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Tom Hall Plaza, Fort Mill

Property Specifications

TOM HALL PLAZA, FORT MILL, SC

PARCEL ID	0200701001
ADDRESS	818 Tom Hall St Fort Mill, SC 29715
COUNTY	York
SUBMARKET	York
ZONING	HC
SITE AREA	±3.0 AC
YEAR BUILT	1987 / 2021
NUMBER OF BUILDINGS	Five (5)
NUMBER OF PADS	Six (6)
TOTAL RENTABLE AREA	±15,892 SF
TENANCY	Multi
OCCUPANCY	100%
CONSTRUCTION	Metal
ROOF	Metal
PARKING	50 surface spaces
POINTS OF ACCESS	Two (2)
FRONTAGE	247' on Tom Hall St

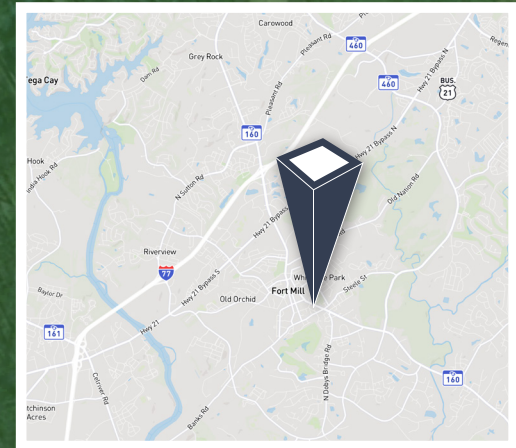


Site Plan

TOM HALL PLAZA, FORT MILL, SC

02

TOM HALL STREET



03 Location Overview

TOM HALL PLAZA, FORT MILL, SC

Located in the historic Fort Mill submarket, the area has seen a significant influx of development and investment in recent years. With close proximity to Lake Wylie, aided by numerous company HQ relocations into the York County area, popular tourist attractions including Carowinds amusement park and the Anne Springs Close Greenway, Tom Hall Plaza is well positioned to capture the continued momentum in the area. Additionally, new home prices and rental costs are at a discount relative to the metro average, making York County an attractive region to out of market investors. Lastly, the asset is positioned along Tom Hall Road which has a high traffic count and convenient access to both Hwy 460 & US-21.

Proximity to...

Highway 21	±2.0 miles
Interstate I-77	±2.7 miles
Interstate I-485	±8.0 miles
Uptown Charlotte	±19.7 miles
Charlotte Douglas Intl Airport	±21.1 miles

Neighboring Tenants:



Fort Mill Market Overview

FORT MILL, SOUTH CAROLINA

Fort Mill, South Carolina, is a burgeoning market characterized by rapid growth and development. Situated just a short distance from Charlotte, North Carolina, Fort Mill benefits from its proximity to a major urban center while maintaining its own unique charm and identity as a suburban community. This has led to a steady influx of new residents seeking a high quality of life combined with convenient access to employment opportunities and amenities.

The real estate market in Fort Mill reflects this growth, with increasing demand for both residential and commercial properties. Single-family homes, townhouses, and apartments are in high demand, driving up home prices and spurring new construction projects throughout the area. Additionally, the city's business-friendly environment has attracted companies from various industries, contributing to job creation and economic vitality.

In terms of lifestyle amenities, Fort Mill offers a wide range of recreational activities, dining options, and cultural attractions. From parks and outdoor spaces to shopping centers and entertainment venues, there is something for everyone to enjoy in Fort Mill.

Overall, Fort Mill's market is thriving, driven by its strategic location, strong economy, quality schools, and desirable lifestyle offerings. As the city continues to grow and evolve, it remains an attractive destination for residents, businesses, and investors alike.

The Fort Mill area is home to a few notable businesses:



#2

Best Place to Live in S.C.

#7

Most Populous County in S.C.
York

3x

Tripled in Size Over 12 Years

INVESTMENT ANNOUNCEMENTS

QTS Data Centers
York County



QTS Data Centers (QTS), a leading global provider of colocation data center infrastructure and related services, today announced it will establish operations in York County. The \$1 billion investment is the company's first South Carolina facility and will help establish a technology hub in York County.

OneH2
York County



OneH2, a leader in sustainable hydrogen solutions, today announced it is expanding its U.S. footprint by establishing the company's first South Carolina operation in York County. The \$16 million investment will create 87 new jobs by 2026. OneH2 purchased a 246,091-square-foot building located at 6199 Highway 57 in Clover. The company will use this facility for warehousing and to manufacture hydrogen fuel equipment.

Silfab Solar
York County



Silfab Solar, a leading North American solar panel manufacturer, today announced plans to expand its U.S. footprint by establishing operations in York County. The company's \$150 million investment will create 800 new jobs. The company is leasing a 785,000-square-foot building located at 7149 Logistics Lane in Fort Mill.

Pallidus
York County



Pallidus, an innovative silicon carbide (SiC) wafer semiconductor manufacturer, today announced plans to relocate its corporate headquarters and manufacturing operations to York County. The company's \$443 million investment will create 405 new jobs.

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