



110 Springs St.

DOWNTOWN FORT MILL OFFICE SPACE FOR LEASE

Give your practice or firm a standalone identity just one block off Main Street. This ±2,794 SF professional office building combines classic downtown charm—complete with hardwood floors, wainscoting, and built-in cabinetry—with a highly efficient layout. Featuring a massive 29' x 20' conference room, multiple private offices, a dedicated reception area, and a full kitchen, it offers an aggressive entry point into a tight downtown market without sacrificing space or premium visibility.

Property Highlights:

- ▶ Downtown Fort Mill location with excellent signage opportunities
- ▶ Private parking lot
- ▶ Highly walkable to Main Street dining, retail, and local parks
- ▶ Easy access to I-77, SC-160, Tega Cay, Ballantyne, & Charlotte



3D MATTERPORT TOUR



Rent
\$18/SF

TICAM est.
\$9.77

2,794 SF

Lease Type
Triple Net (NNN)

Zoning
Local Commercial

DOWNTOWN FORT MILL

110 SPRINGS ST

WHITE ST (SC-160) - 20,500 AADT

MAIN ST - 8,900 AADT

TOM HALL ST (SC-160) - 20,300 AADT

I-77

TEGA CAY

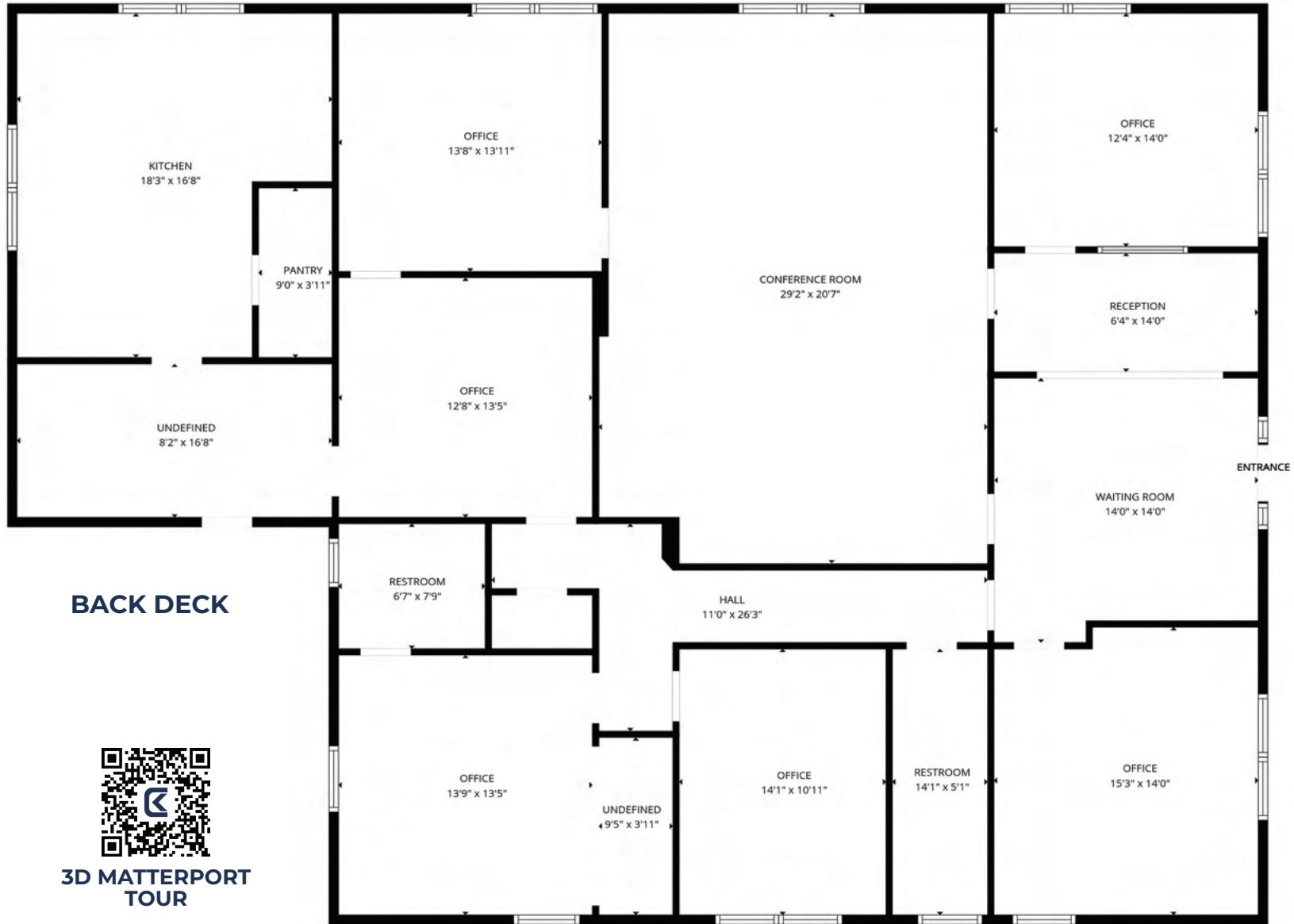
BALLANTYNE INDIAN LAND

VESTIQUE FORT MILL

Logos on map: WHITAKER'S, olive's mud puddle, BRICKS & MINIFIGS, HOBOS burgers • shakes • brews, The Speckled Pear, HOT DOG DEPOT, Sweet Treats Candy and Confections, AMOR ARTIS BREWING, The Improper Pig, PIA BURRITO, crossings main, The Print Shop.

PROPERTY DEMOGRAPHICS			
STATISTIC	1 MILE	3 MILES	10 MILES
Population	5,603	32,791	444,370
Households	2,286	13,470	185,622
Avg. Household Income	\$97,954	\$113,610	\$117,481
Consumer Spending	\$79.3M	\$547M	\$6.59B
ROADWAY	AADT		
Main Street	8,900		
Tom Hall Street (SC-160)	20,300		
White Street (SC-160)	20,500		

FLOOR PLAN



**3D MATTERPORT
TOUR**



PROPERTY DETAILS

Address	110 S Springs St. Fort Mill, SC 29715
Zoning	Local Commercial (LC)
Square Footage	2,794 SF
Lease Type	Triple Net Lease (NNN)
Rent	\$18/SF
TICAM (est.)	\$9.77



**Kuester
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