

8161 Regent Pkwy

Ste 103, Fort Mill SC 29715

FOR LEASE

+/-1,855 SF of Flex Space

8161



FARM FRESH
CAROLINAS



ARDOR COMMERCIAL
ADVISORS, LLC

PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	13,832
NET RENTABLE AREA (SF)	1,855
LAND ACRES	1.7
YEAR BUILT	2006
YEAR RENOVATED	2020
ZONING TYPE	PD
NUMBER OF STORIES	1
GRADE LEVEL DOORS	1

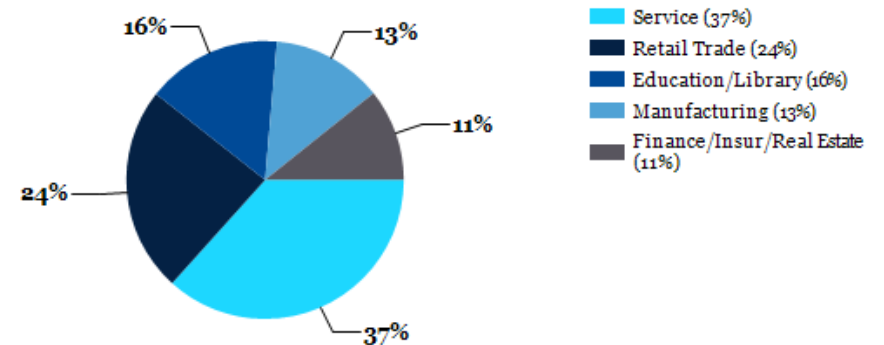
MECHANICAL

HVAC	Yes - Fully Conditioned
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TENANT INFORMATION

LEASE TYPE	NNN
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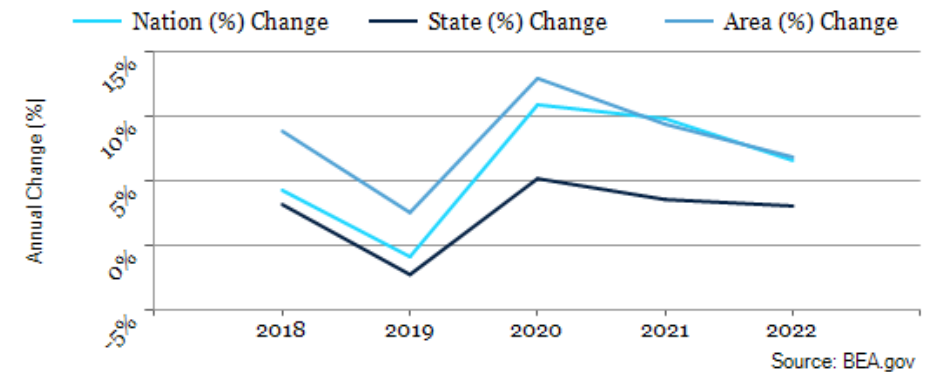
Major Industries by Employee Count

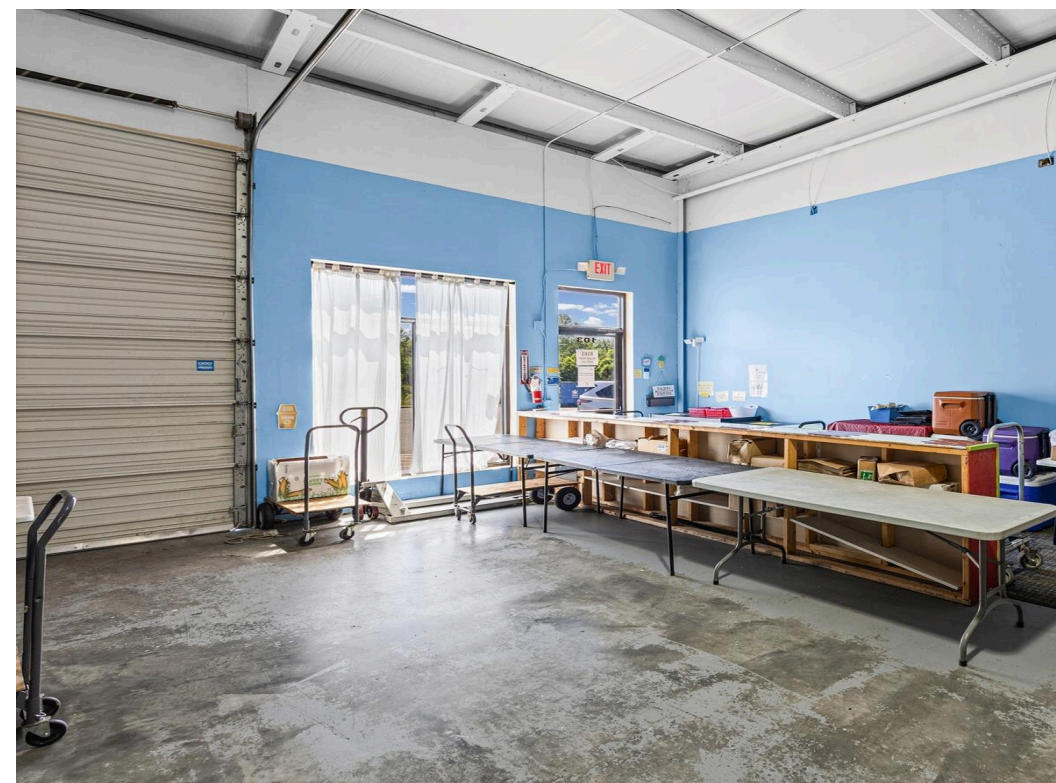
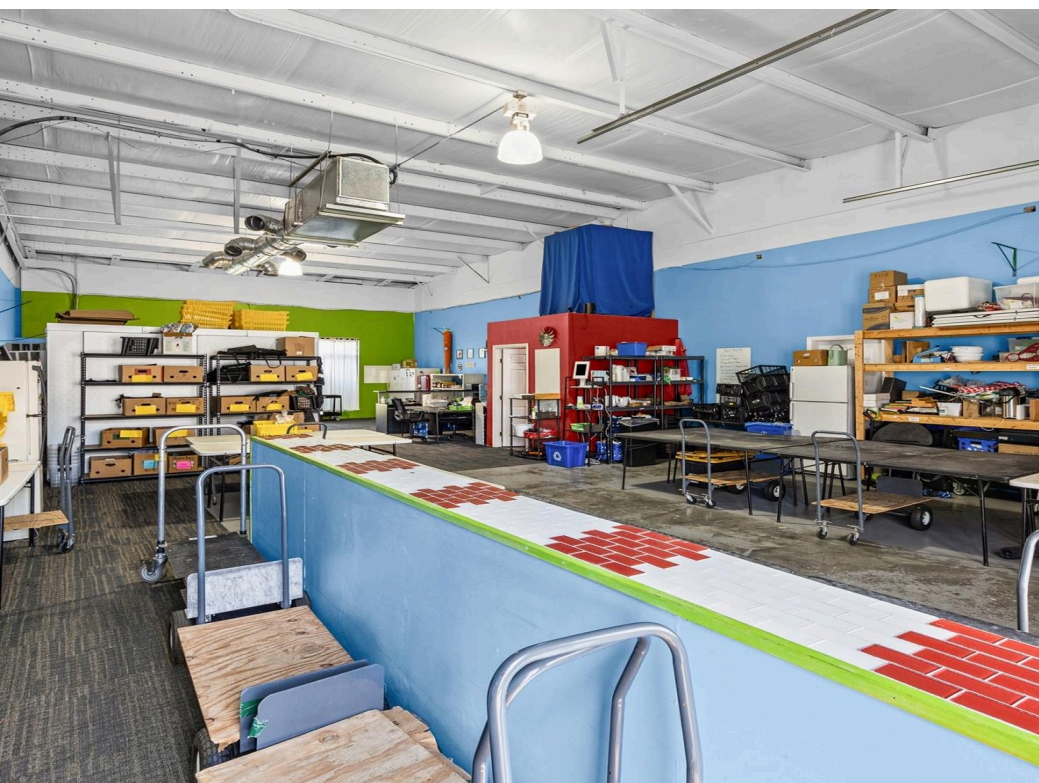


Largest Employers

Sunbelt Rentals Inc	50,000
Domtar Paper Co LLC	25,000
Merus Refreshment Services Inc	100
Nation Ford Chemical Co.	99
Orangetheory Fitness	10
Farm Fresh Carolinas	9
IGNITE	1
Adecco Staffing Onsite Ross	1

York County GDP Trend

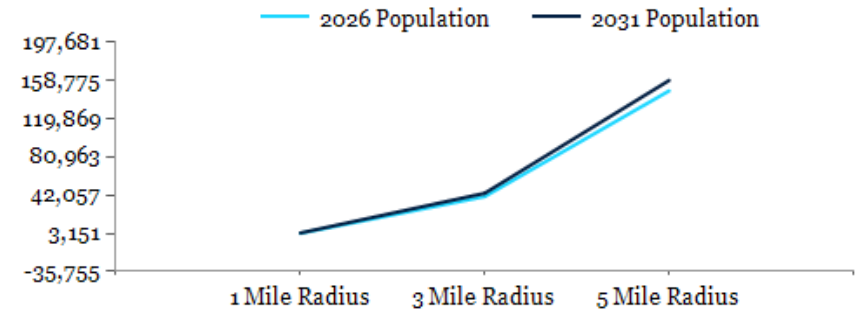




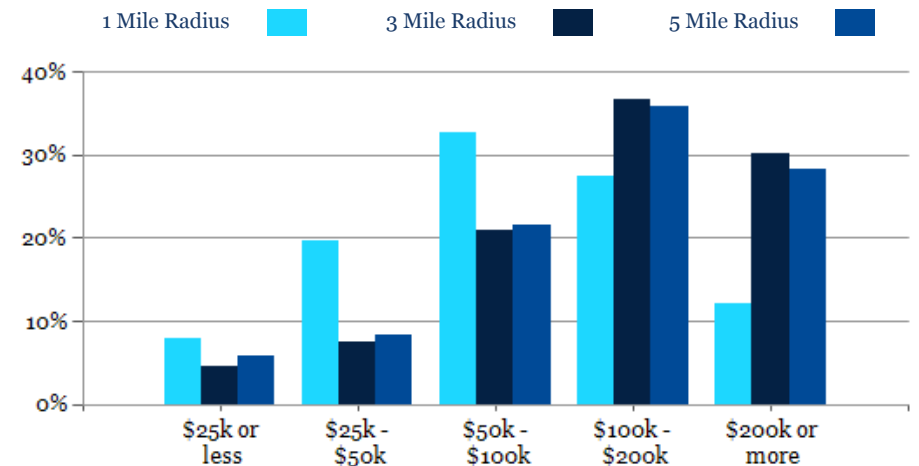


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	2,696	12,214	39,702
2010 Population	2,946	20,959	79,981
2026 Population	3,151	40,644	148,139
2031 Population	3,610	44,008	158,775
2026 African American	802	4,415	18,058
2026 American Indian	15	167	708
2026 Asian	47	3,532	16,207
2026 Hispanic	187	3,399	16,505
2026 Other Race	67	1,143	6,501
2026 White	1,969	27,838	93,102
2026 Multiracial	251	3,541	13,508
2026-2031: Population: Growth Rate	13.80%	8.00%	7.00%

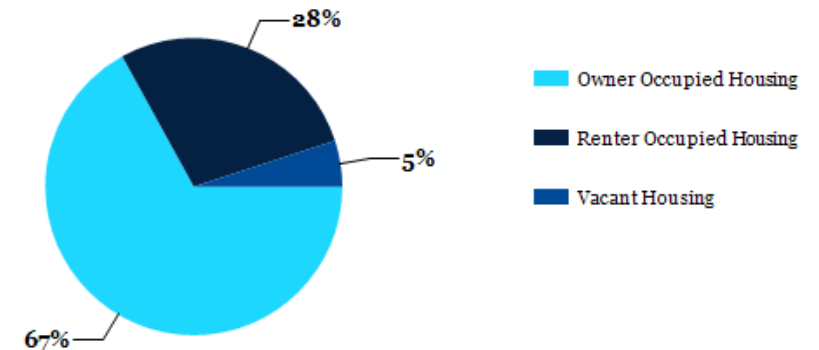
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	70	360	1,700
\$15,000-\$24,999	41	349	1,653
\$25,000-\$34,999	52	360	1,483
\$35,000-\$49,999	227	811	3,335
\$50,000-\$74,999	219	1,587	6,210
\$75,000-\$99,999	243	1,629	6,165
\$100,000-\$149,999	262	3,232	11,962
\$150,000-\$199,999	126	2,412	8,507
\$200,000 or greater	171	4,641	16,126
Median HH Income	\$83,115	\$138,173	\$130,493
Average HH Income	\$111,225	\$173,288	\$165,476



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

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Ardor Commercial Advisors



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— ADVISORS, LLC —