



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



PHILLIPS EDISON & COMPANY®

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

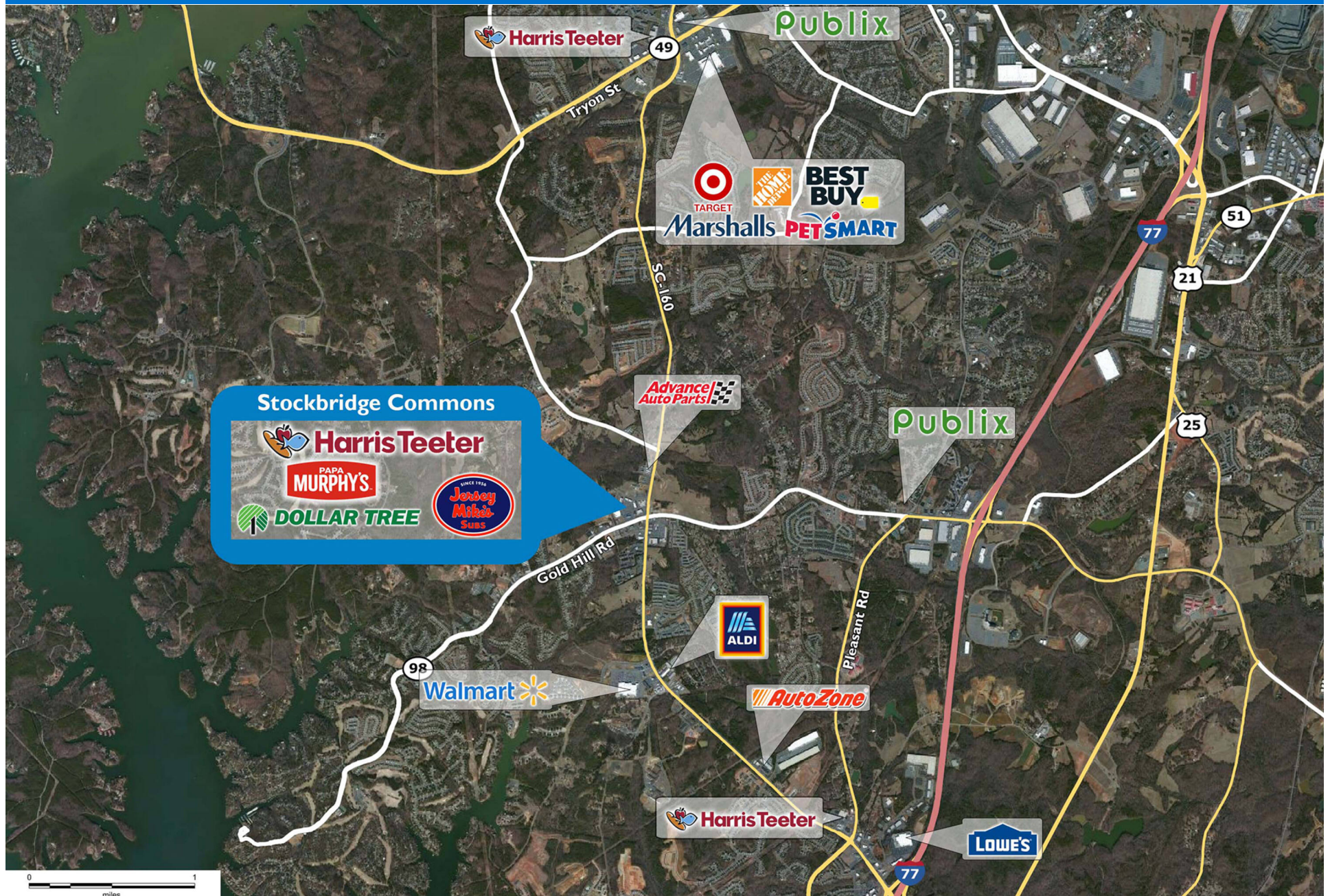
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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.