



SPRINGFIELD™ TOWN CENTER

CLEAR SPRINGS
REALTY, LLC



516 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:

- 6,297 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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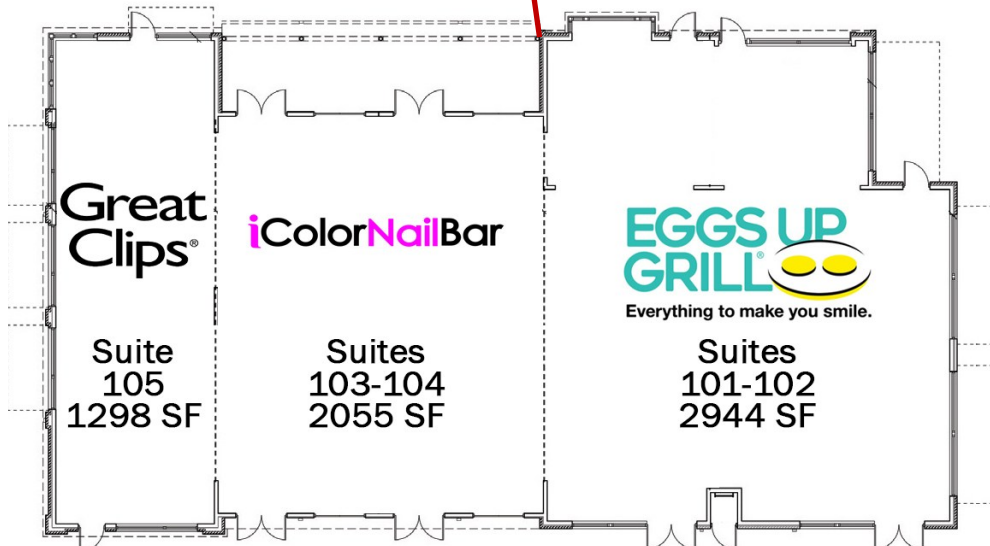
www.SpringfieldTownCenter.net

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