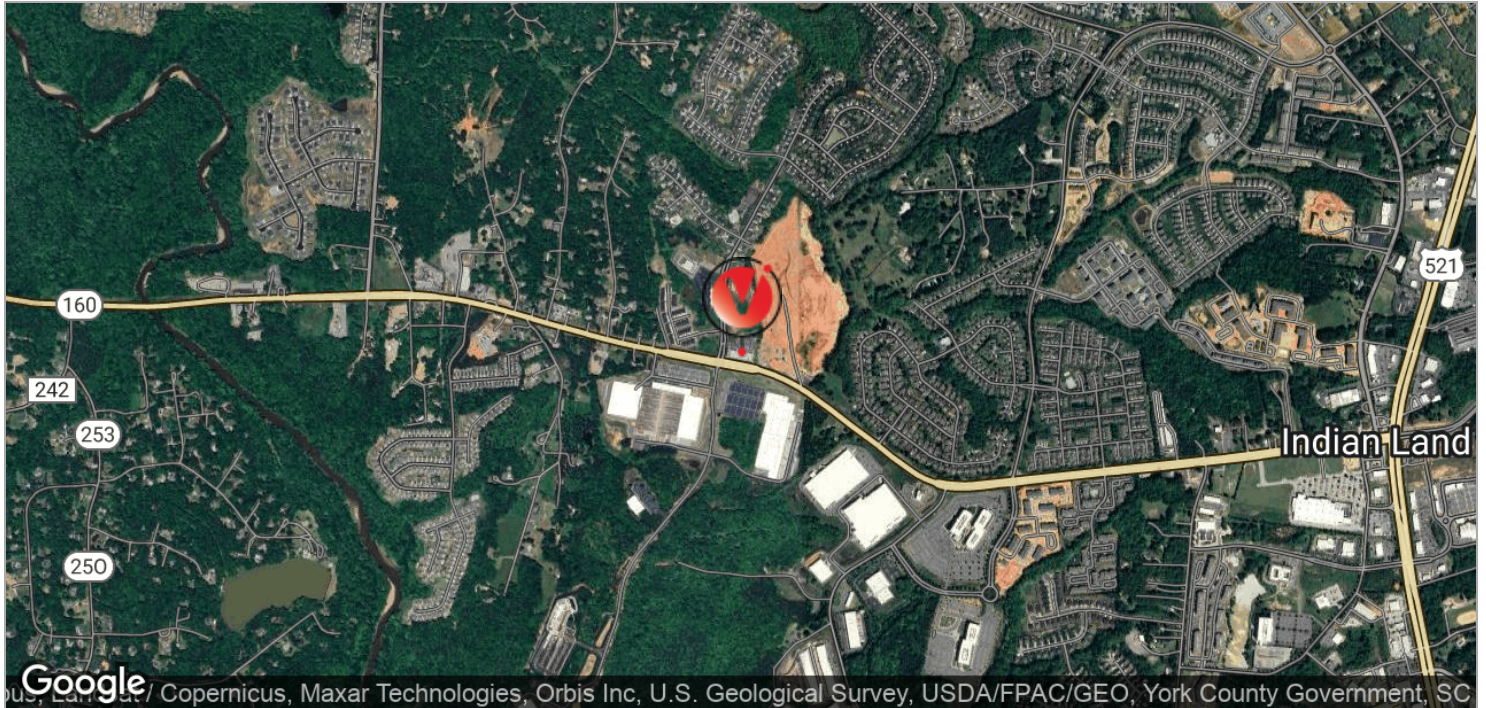
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LOCATION MAPS

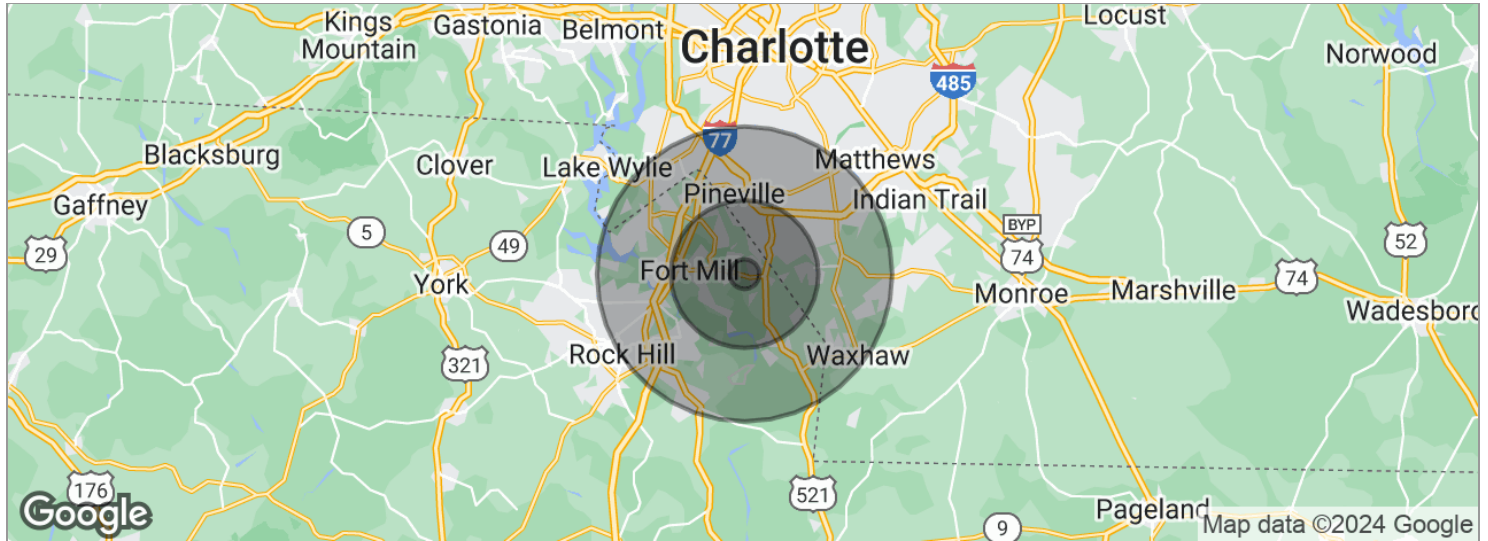
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DEMOGRAPHICS MAP

ROSEMONT PARK SHOPPING CENTER 1218 ROSEMONT DRIVE, FORT MILL, SC 29707



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,186	71,662	324,382
Median age	38.1	36.4	36.6
Median age (Male)	38.6	35.2	35.8
Median age (Female)	37.7	37.2	37.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	514	28,038	127,351
# of persons per HH	2.3	2.6	2.5
Average HH income	\$67,407	\$95,613	\$95,545
Average house value	\$244,768	\$288,424	\$321,070

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	4.5%	5.6%	9.0%

RACE (%)

	1 MILE	5 MILES	10 MILES
White	91.2%	81.6%	80.1%
Black	4.3%	9.2%	11.5%
Asian	1.9%	5.2%	4.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	1.6%	0.8%	0.5%
Other	0.3%	1.4%	1.8%

* Demographic data derived from 2020 ACS - US Census



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ARCHITECTURAL PLAN

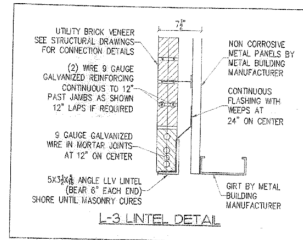
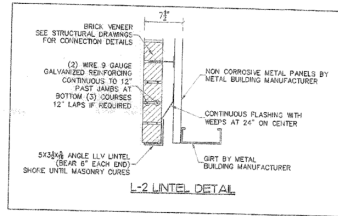
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RULE

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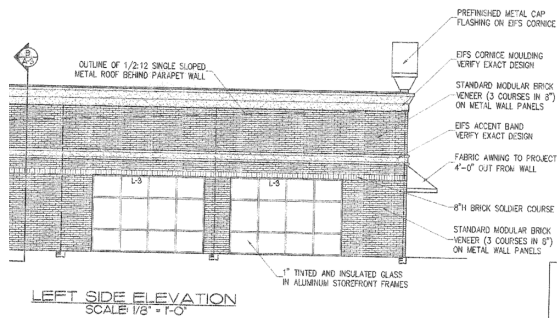
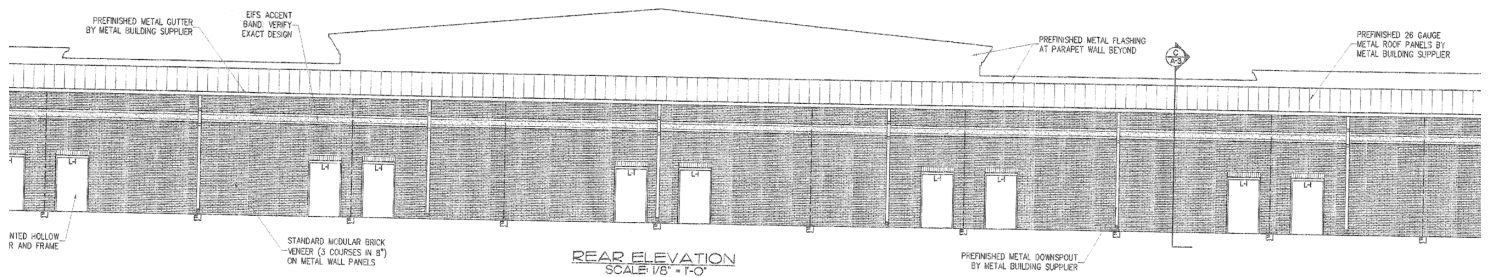
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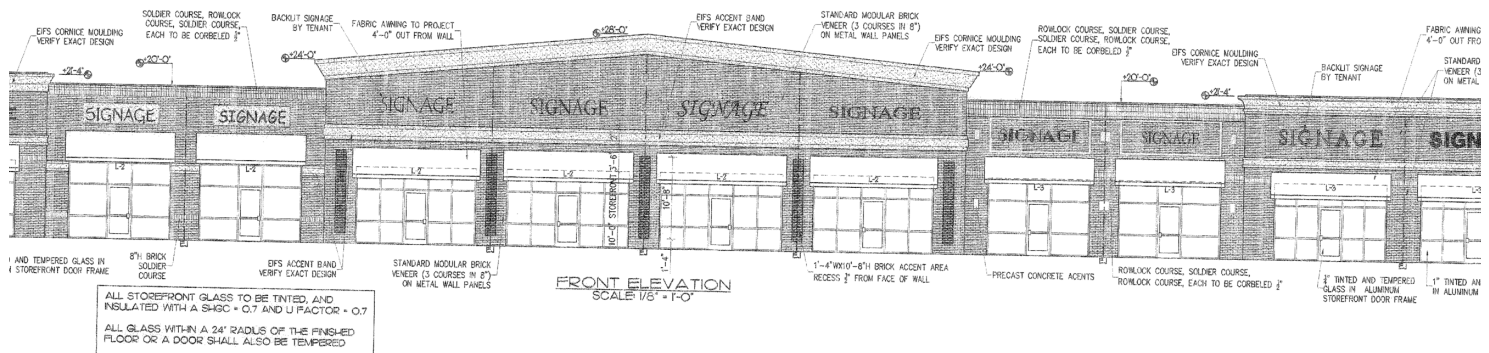
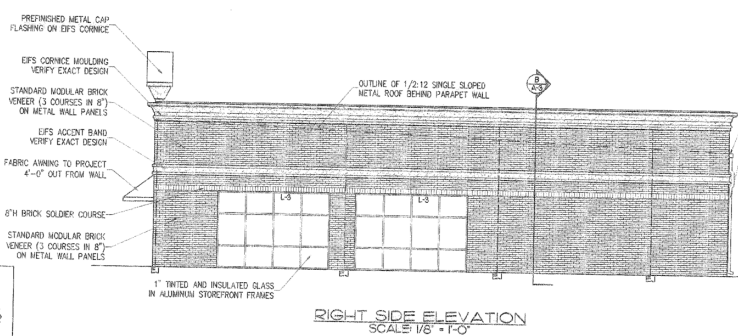


NOTES

1. ALL MATERIALS AND FINISHES TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. GENERAL CONTRACTOR TO VERIFY COLORS AND FINISHES WITH THE OWNER'S CONSTRUCTION.
3. REFER TO SHOP DRAWINGS BY THE MANUFACTURER'S ENGINEER.
4. REFER TO STRUCTURAL ENGINEER.



NOTE: VERIFY ALL EXTERIOR COLORS AND MATERIALS (ALUMINUM FRAMES, AWNINGS, BRICK, EPS, ETC.) WITH OWNER PRIOR TO CONSTRUCTION.



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