



116 Arch Street

116 Arch Street
Lancaster SC 29720

Morgan Hamer
NewLeaf Commercial Real Estate
Broker in Charge
(704) 997-9739
Morgan@NewLeafBrokerage.com
Lic: 297378

Todd Little
NewLeaf Commercial Real Estate
Managing Director & Broker
(803) 610-1540
Todd@NewLeafBrokerage.com



OFFERING SUMMARY

ADDRESS	116 Arch Street Lancaster SC 29720
COUNTY	Lancaster
MARKET	Charlotte
COMBINED SF	29,444 SF
YEAR BUILT	1930
APN	0068P-OY-008.00

FINANCIAL SUMMARY

PRICE	\$575,000
PRICE PSF	\$19.53

Highlights

- ✓ This commercial property in downtown Lancaster offers a versatile blank canvas for a rehabilitation or adaptive reuse project.
- ✓ 20-Year Tax Freeze: Under South Carolina's Bailey Bill, qualifying historic rehab projects can lock in pre-renovation property tax assessments for up to 20 years, preserving cash flow and boosting long-term ROI.
- ✓ Significant Tax Savings: Investors may save millions over the abatement period, with the incentive transferable to future buyers—making it a strategic asset hold or flip.
- ✓ Historic Reinvestment Ready: The property lies within the Downtown Lancaster Historic District and should qualify for Bailey Bill incentives, pending application and approval. Buyers are encouraged to conduct their own due diligence regarding program eligibility and compliance.
- ✓ These classic buildings are a downtown landmark with 10,000+ daily passing vehicles and walkable access to shops, restaurants, and services.
- ✓ Over 56,000 nearby residents spent \$641M in 2024, offering a strong customer base and workforce for retail and office tenants alike.
- ✓ Lancaster County's population has grown 10% since 2020, with another 16% projected by 2029, driving long-term demand for space.



- ✓ Retail vacancies are just 3%, with rental rates rising 2.5% annually, underscoring strong fundamentals for value-add investors.
- ✓ Not subject to zoning or land use regulations, the site allows for unlimited adaptive reuse and flexible redevelopment strategies.
- ✓ Note: This property includes multiple buildings situated on a single parcel. The seller will be responsible for subdividing the property prior to or as a condition of closing, subject to municipal approval.

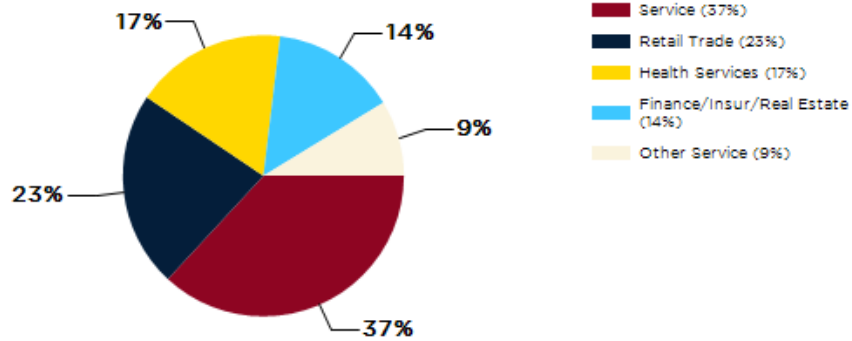
EXECUTIVE SUMMARY

- ✓ Shape the future of one of South Carolina's fastest-growing counties with this versatile commercial space in the heart of downtown Lancaster. Currently vacant and in need of renovation, this rare opportunity provides a blank canvas for developing investors to create a vibrant new mixed-use destination in this growing investment market.
- ✓ The buildings are 1930s vintage and have historically been utilized as retail or office space. There is potential for a value-add rehabilitation project, returning the space to an operable condition and leveraging the growing demand for retail and office space in Lancaster County. Currently, retail vacancies sit at just 3%, and general retail properties have demonstrated a 2.5% increase in rental rates year-over-year, while rental rates for office properties have grown by 1.8%. Additionally, Lancaster County's comprehensive plan includes these properties within the municipality designation, removing any zoning or land use regulations and providing limitless opportunities for adaptive reuse.
- ✓ This easily accessible location is the perfect site for a new investment, sitting just off Highway 521 and five minutes from the intersection with Highway 9. This confluence is the primary retail node of the region, placing businesses at the subject properties with convenient proximity to national retailers, including Belk, CVS, Food Lion, Aldi, Arby's, Bojangles, and many more. The walkable streets of downtown Lancaster also provide convenient proximity to popular local restaurants, boutique shops, and vital local infrastructure, including the Lancaster County Administration Building and the Lancaster County Courthouse. These underutilized properties are well-known fixtures of the downtown area, seen by more than 10,000 vehicles passing on the surrounding streets each day.

- ✓ Lancaster County has emerged as one of the fastest-growing counties in the state and the greater US, with significant growth in jobs, housing, and population. Within 10 miles of the portfolio, the population of over 56,000 has grown by 10% since 2020, with forecasts expecting an increase of an additional 16% by 2029. These residents delivered consumer spending of more than \$641 million during 2024, lending a robust customer base to retail ventures and a skilled workforce to office tenants.
- ✓ Offering a blank canvas commercial portfolio in a prime location with limitless possibilities for rehabilitation or adaptive reuse projects, the portfolio of 116 W Arch Street, 210 S White Street, and 209-227 & 209 S Main Street delivers unmatched potential for growth in a highly desirable market.



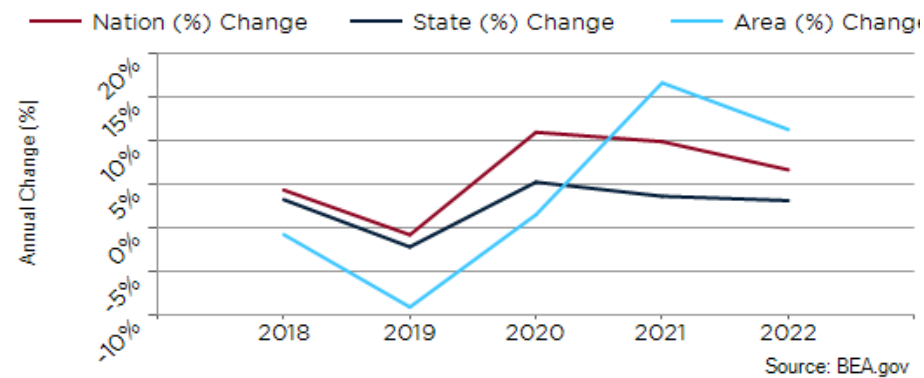
Major Industries by Employee Count



Largest Employers

Walmart Supercenter Lancaster	300
Food Lion	250
City of Lancaster, SC	50
Red Ventures	1,500
Founders Federal Credit Union	1,000
Continental Tire of the Americas	1,000
ServiceMac	500
Sharonview Federal Credit Union	500

Lancaster County GDP Trend



PROPERTY FEATURES

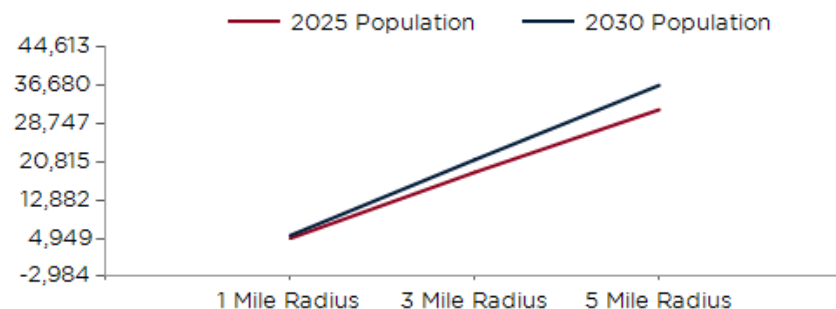
COMBINED SF	29,444
YEAR BUILT	1930
# OF PARCELS	1
NUMBER OF STORIES	3



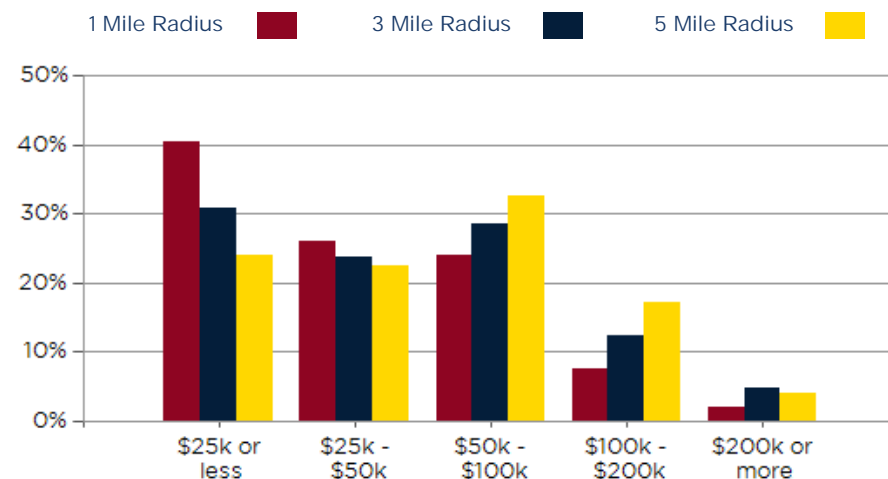
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,761	19,221	31,532
2010 Population	5,361	19,163	32,418
2025 Population	4,949	18,655	31,627
2030 Population	5,549	21,250	36,680
2025-2030: Population: Growth Rate	11.60%	13.20%	15.05%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	548	1,438	1,871
\$15,000-\$24,999	331	1,021	1,360
\$25,000-\$34,999	170	567	839
\$35,000-\$49,999	395	1,333	2,200
\$50,000-\$74,999	330	1,535	2,930
\$75,000-\$99,999	190	751	1,441
\$100,000-\$149,999	111	737	1,738
\$150,000-\$199,999	52	245	563
\$200,000 or greater	45	372	521
Median HH Income	\$36,720	\$46,951	\$53,907
Average HH Income	\$50,436	\$64,824	\$69,772

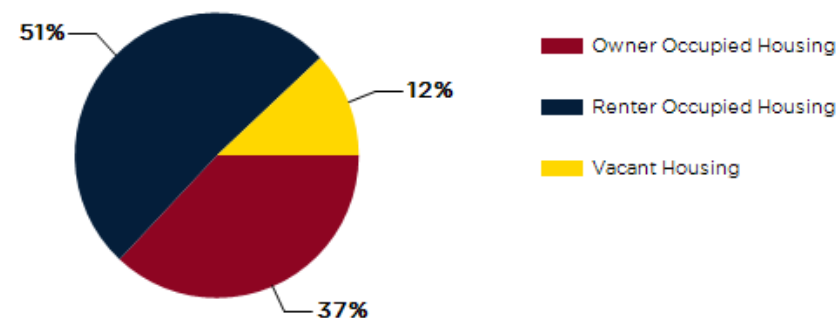
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,726	8,344	13,224
2010 Total Households	2,184	7,521	12,652
2025 Total Households	2,173	7,999	13,462
2030 Total Households	2,492	9,371	16,049
2025 Average Household Size	2.27	2.29	2.32
2025-2030: Households: Growth Rate	13.90%	16.10%	17.90%



2025 Household Income



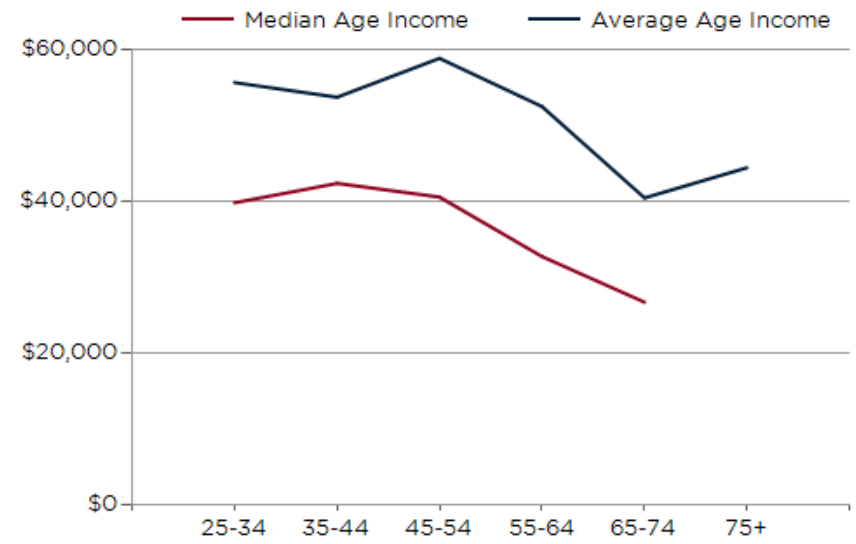
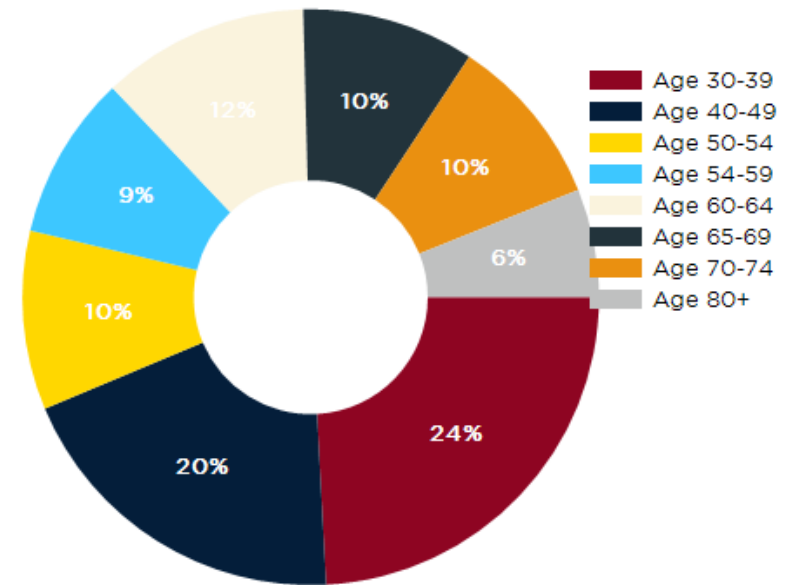
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	343	1,277	2,135
2025 Population Age 35-39	325	1,146	1,968
2025 Population Age 40-44	281	1,092	1,809
2025 Population Age 45-49	259	990	1,695
2025 Population Age 50-54	278	1,151	2,077
2025 Population Age 55-59	255	1,055	1,954
2025 Population Age 60-64	322	1,176	2,127
2025 Population Age 65-69	268	1,053	1,921
2025 Population Age 70-74	267	975	1,697
2025 Population Age 75-79	168	736	1,350
2025 Population Age 80-84	107	500	830
2025 Population Age 85+	74	439	687
2025 Population Age 18+	3,593	14,147	24,514
2025 Median Age	37	39	41
2030 Median Age	38	40	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$39,831	\$54,394	\$59,803
Average Household Income 25-34	\$55,717	\$71,356	\$75,901
Median Household Income 35-44	\$42,393	\$51,419	\$58,209
Average Household Income 35-44	\$53,781	\$69,222	\$76,623
Median Household Income 45-54	\$40,579	\$54,823	\$62,110
Average Household Income 45-54	\$58,920	\$77,855	\$82,770
Median Household Income 55-64	\$32,724	\$45,228	\$54,263
Average Household Income 55-64	\$52,545	\$70,926	\$74,745
Median Household Income 65-74	\$26,682	\$37,451	\$43,732
Average Household Income 65-74	\$40,474	\$53,073	\$58,190
Average Household Income 75+	\$44,469	\$50,922	\$55,631



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NewLeaf Commercial Real Estate and it should not be made available to any other person or entity without the written consent of NewLeaf Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to NewLeaf Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. NewLeaf Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, NewLeaf Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has NewLeaf Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Morgan Hamer

NewLeaf Commercial Real Estate
Broker in Charge
(704) 997-9739
Morgan@NewLeafBrokerage.com
Lic: 297378

Todd Little

NewLeaf Commercial Real Estate
Managing Director & Broker
(803) 610-1540
Todd@NewLeafBrokerage.com

