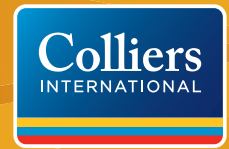


FOR SALE OR LEASE > RETAIL/OFFICE/MEDICAL/MULTIFAMILY/CHURCH LAND

# Hwy 21 & Regent Parkway

FORT MILL, SC



## Hwy 21 & Regent Parkway > Flexible zoning allows a variety of uses

The property is located across Highway 21 from the proposed Super Walmart and the new QuikTrip which is under construction. The entrance to Regent Park and the new Food Lion grocery store are just to the south. The site has 772' of frontage on Highway 21. There are 2,829 single-family homes and 1,362 townhomes planned or under construction in Regency Park and Springfield.

## Property Features

- > 1-8 Acres Available
- > Zoned UD-York County
- > Traffic Count 33,800 VPD
- > Excellent Topo for development
- > Good visibility on Highway 21

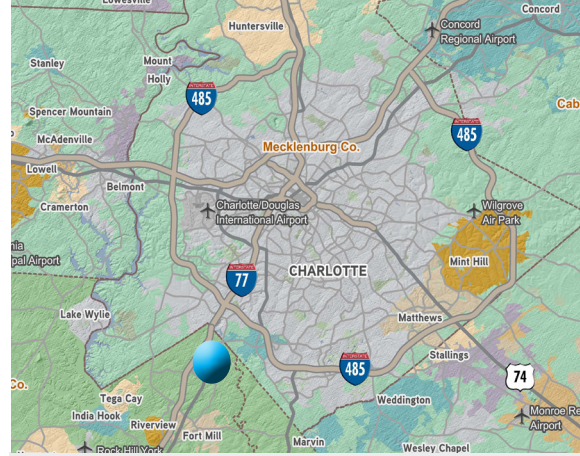
	1 MILE	3 MILE	5 MILE
Population	2,455	30,299	113,613
Household	858	11,821	45,452
Average Household Income	\$66,489	\$75,382	\$71,988
Per Capita	24,225	29,371	28,661
Area annual population change 2.77% at 5 miles.			

GREG COPPS, SIOR  
+1 704 409 2361  
CHARLOTTE, NC  
greg.copps@colliers.com

COLLIERS INTERNATIONAL  
301 S. College St, Suite 3350  
Charlotte, NC 28202  
www.colliers.com

## Highway 21 & Regent Parkway >

Illustrative Site Plan:



### Contact Us

GREG COPPS

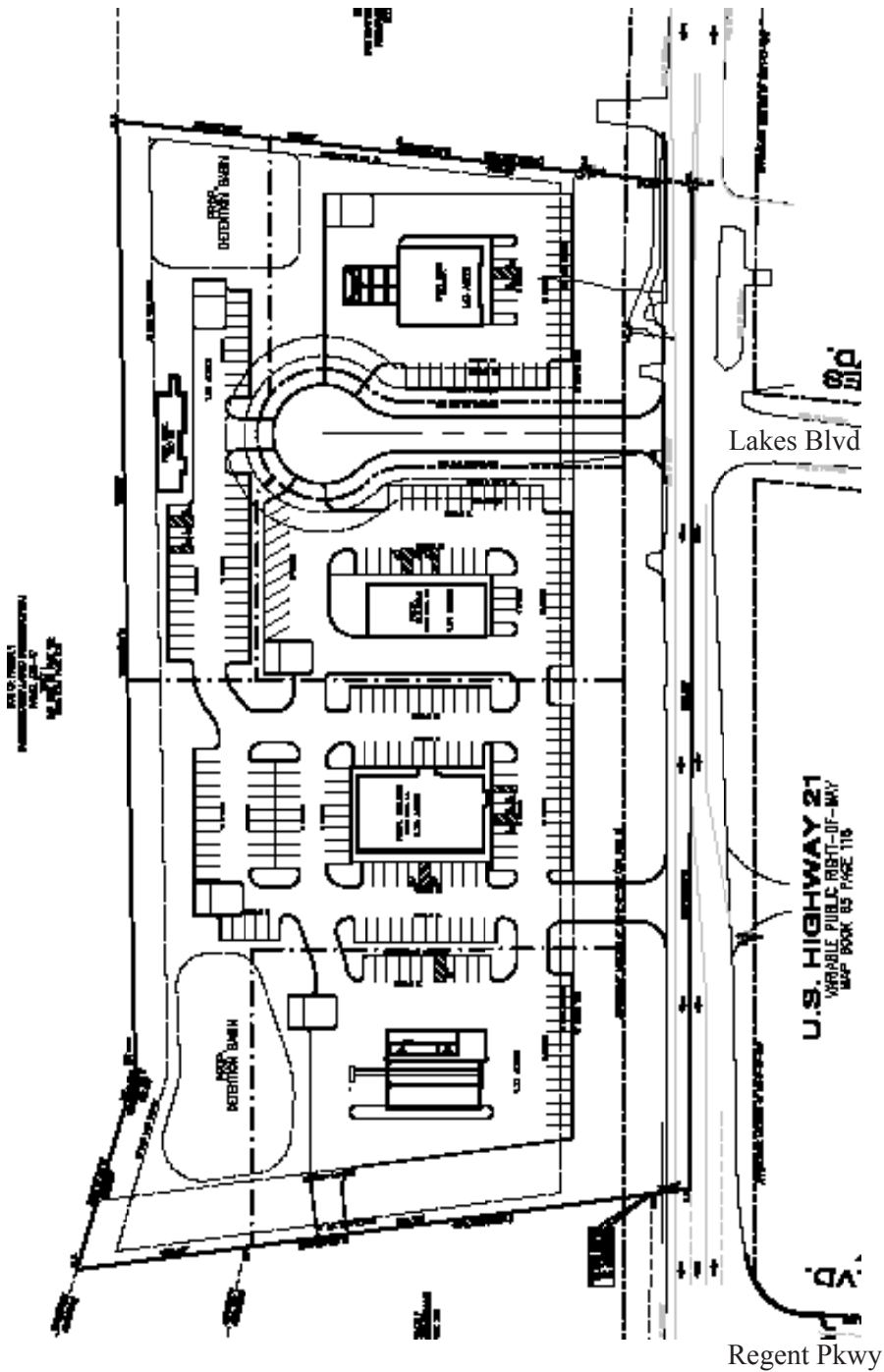
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CHARLOTTE, NC

[greg.copps@colliers.com](mailto:greg.copps@colliers.com)

COLLIERS INTERNATIONAL  
301 S. College St, Suite 3350  
Charlotte, NC 28202

[www.colliers.com](http://www.colliers.com)



The information contained herein has either been given to us by the owner of the property or has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. This property is subject to prior sale, lease price change or withdrawal without notice. Note: Broker participation is welcomed. Compensation is offered to buyer/tenant representative.

