SPRINGFIELD™
TOWN CENTER

CLEAR SPRINGS
REALTY, LLC

482 Mercantile Place
Fort Mill, South Carolina

- Part of large master-planned mixed-use development anchored by **Harris Teeter**
- Future (to be built) ±4,500 SF building in Phase 1
- Parcels in Phase 2 include Oakcrest Preparatory Academy, Prenuvo, Helen Adams Realty, New South Family Medicine & Slim Chickens
- Phase 2 of project includes **50 single family homes** by Saussy Burbank (**completed**)
- One (1) mile from I-77 (Exit 88) & only 15 miles from Charlotte

Features:

- 4,900 sq. ft. retail building
- **100% leased**

TRAFFIC COUNTS
18,900 VPD (Springfield Pkwy) 19,100 VPD (US Hwy 21) 138,700 VPD (I-77 North) 127,700 VPD (I-77 North)
SCDOT (2024)

Demographics	1 Mile	3 Miles	5 Miles
Population	6,144	48,458	153,982
Households	2,709	18,881	60,739
Average HH Income	$122,975	$143,804	$142,293
Median Age	46.6	39.0	38.1
Business Establishments	110	1,367	6,204
Daytime Employment	1,478	17,890	79,364

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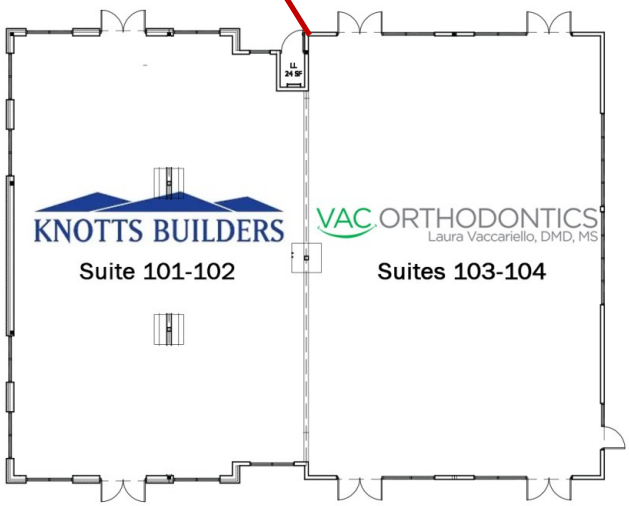

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