

Regent Park

3127 Carowinds Blvd (US-21), Fort Mill, SC 29715

Location Overview:

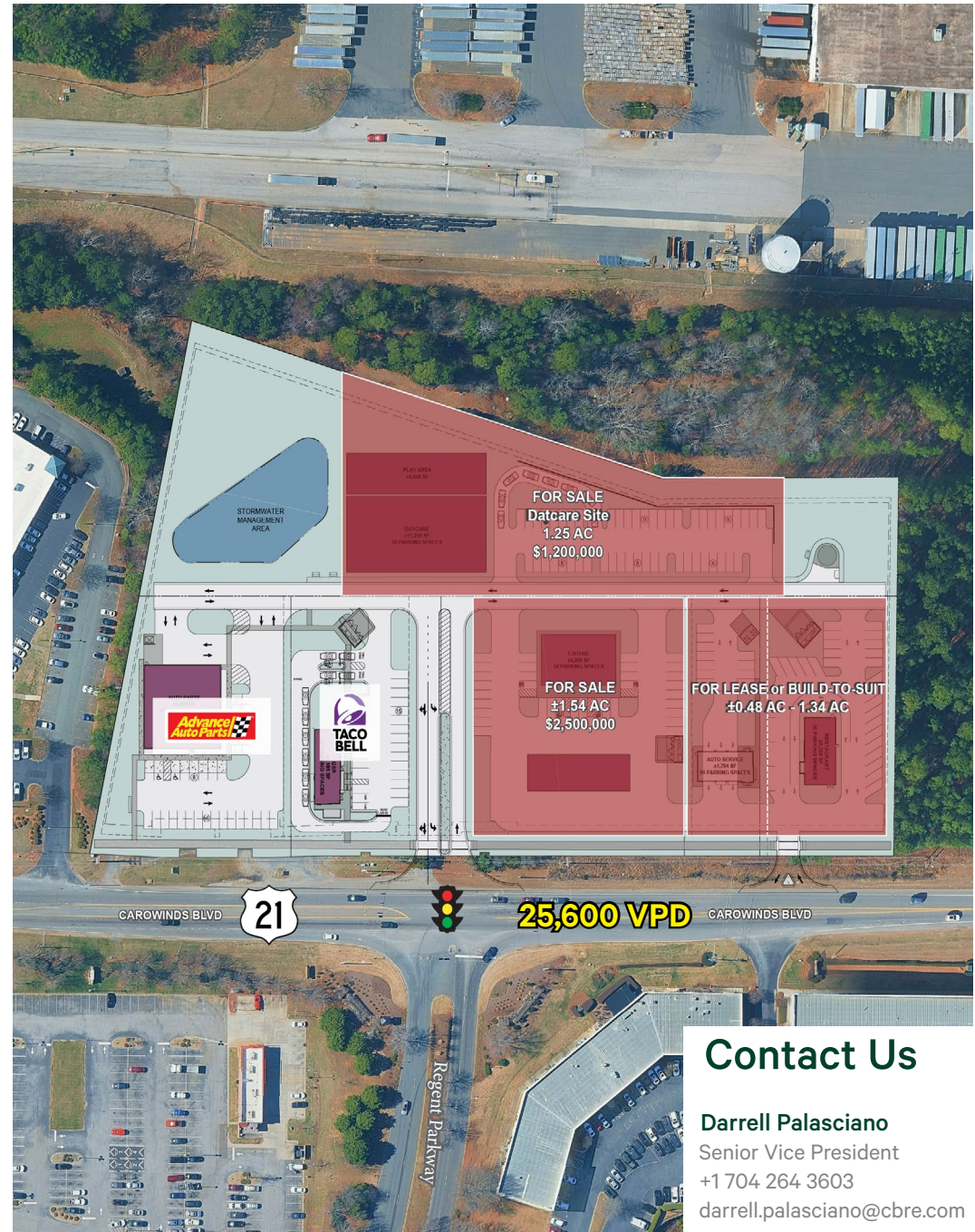
Highly visible, signalized out-parcels available for lease or build-to-suit along Carowinds Blvd (US-21) at Regent Parkway in Fort Mill, SC.

Property Highlights:

- + Prime location at a busy, signalized intersection
- + Directly opposite Food Lion anchored shopping center
- + 3/4 mile from I-77 exit 90 (Carowinds Blvd)
- + Flexible zoning accommodating most retail and service businesses
- + C-Store/QSR site FOR SALE ± 1.54 AC for **\$2,500,000**
- + Strong traffic flow with 23,900 VPD on Carowinds Blvd
- + Daycare site 1.25 Acres for **\$1,200,000**
- + Nearby retailers include:



2025 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	7 MILES
Population	5,885	50,238	165,785	322,562
Average Household Income	\$104,372	\$138,278	\$130,111	\$145,200
Daytime Population	6,363	61,223	202,975	359,493
Population Growth	2.68%	2.87%	1.94%	1.91%



Contact Us

Darrell Palasciano
Senior Vice President
+1 704 264 3603
darrell.palasciano@cbre.com

Site Plan



Aerial



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Contact Us

Darrell Palasciano
 Senior Vice President
 +1 704 264 3603
 darrell.palasciano@cbre.com