

112 ACADEMY ST. FORT MILL ► RETAIL FOR LEASE





PROPERTY OVERVIEW

112 Academy Street is a second-generation retail and entertainment venue situated in the heart of Downtown Fort Mill. Featuring a wide-open floor plan, this building presents a variety of opportunities for a diverse range of users.

With dedicated front parking and an additional side gravel lot, the property offers extra conveniences that make it a standout in Fort Mill's rapidly growing market. Additionally, there is an opportunity to subdivide the space if needed. 112 Academy is conveniently located just off Main Street, within walking distance from the restaurants and shops that make Fort Mill so special.

PROPERTY HIGHLIGHTS

- Dedicated parking is available
- Walking distance to Main Street
- Option to Subdivide

AERIAL VIEW



BUILDING FRONT



PROPERTY DETAILS



112
Academy Street
Fort Mill, SC 29715



Zoning
LC
(Local Commercial)



Rent
\$22/SF



Retail Building
4,861 SF



Lease Type
Triple Net Lease
(NNN)



TICAM
\$5.88 psf

OFFERED EXCLUSIVELY BY

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PROPERTY DEMOGRAPHICS



112

**Academy Street
Fort Mill, SC 29715**



8,900 AADT
SC160 : US 21 BU2 (WHITE ST S)
TO S- 258 (SPRINGS ST), S- 1442

20,300 AADT
SC160 : S- 258 (SPRINGS ST),
S- 1442 TO S- 1310 (SANDERS ST), S- 1914



Population (2024)

1 mile radius	5,362 people
3 mile radius	36,839 people
5 mile radius	121,465 people



Households (2024)

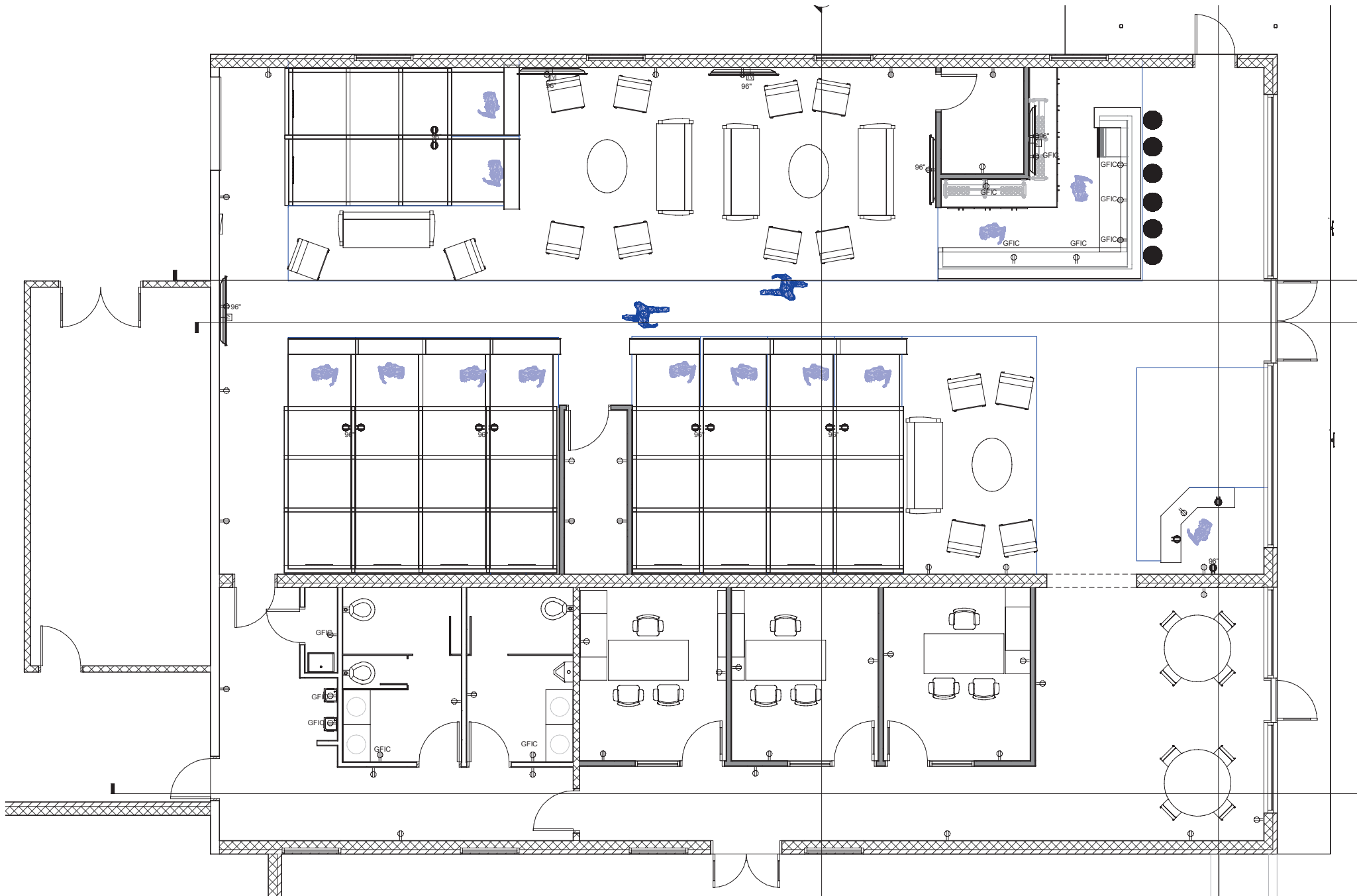
1 mile radius	2,171 households
3 mile radius	13,444 households
5 mile radius	45,628 households



Average Household Income

1 mile radius	\$ 99,200
3 mile radius	\$ 130,700
5 mile radius	\$ 122,200

FLOOR PLAN



LOCATION OVERVIEW



