



±26,823 SF Flex Space

8190 Regent Pkwy | Fort Mill, SC 29715

FOR LEASE



ARDOR COMMERCIAL
ADVISORS, LLC

Property Overview

8190 Regent Parkway

PROPERTY SPECS

Property Address	8190 Regent Pkwy, Fort Mill, SC 29715
APN	7290000517
County	York
Tenancy	Single
Zoning	LI (Light Industrial)
Land Acres	1.99
Total Building SF	±26,823 SF
Office SF	±8,848 SF
Warehouse SF	±15,394 SF
Clear Height	±15.3' - 16.6'
Loading Docks	2
Truck Well	1
Drive-In Doors	3
Power Supply	800A (Rear) / 200A (Front), 3-Phase, 277/480V, 60Hz
Fully Conditioned	Yes



Office Area

+/-8,848 SF



Warehouse

+/-15,394 SF



Accessibility

Regional Access & Distances



Proximity to Key Infrastructure

-  I-485
4.3 Miles
-  I-77
3.9 Miles
-  CLT Douglas Airport
17 Miles

Demographics

5 Mile Radius



Population

The area encompasses a substantial population of 157,111 within a 5-mile radius, providing a deep consumer and labor pool. The 3-mile radius holds 45,080 residents, while the immediate 1-mile radius features a population of 8,233.



Income & Employment

The region exhibits strong economic health. Median household incomes are \$105,091 (1-mile), \$101,776 (3-mile), and \$98,571 (5-mile). Unemployment remains exceptionally low, ranging from 2.65% to 3.59% across the trade radii.



Workforce Education

A highly educated populace is evident, providing a skilled talent pool for local businesses. In the 5-mile radius, 35.2% possess Bachelor's degrees and 19.2% hold Graduate degrees. The 1-mile radius shows 32.5% Bachelor's and 17.6% Graduate degrees.



5-Mile Key Metrics

157,111

POPULATION

\$98,571

MEDIAN INCOME

Source: US Census Bureau

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Ardor Commercial Advisors, LLC

Thank you.



Exclusive Investment Advisory Team



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