



The Landing at Dobys Bridge

1918 N. Dobys Bridge Road | Fort Mill, SC 29715

Massey - Taylor Morrison
917 Single Family Units

Dobys Bridge Elementary
794 Students

The Crossing at Dobys Bridge



S Dobys Bridge Rd



FUTURE
PHASE II

Holbrook Rd

18,900 VPD

N Dobys Bridge Rd

Catawba Ridge Market
25 AC Grocery-Anchored
Retail Development | Fall 2026



RIGHT IN
RIGHT OUT

A

CHASE

B

+/- 0.75 AC
+/- 2,500 SF

C

+/- 1.41 AC
+/- 6,000 SF

FULL
ACCESS

Available for Lease

+/- 0.75 - 2.16 AC Opportunities Suitable for Retail, Restaurant, Service or Medical

Property Overview

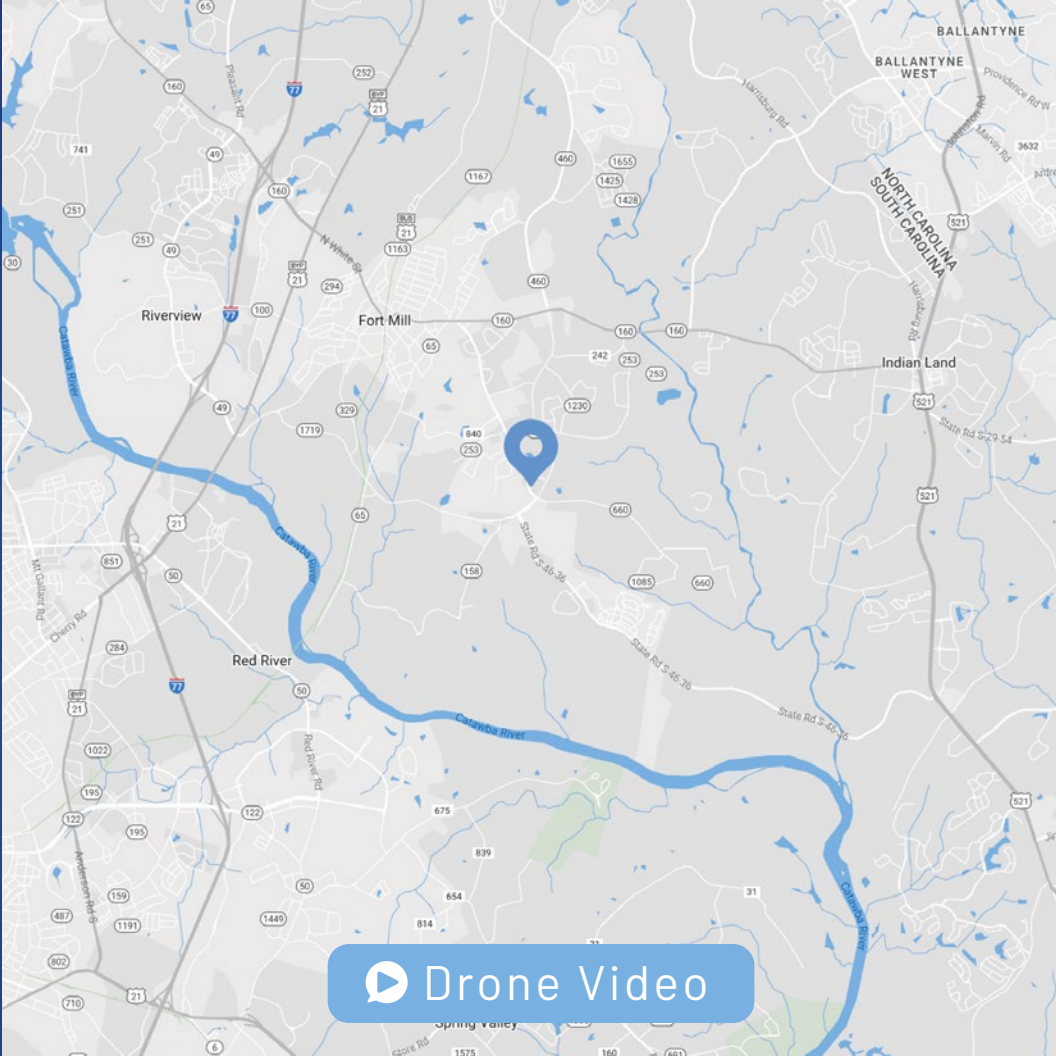
The Landing at Dobys Bridge Available for Lease

Ground lease and build-to-suit opportunities at the corner of N. Dobys Bridge Road and Fort Mill Pkwy/Southern Bypass suitable for retail, restaurant, service or medical uses.

The site is surrounded by new and proposed development in a fast-growing area of Fort Mill. A 25-acre Harris Teeter-anchored center is under construction right across from the site with tenants including Chick-fil-A, Chipotle, McDonalds, Fifth Third Bank, and more to come. The Crossing at Doby's Bridge was also recently completed across the street, including tenants: Blue Bar & Smokehouse, Atrium Health, Huntington Learning Center, and 7-Eleven. The site is also surrounded by completed and under construction residential subdivisions.

Property Details

Address	1918 N. Dobys Bridge Road Fort Mill, SC 29715
Availability	+/- 0.75 - 2.16 AC Available for Ground Lease or BTS Single Tenant and Multi-Tenant Opportunities
Use	Suitable for Retail, Restaurant, Service or Medical
Parking	105 Spaces
Zoning	HC (Highway Commercial), COD-N (Corridor Overlay District)
Anticipated Delivery	Q4 2027/Q1 2028
Additional Notes	Double Lane Drive-Thru Opportunities
Traffic Counts	Dobys Bridge Road 18,900 VPD
Lease Rate	Call for Leasing Details



Demographics

RADIUS	1 MILE	3 MILE	5 MILE
2026 Population	4,907	36,635	101,925
Avg. Household Income	\$195,500	\$173,184	\$156,564
Median Household Income	\$160,708	\$143,182	\$123,758
Households	1,748	13,152	39,830
Daytime Employees	676	8,539	36,717

Site Overview

AVAILABILITY	Acreage	Square Footage	Parking
A Bldg A - Chase Bank	+/- 0.98 AC	+/- 3,500 SF	26
B Bldg B - Retail	+/- 0.75 AC	+/- 2,500 SF	30
C Bldg C - Retail	+/- 1.41 AC	+/- 6,000 SF	49

RIGHT IN
RIGHT OUT

N DOBY'S BRIDGE RD

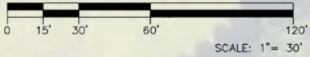
Catawba Ridge Market
25 AC Grocery-Anchored
Retail Development
Fall 2026



EXISTING
SIGNALIZED
INTERSECTION

FORT MILL PKWY/SOUTHERN BYPASS

FUTURE PHASE II



DRIVEWAY ACCESS #1

Proposed Detention Pond

PHASE I

Bldg C
+/- 1.41 AC
+/- 6,000 SF

9 Parking Spaces
included with OPB
for a total of 30 Spaces

Bldg A
CHASE

Bldg B
+/- 0.75 AC
+/- 2,500 SF

DRIVEWAY ACCESS #2



FULL
ACCESS

Market Overview

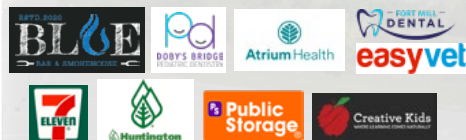




Catawba Ridge Market
25 AC Grocery-Anchored
Retail Development | Fall 2026



The Crossing at Dobys Bridge



Contact for Details

Josh Beaver

(704) 749 - 5726

josh@thenicholscompany.com

This information has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation to independently confirm its accuracy and completeness.

Website

www.TheNicholsCompany.com

Phone

Office (704) 373-9797

Fax (704) 373-9798