



FLEX BUILDINGS FOR LEASE

- ▶ Excellent Flex Location in downtown Fort Mill
- ▶ Ample Amounts of Parking
- ▶ Easy Access to Hwy 21 and I-77
- ▶ Excellent Location for a Service-Related Business (HVAC, Plumbing, Landscaping, etc.)

Demographics

	1 Miles	3 Miles	5 Miles
2024 Population	5,130	37,061	120,632
Avg. Household Income	\$102,071	\$127,179	\$120,111
Consumer Spending (All Industry)	\$72M	\$540M	\$1.69B

Property Details

TOTAL SF:	3,000-6,600
PRICE/SF:	\$15.00
LEASE TYPE:	Taxes, Insurance
ZONING:	HC
TI/SF:	\$3.14
COUNTY:	YORK





214 Main Street
Fort Mill, SC, 29715

- ▶ Rare Opportunity to lease a Flex Property in the heart of Downtown Fort Mill
- ▶ Road Frontage Opportunity for Signage
- ▶ Buildings can be leased separately
- ▶ 5-10 minutes access to most Fort Mill locations

CONTACT

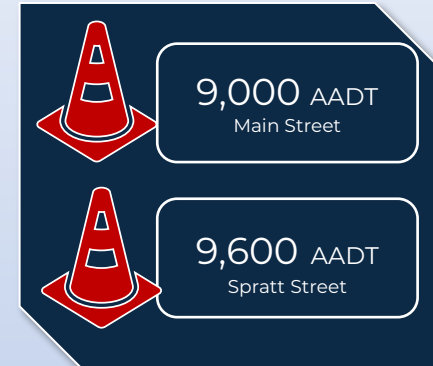
Roger Metz **Alexis Harder**
Broker SC/NC Broker SC/NC

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SCDOT TRAFFIC REPORTS:



SURROUNDING DOWNTOWN BUSINESSES: *Hobo's, Crossings on Main, Amor Artis, Whittaker's, Vestique, Improper Pig, Olive's Mud Puddle, Bossy Beulah's, Crown Town Rose, Fort Mill Florist, World Famous Golf Carts*

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Demographics

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2024 Population	5,130	37,061	120,632
Projected Future Yearly Growth	2.5%	2.7%	2.8%
Households	2,026	13,697	45,710
Average Household Income	\$102,071	\$127,179	\$120,111



WHY FORT MILL

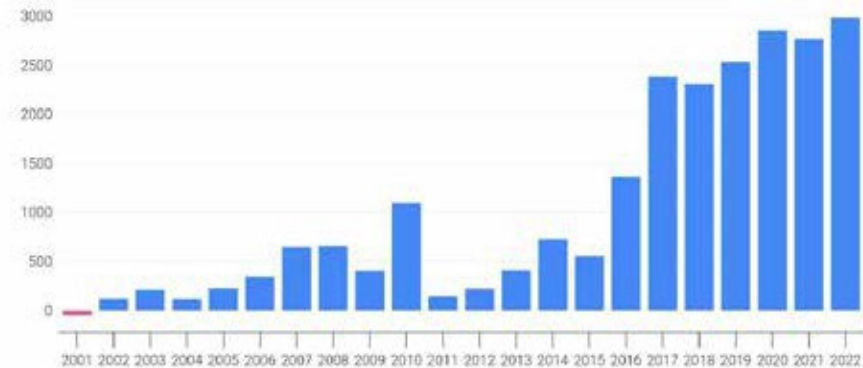


Charlotte and its nearby towns are growing across the board, and according to recently released data from the U.S. Census Bureau, Fort Mill, S.C., is outpacing them all.

From 2010 through the first half of 2021, the population in York County (SC) has grown by more than 56,000 residents and, during that 11-year period, the city of Fort Mill's population increased by more than 150%, adding nearly 11,000 people over the last 18 months to reach a current population of more than 27,000 people.

Tega Cay has been named the #2 Best Valued Suburb in the United States and a top 10 Most Successful City in South Carolina, and it routinely is ranked as one of the "Safest Cities in South Carolina."

Fort Mill, SC annual population change from 2000 to 2022
Between 2021 and 2022, the population increased by 2,985.



- Currently, Fort Mill is South Carolina's fastest-growing city with a population growth rate of 10.1% annually.
- The median household income is approximately \$91,000 versus \$65,700 for the entire United States (as of 2019).
- According to Niche, the Fort Mill School District is ranked first in the state and York County ranks second overall in the category of "Best Counties for Families" in South Carolina.

-  Fort Mill growth rate faster rate than any other Charlotte Suburb
-  Fort Mill / Tega Cay ranks tenth in "SC highest income per capita"
-  20 miles from downtown Charlotte

