



# CAROLINA COMMERCE CENTER

1642 US HWY 160  
FORT MILL, SC 29708

980 - 1,982 SF for Lease

- ◆ ±8,100 SF Shopping Center
- ◆ Located on HWY 160, @ exit 85 off I-77
- ◆ Growing retail & office market
- ◆ Co-tenancy includes Petfolk, Whit's Frozen Custard, Jimmy John's & Nail salon

SITUATED AT SIGNALIZED INTERSECTION

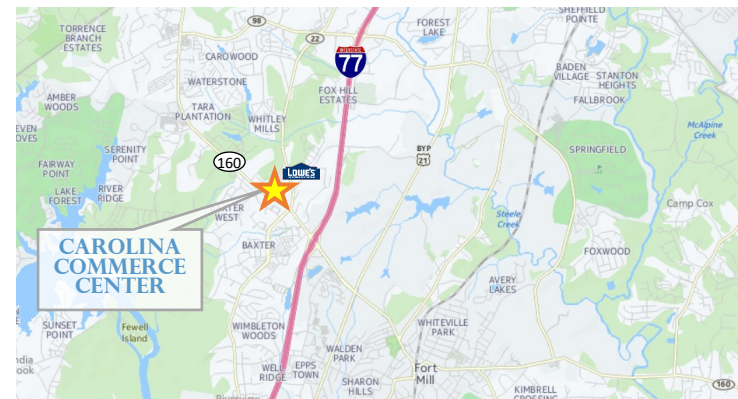


## DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	4,656	37,626	101,686
DAYTIME POP.	4,372	13,269	29,277
AVG. HH INCOME	\$113,685	\$106,229	\$99,681

## TRAFFIC COUNTS

US 160 WEST 29,700 VPD





### West Town Market

### Shutterfly

600+ employees

**Lash Group**  
 AmerisourceBergen Consulting Services  
 ±3,000 employees

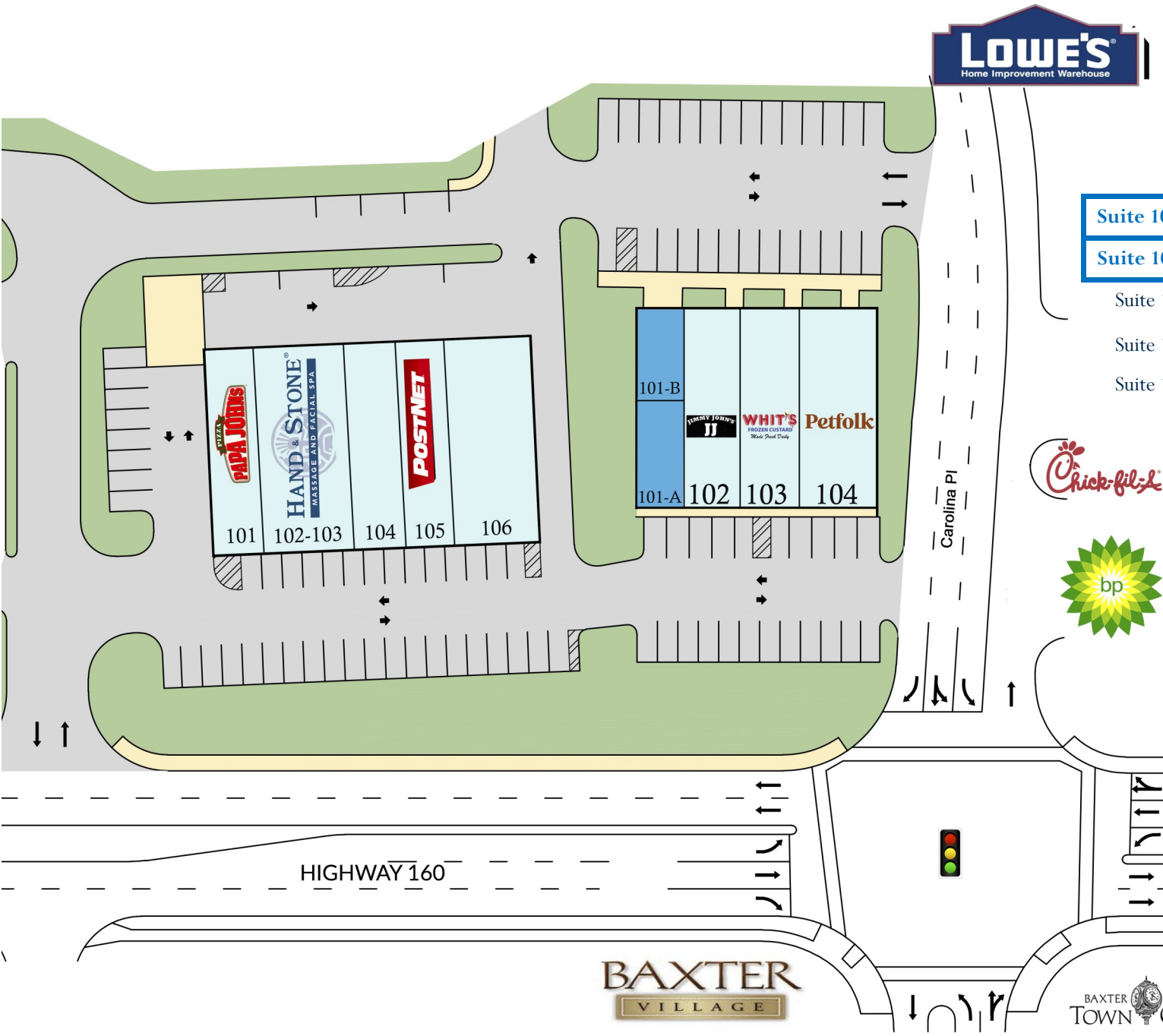
**Kingsley Village**

- 626-acre Mixed Use
- 824,000 SF Office
- 145,000 SF Retail
- 238 Apartments + Courtyard

### Baxter Town Center

**BAXTER VILLAGE**  
 \$250K - \$1M





## TENANT LIST

Suite 101 - A	AVAILABLE	1,002 SF
Suite 101 - B	AVAILABLE	980 SF
Suite 102	Jimmy John's	1,640 SF
Suite 103	Whit's Frozen Custard	1,494 SF
Suite 104	Petfolk	3,019 SF



**BAXTER**  
VILLAGE

BAXTER  
TOWN CENTER

