



SIZE

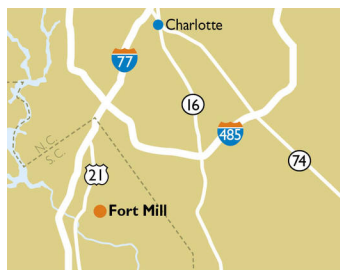
99,473 square feet

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, additional tenants include Dollar Tree, Jersey Mike'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



STOCKBRIDGE COMMONS

867 Stockbridge Drive | Fort Mill, SC 29708

| SPACE | TENANT | SQ. FT. |
|----------------------|--|---------------|
| 717 | Bubbles N Bows | 2,580 SF |
| 721 | Best Brains | 1,200 SF |
| 725 | Hunter-Hawk Men's Grooming Lounge | 1,200 SF |
| 729 | Sharkey's Cuts for Kids | 1,200 SF |
| 734 | Alloy Personal Training | 1,705 SF |
| 737 | Cholanadu Indian Bistro | 2,075 SF |
| 749 | Loveland Dental | 3,000 SF |
| 757B | Vibe Pilates | 2,000 SF |
| 773 | Novant Health Medical Group | 5,000 SF |
| 817 | The Breakroom Cigar Lounge | 1,200 SF |
| 829 | Dogtopia | 3,600 SF |
| 833 | Lazy Day Liquors | 1,200 SF |
| 837 | The Hilt Acquisitions | 1,500 SF |
| 841 | Red Bowl Asian Bistro | 3,600 SF |
| 847 | Warhammer | 1,200 SF |
| 849 | Smoker's Cabinet | 1,200 SF |
| 857 | Children's Art Classes | 1,200 SF |
| 863 | Dollar Tree | 7,200 SF |
| 867 | Harris Teeter | 51,613 SF |
| 1710 | Jersey Mike's Subs | 1,200 SF |
| 1714 | Domino's Pizza | 1,200 SF |
| 1718 | Carolina Integrative Veterinary Hospital | 1,200 SF |
| 1722 | Upscale Nail & Spa | 1,200 SF |
| 1726 | PostalAnnex | 1,200 SF |
| TOTAL SQ. FT. | | 99,473 |

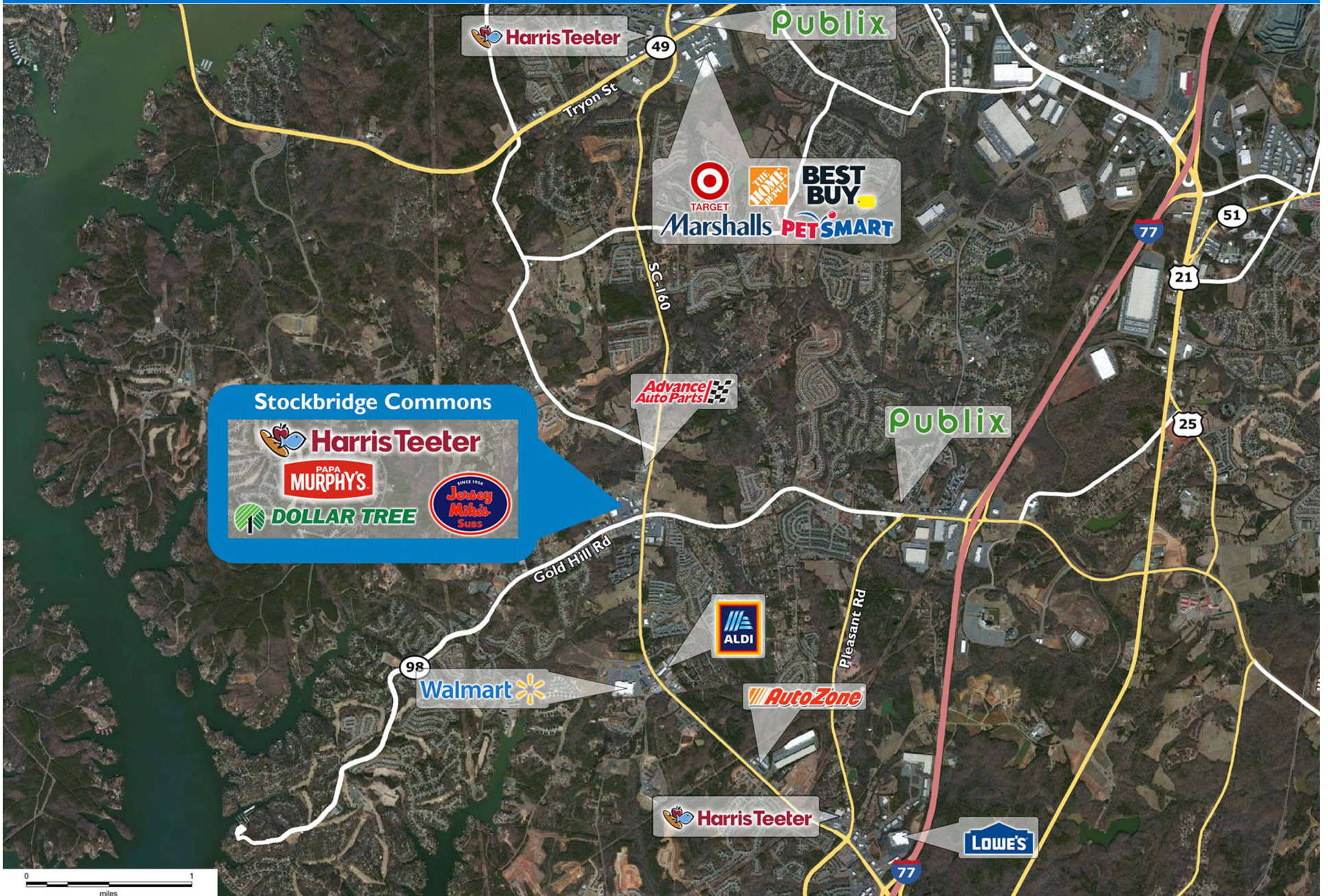
| SITE LEGEND | |
|---|---|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



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.