

Elite at Edgewater

9571 Charlotte Hwy
Fort Mill, SC 29707

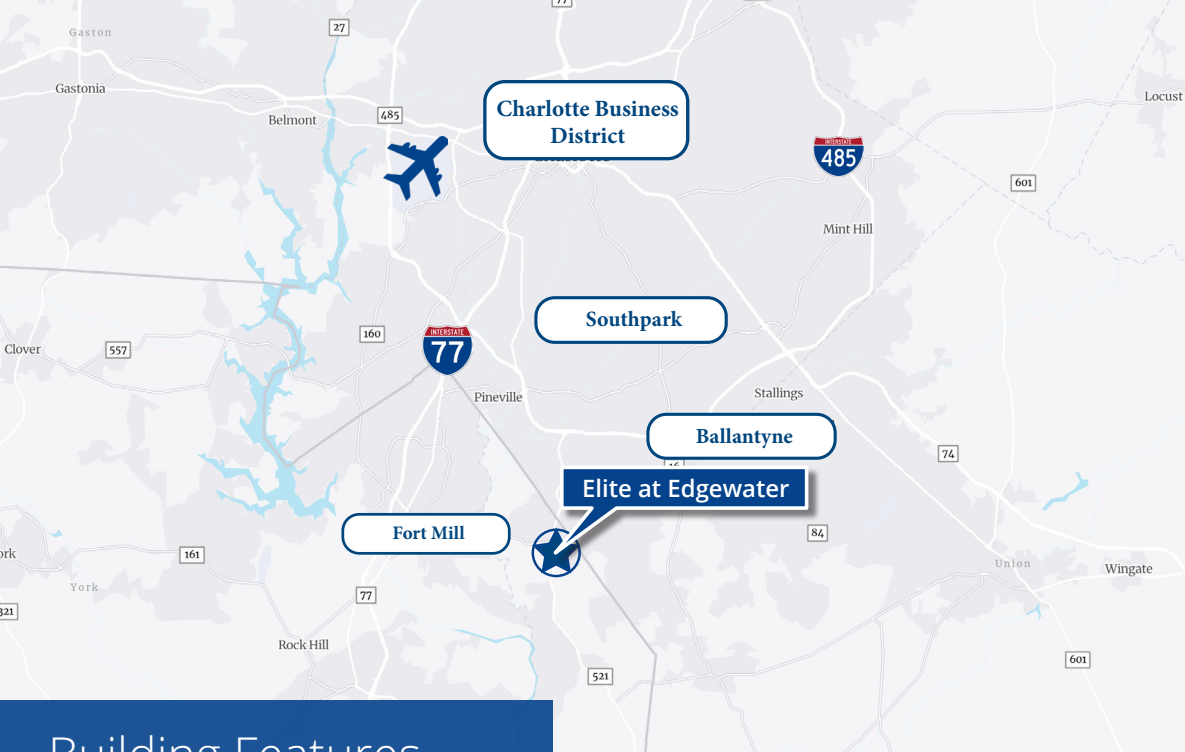
Medical Office & General Retail Space
Delivery Q4 2026



Phil Corriher, CCIM | CRX | CRRP
Senior Vice President | Retail Services
+1 704 619 7108
phil.corriher@colliers.com

Adam Farber, SIOR
Vice President | Office
+1 704 409 2369
adam.farber@colliers.com

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Building Features

New Class A Office & Retail at a High-Traffic Fort Mill Location

- Medical office and general retail
- ± 27,600 SF total available
- New construction project to be delivered Q4 2026
- Parking ratio: 2.5/1,000 SF
- Building signage available
- Distance to:
 - I-485: ± 4.5 miles
 - I-77: ± 6.9 miles
 - Airport: ± 23.6 miles
- Nearby retailers include: Lowe's Hardware, Aldi, QuikTrip, Biscuitville, Chick-Fil-A, KFC, Walmart, Lowes Foods, Costco, Taco Bell, Lidl, and many more

Current Tenants | Opening Dates

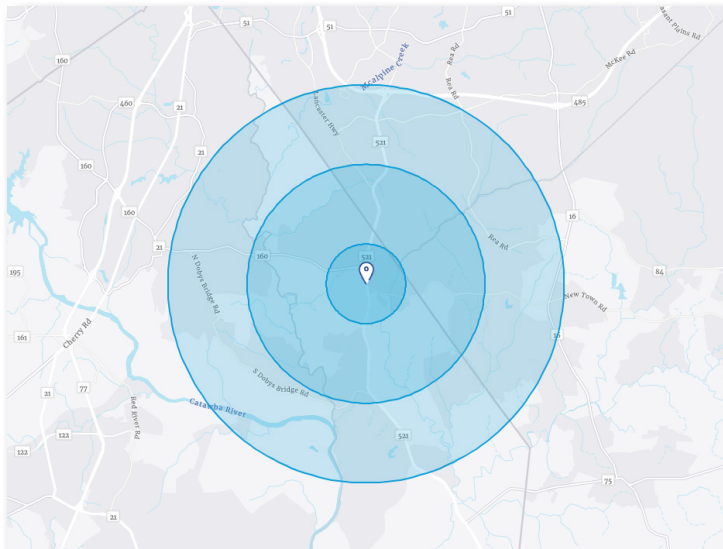
Mythri Mart	Mid-March 2026
Bar Taphouse	Late April 2026
Boba Tea and Sandwich	Late April 2026

*Tenant mix subject to change

Lease Rate

Rates competitive with new Class A construction
Contact Brokers for Details

Demographic Information

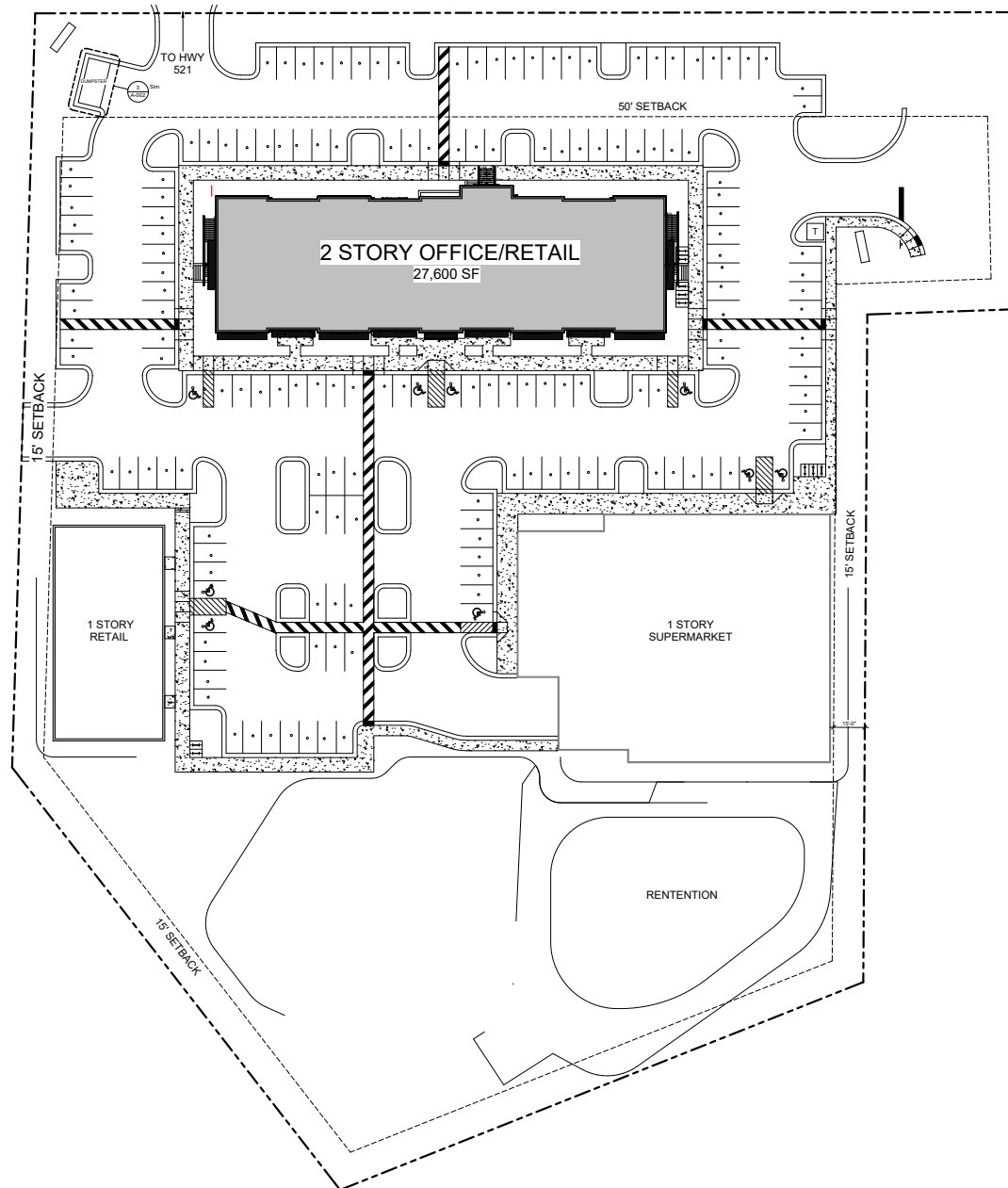


	1 Mile	3 Mile	5 Mile
Population	3,974	49,168	131,476
Total Businesses	242	1,100	3,784
Daytime Population	5,595	44,336	128,784
Median Age	40.5	39.4	40.6
Average Household Income	\$150,648	\$181,174	\$179,272



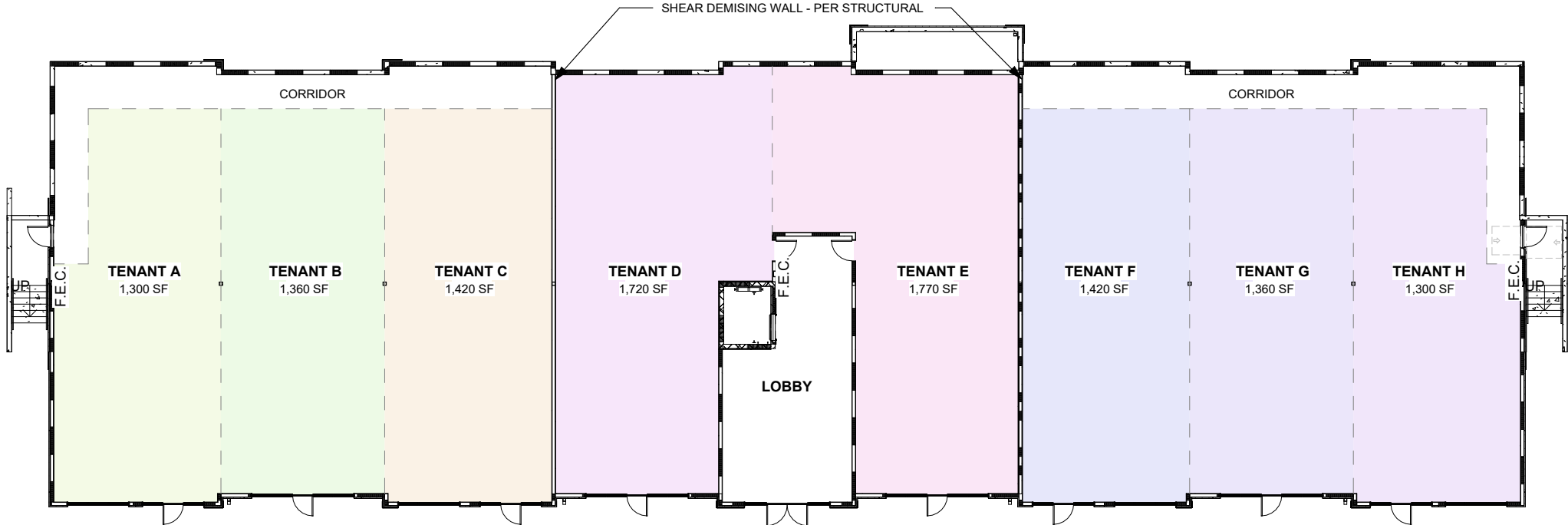
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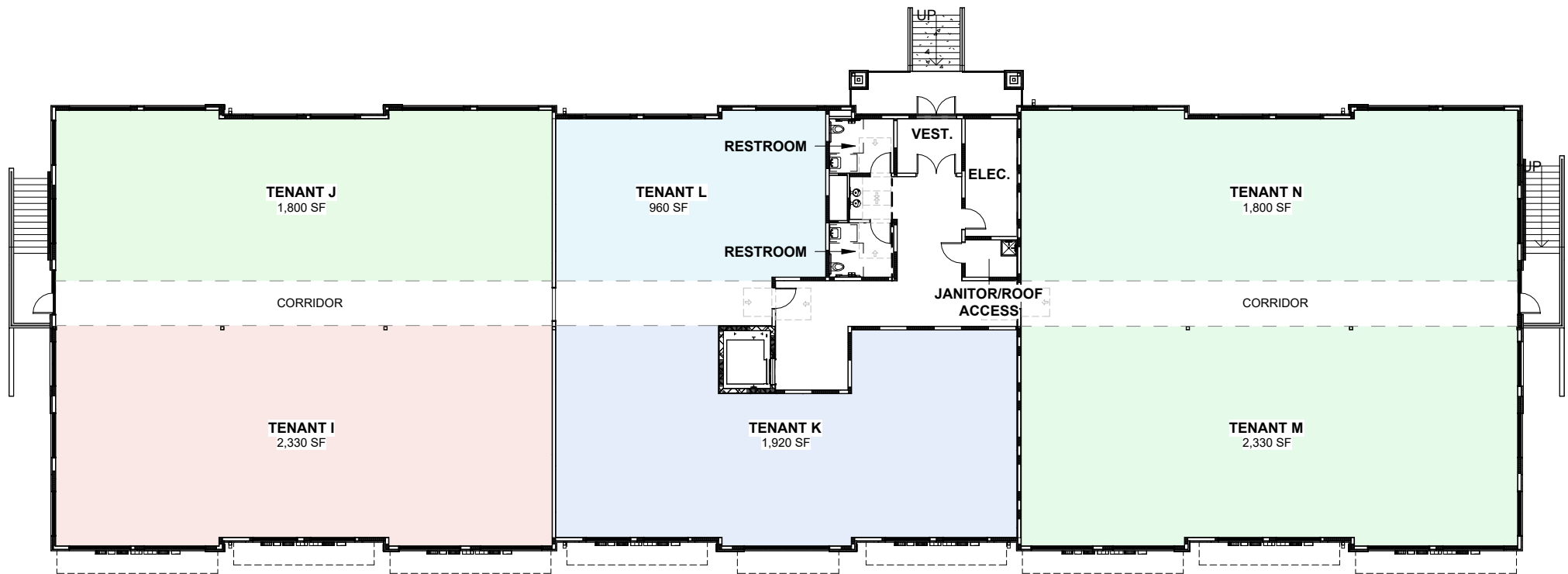
Elite at Edgewater - Floor 1

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Elite at Edgewater - Floor 2

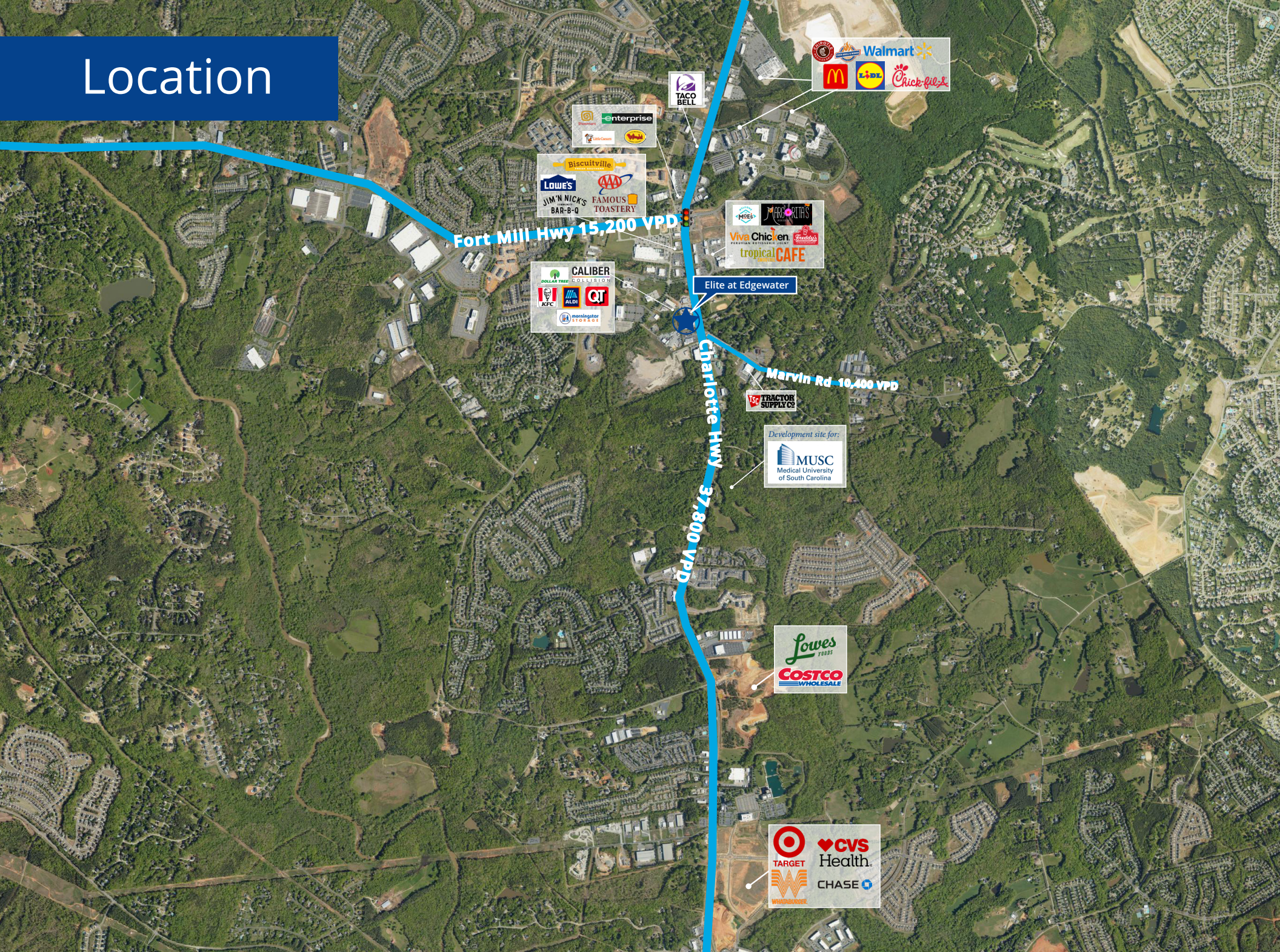
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Location



Site Access





300 W. Summit Avenue
Suite 200
Charlotte, NC 28203
P: +1 704 409 9933
F: +1 704 409 9934
colliers.com/charlotte

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phil.corriher@colliers.com

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