



112 Academy St.

DOWNTOWN FORT MILL RETAIL/OFFICE SPACE FOR LEASE

Highly visible retail and office opportunity in downtown Fort Mill, just off Main Street and surrounded by established businesses, dining, and residential growth. The building is being subdivided into two suites: Suite A (3,625 SF) offers a large open layout with a bay door, ideal for retail, showroom, fitness, or service-oriented users seeking flexible space and strong street presence. Suite B (1,236 SF) features three private offices, well suited for professional or administrative users. With convenient access to SC-160 and I-77, 112 Academy St provides a rare opportunity to establish a presence in one of Fort Mill's most active and walkable corridors.

Property Highlights:


- ▶ Prime downtown Fort Mill location near Main Street
- ▶ Suite A – 3,625 SF ideal for boutique retail, fitness, or studio
- ▶ Suite B – 1,236 SF office suite with three private offices
- ▶ Walkable to restaurants, retail, and local services
- ▶ Suites can be combined



3D MATTERPORT TOUR



Rent
\$22/sf



1,484-4,861
SF



Lease Type
Triple Net Lease (NNN)



Zoning
Local Commercial



TICAM
\$5.88



PROPERTY DEMOGRAPHICS			
STATISTIC	1 MILE	3 MILES	10 MILES
Population	6,145	37,719	433,118
Households	2,432	13,651	186,272
Avg. Household Income	\$116,216	\$143,953	\$98,244
Daytime Employees	2,325	12,066	195,566

SUITE A

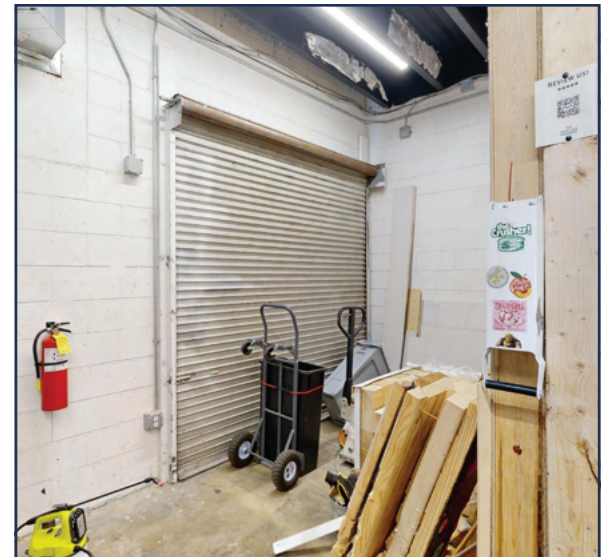
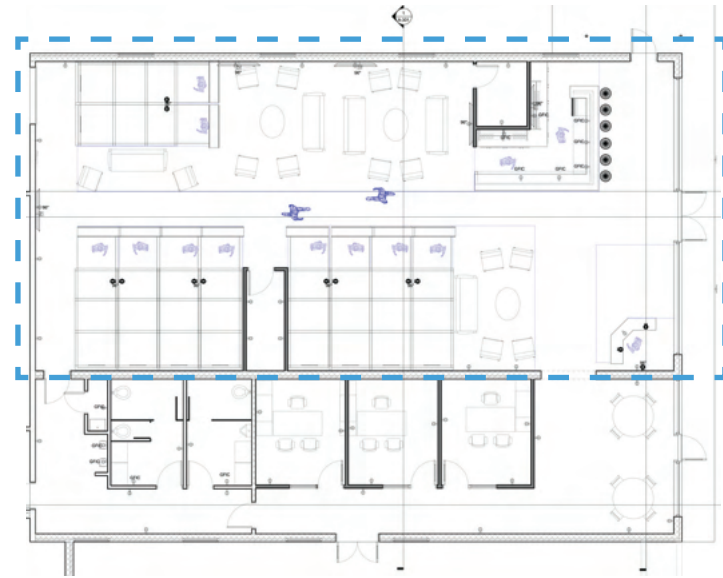
Square Footage	3,625
Rent	\$22/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$5.88/SF

Suite Highlights:

- ▶ Large, open layout
- ▶ Retail counter with private office
- ▶ Bay door with exterior pad
- ▶ Side entrance with covered patio



3D MATTERPORT TOUR



SUITE B

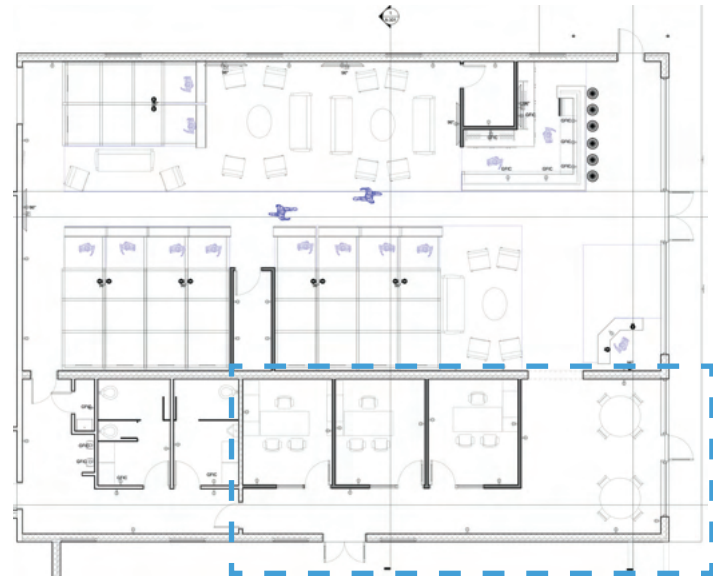
Square Footage	1,236 SF
Rent	\$22/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$5.88/SF

Suite Highlights:

- ▶ Front and side entrances
- ▶ Open reception area
- ▶ Three Private Offices with connecting doors
- ▶ Direct access to shared side parking



3D MATTERPORT TOUR





PROPERTY DETAILS

Address	112 Academy St. Suites A & B Fort Mill, SC 29715
Zoning	Local Commercial (LC)
Square Footage	Suite A - 3,625 SF Suite B - 1,236 SF
Rent	\$22/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$5.88/SF



**Kuester
Commercial**
803.578.7788

**127 Ben Casey Dr
STE 101
Fort Mill, SC 29708**



ROGER METZ
704.604.2964
roger@kuestercre.com



ALEXIS MILLER
803.207.0191
alexis@kuestercre.com