



221 Main Street



Downtown Fort Mill

TRAFFIC COUNT: 9,600 AADT Route ID: SC-160 Main Line

2023 Demographics	1 mile	3 mile	5 mile
EST. POPULATION	6,852	37,376	119,607
EST. DAYTIME POPULATION	7,334	38,839	203,702
AVG. HOUSEHOLD INCOME	\$90,893	\$119,938	\$116,283



RETAIL FOR LEASE

- ▶ Rare first floor downtown location on Main Street
- ▶ Newly renovated historical building
- ▶ Second Generation Retail Space
- ▶ Several downtown businesses and restaurants within walking distance

The Mercantile



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





221 Main Street



vestique
clothing + accessories

HOBOS
burgers • shakes • brews
est. 2015

WHITAKER'S

The Print Shop

Olive's
mud puddle

CRAFT AXE THROWING

BOSSY Beulah's
CHICKEN SHACK
Since 2006

The Improper Pig
FORT MILL

FIM
FORTES MILL
SALE

CROWN TOWN
FROSE

Amor Artis
BREWING

moxie
MERCANTILE

crossings on main
M&S FMSO 1994

HIGHLIGHTED SURROUNDING BUSINESSES: Moxie Mercantile, Hobo's, Crossings on Main, Amor Artis, Whittaker's, Vestique, Improper Pig, Olive's Mud Puddle, Bossy Beulah's, Crown Town Rose





Property Details

TOTAL SF:	2,870
PRICE/SF	\$27.00
LEASE TYPE:	NNN
ZONING:	LC
TICAM/SF:	\$7.50
COUNTY:	YORK



CONTACT

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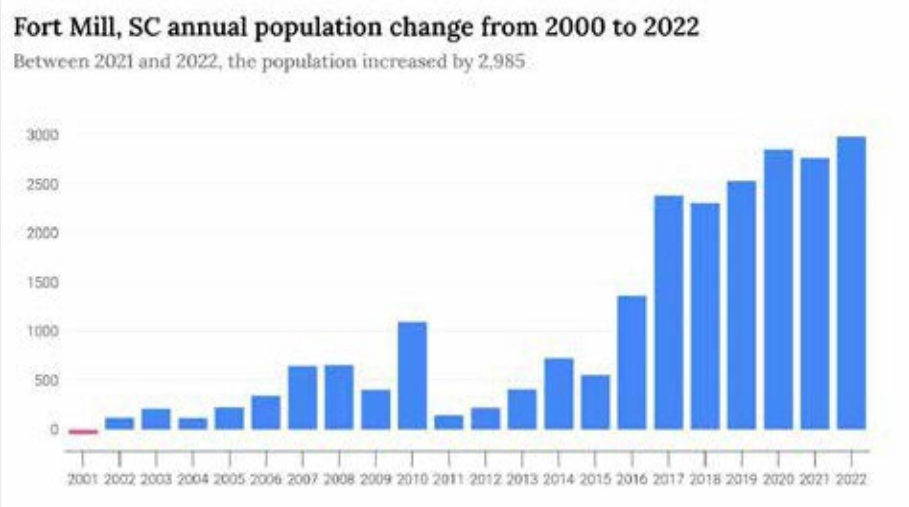
WHY FORT MILL




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."



- 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.



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