



FOX HILL BUSINESS PARK
 2.5 MILLION SQUARE FEET OF CLASS A INDUSTRIAL AND DISTRIBUTION EXCELLENCE
 IN THE HEART OF GREENVILLE COUNTY, SOUTH CAROLINA -
 AMONG AMERICA'S FASTEST-GROWING ECONOMIC CENTERS.

407-411 S MAIN ST | FOUNTAIN INN, SC

FOUNTAIN INN MIXED-USED DEVELOPMENT

AVAILABLE FOR LEASE



**PROJECT
DETAILS**

AVAILABLE SPACE

11.80 Acres

TRAFFIC COUNTS

8,000 ADT on S Main St
14,600 ADT on McCarter Rd

PROPERTY HIGHLIGHTS

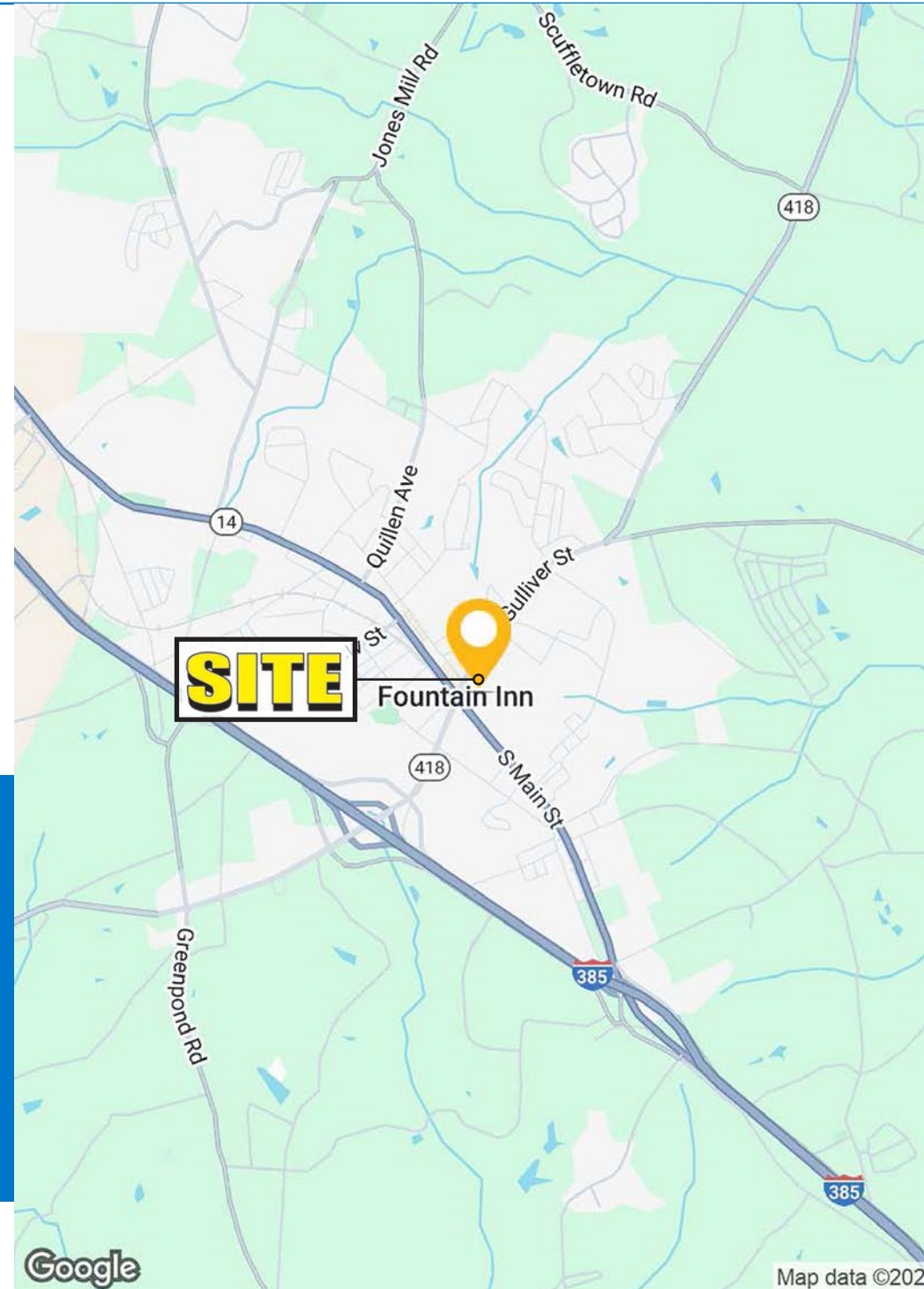
- QSR pad and commercial space available for lease in Fountain Inn, SC
- According to the U.S. Census Bureau, Fountain Inn was the second-fastest growing town in South Carolina in 2023, with an estimated growth rate of 10.86% YoY
- Well suited for retail, medical, and office uses
- Neighboring retailers include Starbucks, Bojangles', McDonald's, Dunkin', and Zaxby's
- 0.3 miles from New Prisma Health Hospital Campus

LEASE RATE

Call to discuss

COUNTY

Greenville

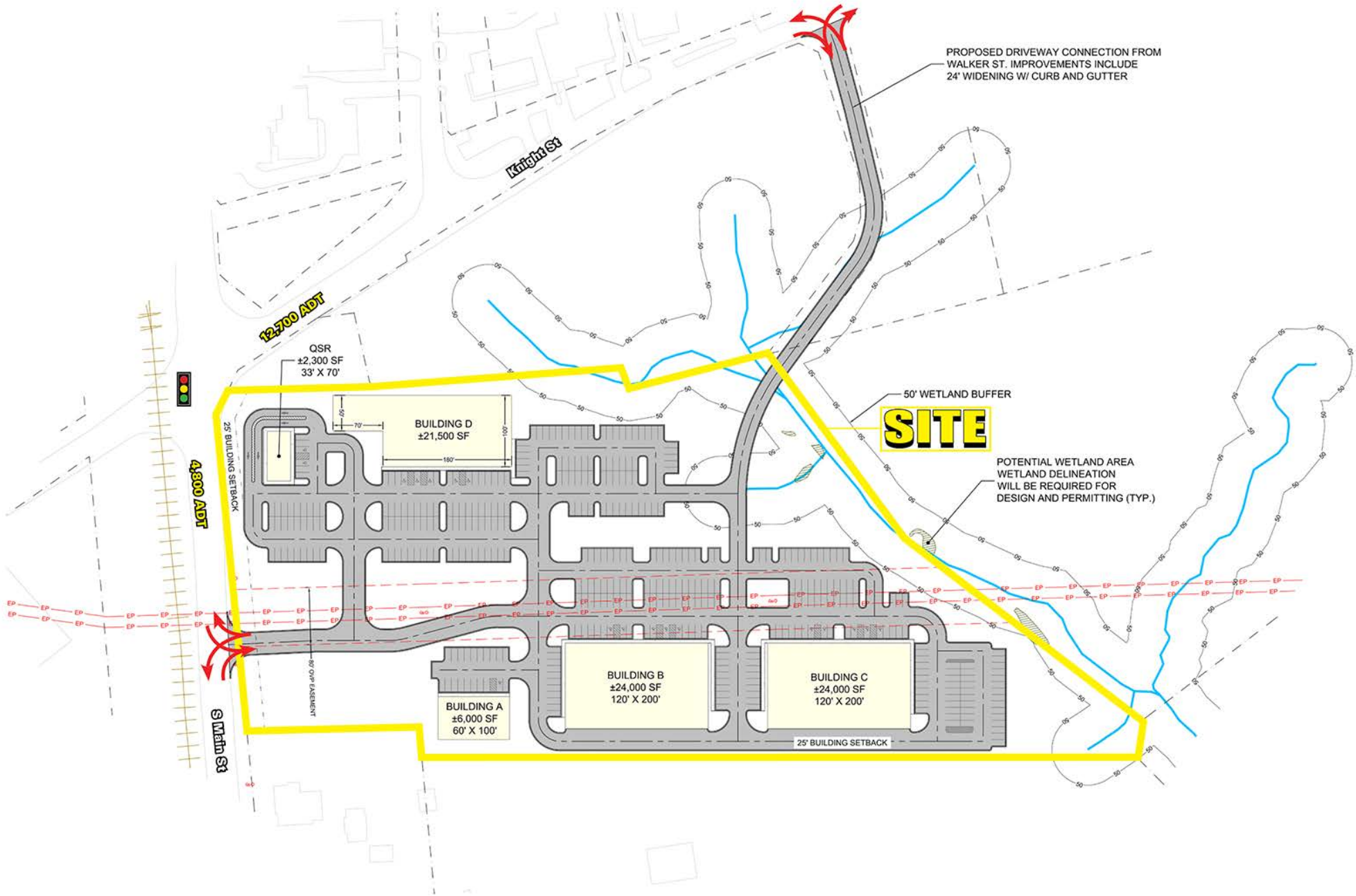


DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 TOTAL HOUSEHOLDS	2,159	6,813	18,631
 TOTAL POPULATION	5,472	17,966	48,941
 MEDIAN HH INCOME	\$78,589	\$76,512	\$84,207

AERIAL



SITE PLAN





SOUTH CAROLINA

FOUNTAIN INN

Nestled in the foothills of upstate South Carolina, Fountain Inn is a charming city in the heart of an incredibly scenic state. Only minutes from the mountains and a couple of hours from the coast, Fountain Inn is a charming city in the heart of an incredibly scenic state. Only minutes from the mountains and a couple of hours from the coast, Fountain Inn is the ideal location for relocation families, friends, and business. Fountain Inn offers the best outdoor recreation with access to the Swamp Rabbit Trail, a reimagined downtown complete with electric car chargers, and advanced manufacturing training for all our local students. Fountain Inn is quickly becoming a regional center for technology and creative companies alike.

Fountain Inn has everything you can find to enhance the quality of life. The city's downtown area is bustling with shops and dining options. There are great outdoor recreations, award-winning cultural arts, and music performances, and family-friendly events throughout the year. Also, the city has one of the lowest crime rates in Greenville County.



FOUNTAIN INN, SC

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