



SIZE

99,473 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|
| Population | | |
| 11,462 | 60,033 | 122,214 |
| Households | | |
| 4,225 | 22,100 | 46,332 |
| Median HH Income (\$) | | |
| 114,646 | 120,555 | 108,754 |

MAJOR TENANT(S)

Harris Teeter
Dollar Tree



LOCATION

867 Stockbridge Drive | Fort Mill, SC 29708

PROPERTY HIGHLIGHTS

- Anchored by Harris Teeter with Dollar Tree, Piedmont Medical Center, Jersey Mike's, Papa Murphy's and Pure Barre
- Located in Fort Mill, an affluent and growing suburb of Charlotte, NC
- Benefits from easy access to Gold Hill Road, Highway 160 and Interstate 77
- Population exceeds 60,000 residents in the three-mile trade area with an average household income over \$148,400

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

STOCKBRIDGE COMMONS

867 Stockbridge Drive | Fort Mill, SC 29708

| SPACE | TENANT | SQ. FT. | | |
|-------|-----------------------------------|----------|----------------------|---|
| 717 | Bubbles N Bows | 2,580 SF | 833 | Lazy Day Liquors 1,200 SF |
| 721 | Best Brains | 1,200 SF | 837 | The Hilt Acquisitions 1,500 SF |
| 725 | Hunter-Hawk Men's Grooming Lounge | 1,200 SF | 841 | Red Bowl Asian Bistro 3,600 SF |
| 729 | Cherry Blow Dry Bar | 1,200 SF | 847 | Warhammer 1,200 SF |
| 734 | Pure Barre | 1,705 SF | 849 | Smoker's Cabinet 1,200 SF |
| 737 | Cholanadu Indian Bistro | 2,075 SF | 857 | COMING AVAILABLE 1,200 SF |
| 749 | Loveland Dental | 2,000 SF | 863 | Dollar Tree 7,200 SF |
| 757 | COMING AVAILABLE | 1,000 SF | 867 | Harris Teeter 51,613 SF |
| 757B | n-Motion Studio | 2,000 SF | 1710 | Jersey Mike's Subs 1,200 SF |
| 773 | Piedmont Medical Center | 5,000 SF | 1714 | Domino's Pizza 1,200 SF |
| 817 | State Farm Insurance | 1,200 SF | 1718 | Carolina Integrative Veterinary Hospital 1,200 SF |
| 829 | Dogtopia | 3,600 SF | 1722 | Upscale Nail & Spa 1,200 SF |
| | | | 1726 | Postal Annex 1,200 SF |
| | | | TOTAL SQ. FT. | 99,473 |

SITE LEGEND

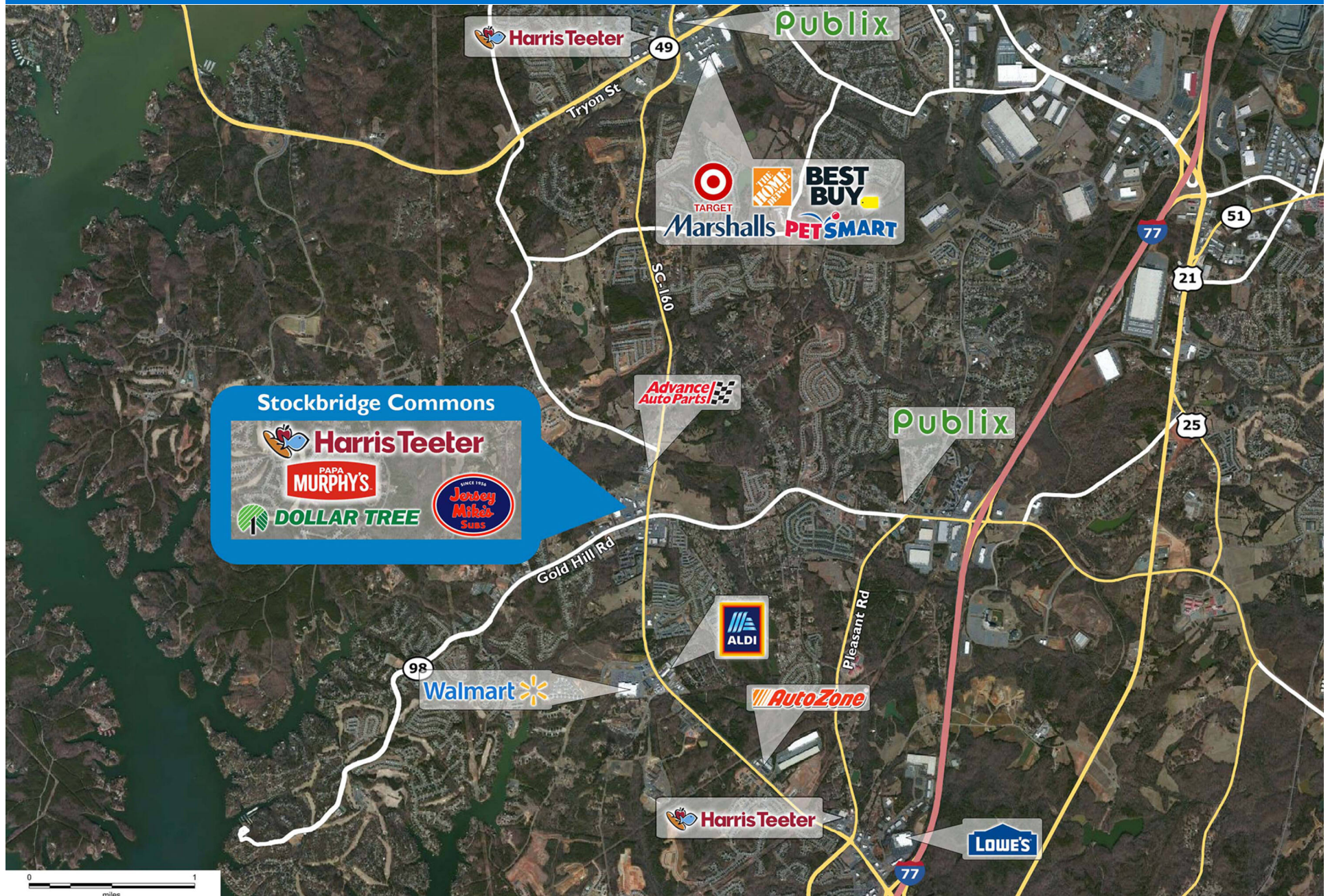
| | |
|-----------------------|-----------------|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

STOCKBRIDGE COMMONS

867 Stockbridge Drive | Fort Mill, SC 29708



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 35.061605

Longitude: -80.994683

| Stockbridge Commons Fort Mill, SC | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 11,462 | 60,033 | 122,214 |
| | 2028 Projected Population | 12,362 | 69,130 | 139,858 |
| | 2010 Census Population | 6,310 | 31,186 | 73,056 |
| | 2000 Census Population | 2,212 | 12,232 | 34,429 |
| | 1990 Census Population | 877 | 6,431 | 20,086 |
| | Historical Annual Growth 1990 to 2000 | 9.69% | 6.64% | 5.54% |
| | Historical Annual Growth 2000 to 2010 | 11.05% | 9.81% | 7.81% |
| | Estimated Annual Growth 2010 to 2023 | 4.44% | 4.88% | 3.81% |
| | Projected Annual Growth 2023 to 2028 | 1.52% | 2.86% | 2.73% |
| | Median Age | 38.5 | 39.3 | 39.7 |
| Households | Q4 2023 Estimated Households | 4,225 | 22,100 | 46,332 |
| | 2028 Projected Households | 4,551 | 25,422 | 53,003 |
| | 2010 Census Households | 2,384 | 11,495 | 27,886 |
| | 2000 Census Households | 773 | 4,462 | 13,520 |
| | 1990 Census Households | 323 | 2,361 | 7,825 |
| | Historical Annual Growth 1990 to 2000 | 9.10% | 6.57% | 5.62% |
| | Historical Annual Growth 2000 to 2010 | 11.93% | 9.93% | 7.51% |
| | Estimated Annual Growth 2010 to 2023 | 4.25% | 4.87% | 3.76% |
| | Projected Annual Growth 2023 to 2028 | 1.50% | 2.84% | 2.73% |
| | Population per Household | 2.71 | 2.71 | 2.64 |
| Population by Race | White | 60.9% | 60.6% | 59.2% |
| | Black or African American | 13.4% | 16.4% | 17.9% |
| | Asian & Pacific Islander | 10.9% | 8.3% | 6.9% |
| | Other Races | 4.4% | 4.5% | 5.1% |
| | Hispanic Population | 10.4% | 10.3% | 10.9% |
| Income | Average Household Income | \$138,289 | \$148,447 | \$133,127 |
| | Median Household Income | \$114,646 | \$120,555 | \$108,754 |
| | Per Capita Income | \$50,985 | \$54,689 | \$50,503 |
| Education (Age 25+) | Elementary | 0.4% | 1.7% | 2.5% |
| | Some High School | 0.9% | 1.9% | 2.7% |
| | High School Graduate | 15.5% | 12.6% | 15.4% |
| | Some College | 16.0% | 18.2% | 19.0% |
| | Associates Degree Only | 8.1% | 7.6% | 8.5% |
| | Bachelors Degree Only | 34.7% | 36.5% | 33.1% |
| | Graduate Degree | 24.3% | 21.5% | 18.8% |
| Business | Number of Businesses | 245 | 1,429 | 2,995 |
| | Total Number of Employees | 2,190 | 17,049 | 44,105 |
| | Employees per Business | 8.95 | 11.93 | 14.73 |
| | Residential Population per Business | 46.87 | 42.02 | 40.81 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.