



LEASE

Clebourne Building: Office, Retail, Restaurant Spaces For Lease

111 CLEBOURNE STREET

Fort Mill, SC 29715

PRESENTED BY:

MARK MAYFIELD

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South Carolina #18972

PROPERTY SUMMARY



OFFERING SUMMARY

RETAIL LEASE RATE:	\$30.00 SF/yr (NNN)
OFFICE LEASE RATE:	\$26.00 SF/yr (NNN)
TICAM + UTILITIES:	\$7.25 SF/yr
AVAILABLE SF:	1,508 - 1,966 SF
LOT SIZE:	1.1 Acres
BUILDING SIZE:	17,385 SF

PROPERTY DESCRIPTION

Fabulous Class A office/retail building in the heart of Fort Mill. Nice finishes with gracious stone & marble floors, double glass doors & detail moldings. There is a 15.4% load factor and the current pass-thru expenses for TICAM plus utilities is \$7.25/RSF. See proposed exterior elevation changes for new retail uses.

PROPERTY HIGHLIGHTS

- Retail, Restaurant or Office Space
- New exterior storefront entrances & warm vanilla shells for retail uses provided by Landlord
- Outdoor patio/seating area for a restaurant can be accommodated on the side of the building
- Stone & Marble Floors Entrance
- Two Miles from I-77
- Centrally Located in Fort Mill's Thriving Business District

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ADDITIONAL PHOTOS



- SIGNAGE BY TENANT
- 3" DEEP METAL CANOPY WITH METAL BRACKETS, UP LIGHTING HIDDEN IN CANOPY FOR SIGNAGE. CANOPY MAY CHANGE BASED ON AVAILABILITY AND DESIGN
- OPTIONAL COVERED PATIO PER TENANT
- NEW STOREFRONT DOUBLE DOOR
- EXISTING WINDOWS TO REMAIN
- METAL HANDRAILS TO MATCH BRACKETS. HANDRAILS MAY CHANGE BASED ON AVAILABILITY AND DESIGN



3 EXTERIOR ELEVATION 03
X002 | 1/8" = 1'-0"



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	5-Year Minimum
TOTAL SPACE:	1,508 - 1,966 SF	LEASE RATE:	\$26.00 - \$30.00 SF/yr

AVAILABLE SPACES

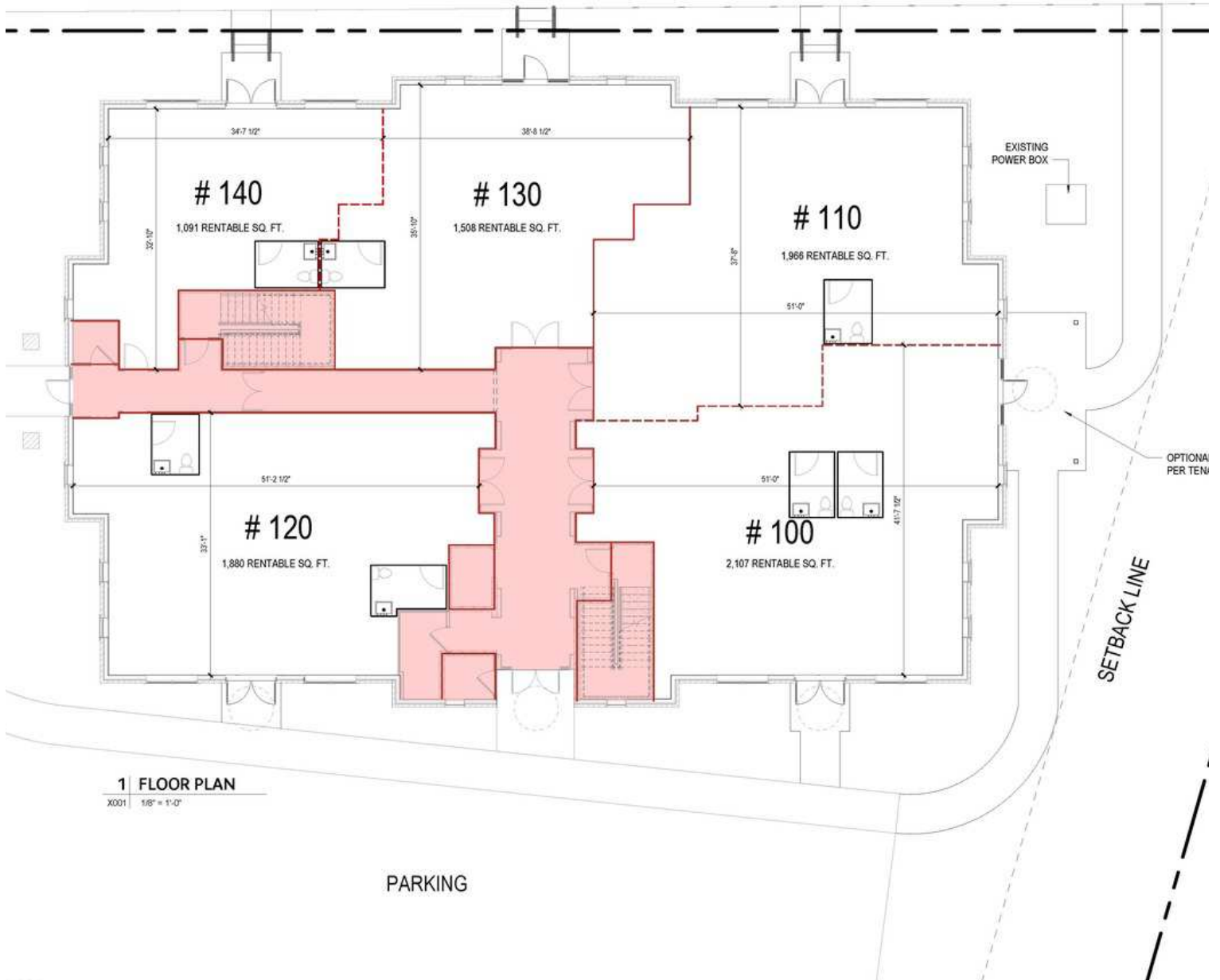
SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
Suite 110	1,966 SF	NNN	\$26.00 - 30.00 SF/yr	Available
Suite 130	1,508 SF	NNN	\$26.00 - 30.00 SF/yr	Available
Suite 210	1,695 SF	NNN	\$26.00 SF/yr	Available 3/1/2025.

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PROPOSED RETAIL LAYOUT - FLOOR PLANS

CLEBOURNE ST

2



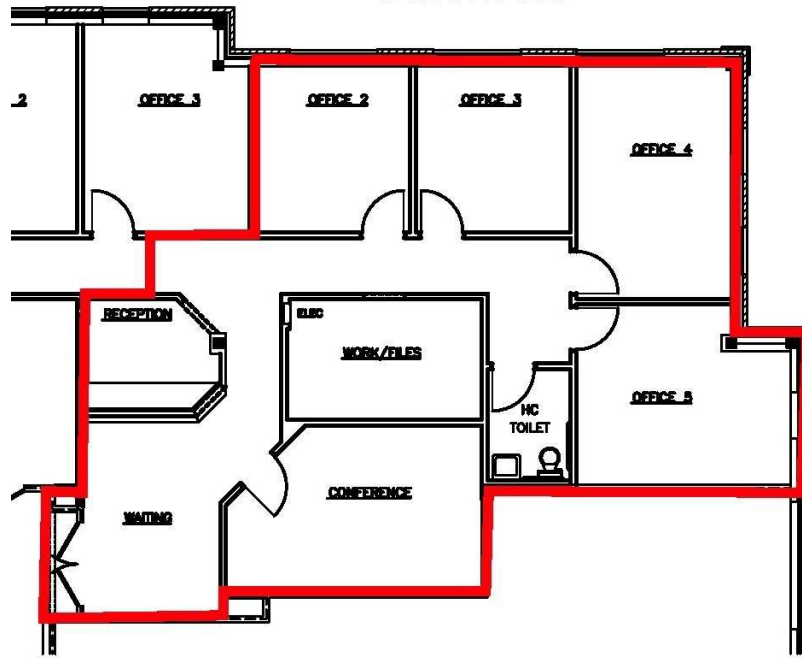
1 | FLOOR PLAN

X001 1/8" = 1'-0"

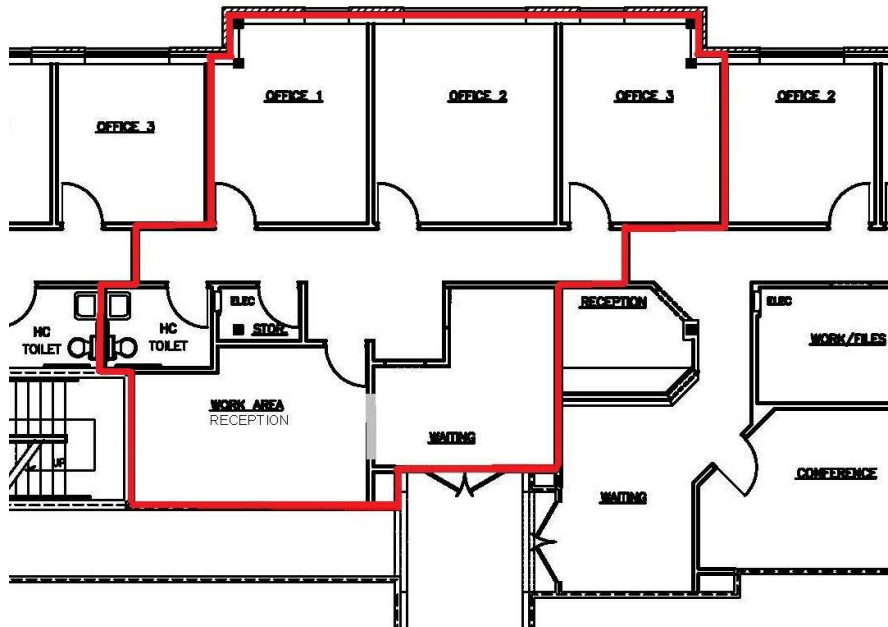
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EXISTING OFFICE LAYOUT - FLOOR PLANS

SUITE 110

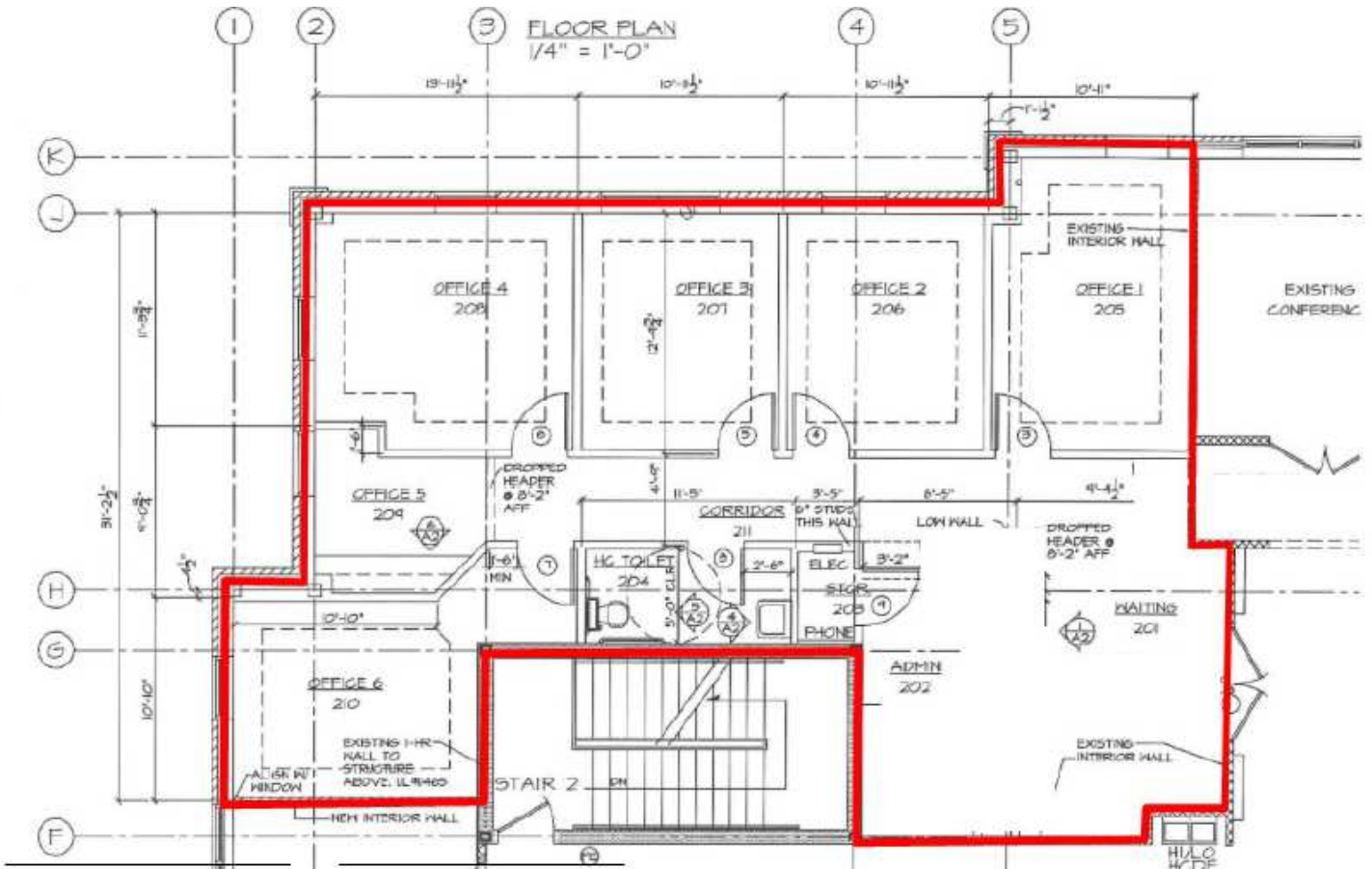


SUITE 130



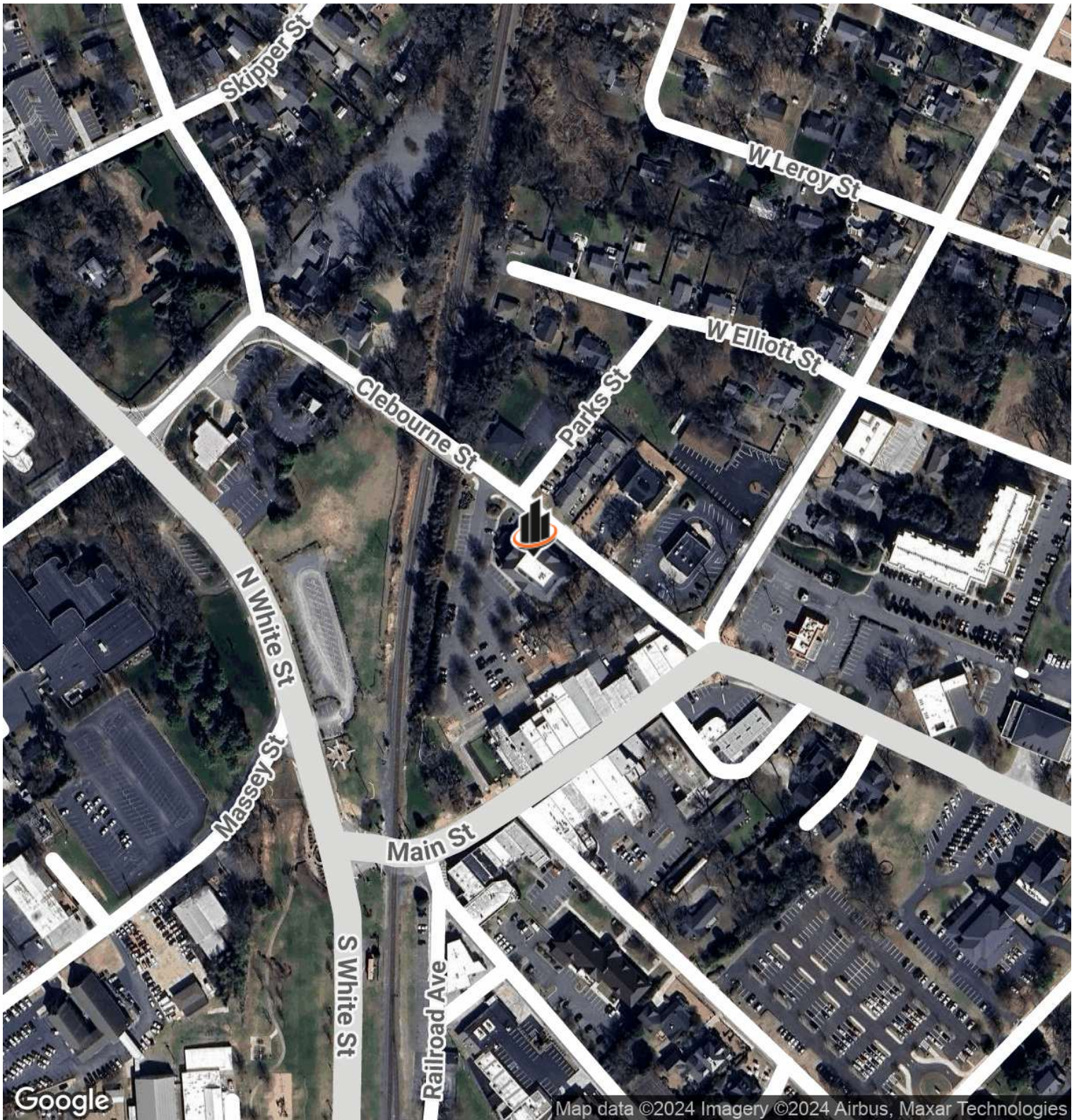
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SUITE 210 FLOOR PLAN



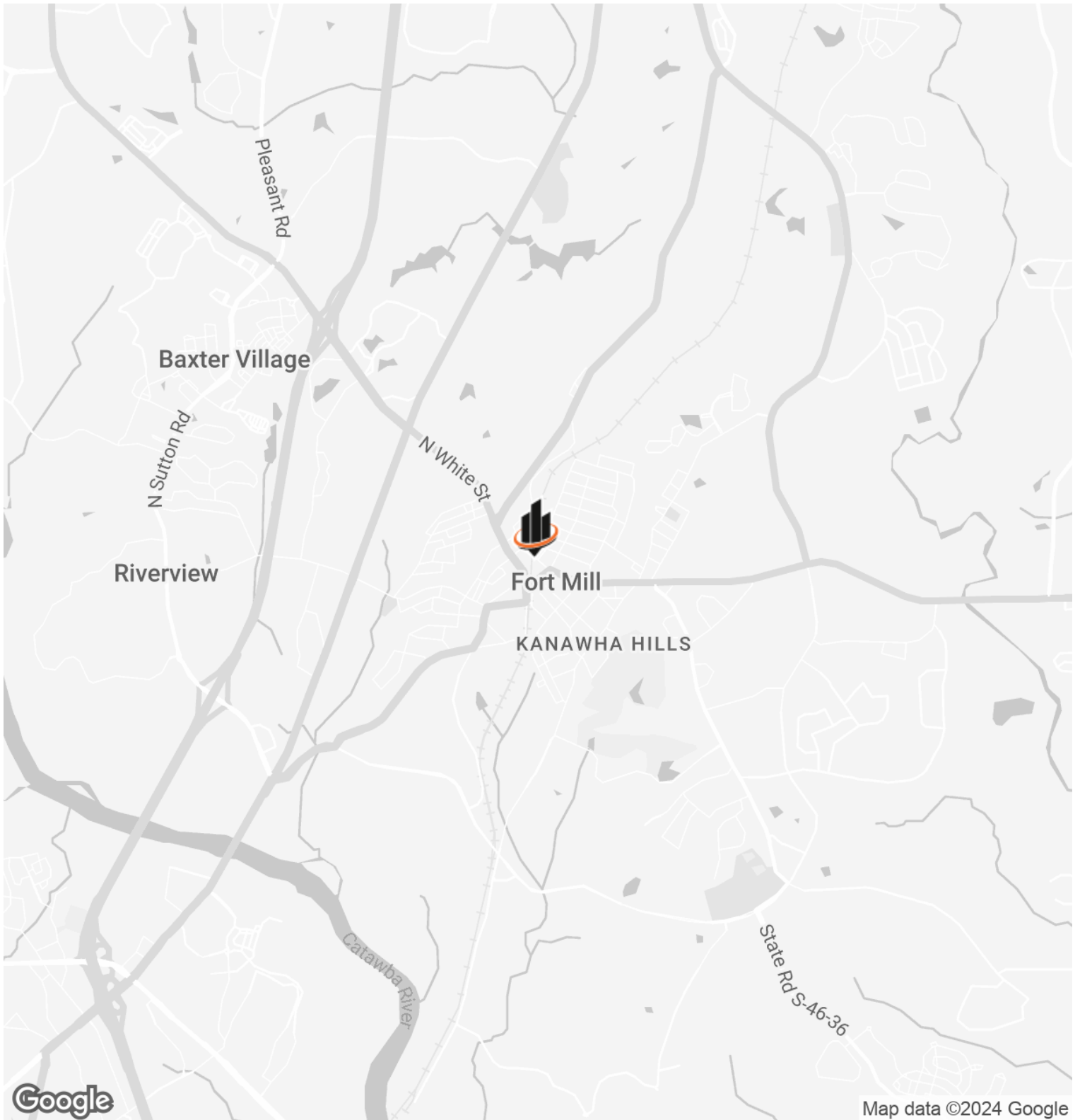
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AERIAL MAP



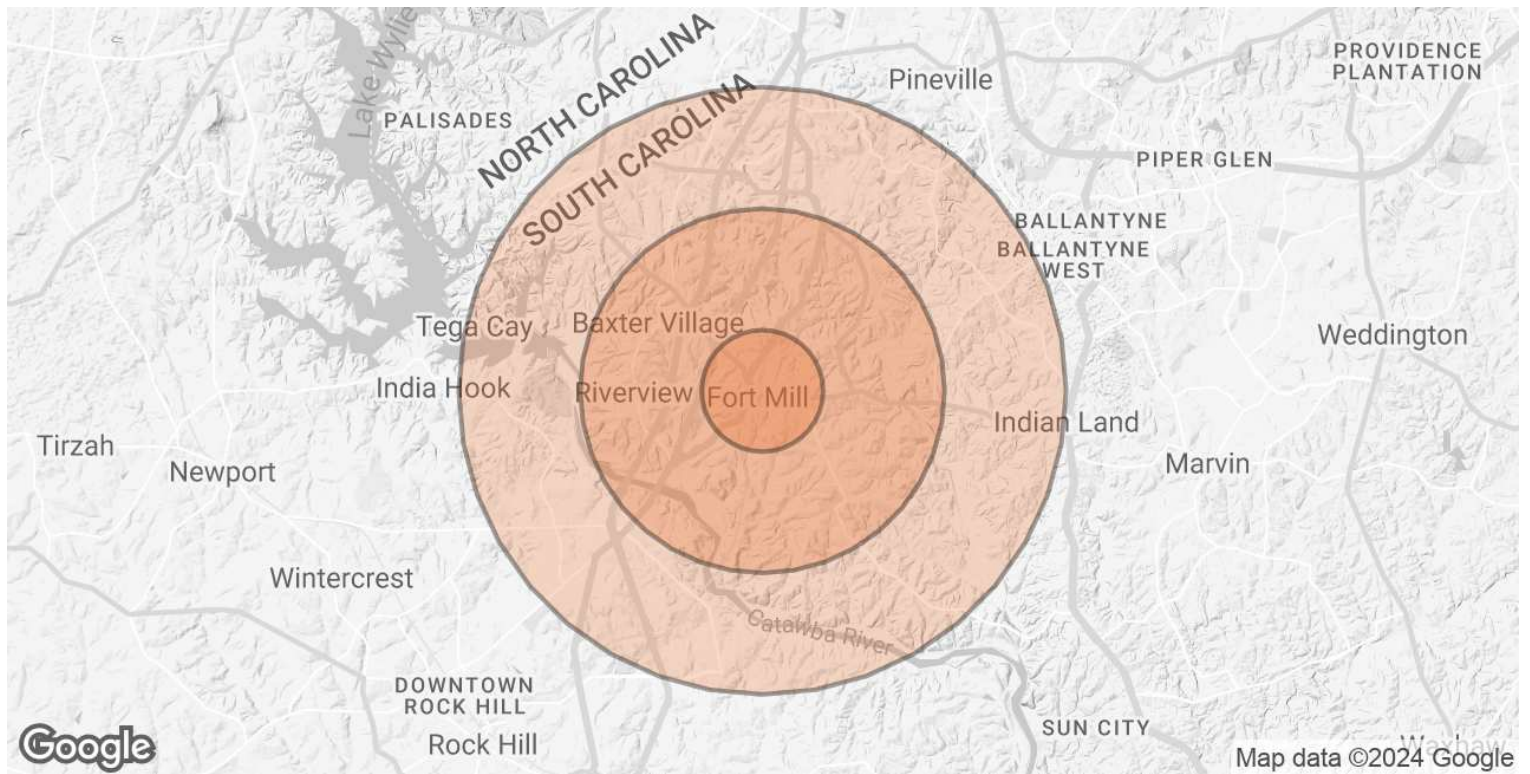
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,187	19,978	58,069
AVERAGE AGE	40.7	37.1	36.2
AVERAGE AGE (MALE)	36.4	35.8	35.6
AVERAGE AGE (FEMALE)	41.8	37.5	36.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	900	7,756	22,847
# OF PERSONS PER HH	2.4	2.6	2.5
AVERAGE HH INCOME	\$64,826	\$76,806	\$76,608
AVERAGE HOUSE VALUE	\$258,716	\$253,237	\$256,150

2020 American Community Survey (ACS)

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