



110 Springs St.

FORT MILL OFFICE SPACE FOR RENT

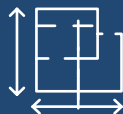
Located in the heart of downtown Fort Mill, 110 Spring St offers ±2,794 SF of professional office space perfect for law firms, real estate offices, or other professional services. This property provides excellent visibility, ample on-site parking, and walkable access to restaurants, shops, and community amenities.

Property Highlights:

- ▶ **2,794 sq. ft.** of professional office space
- ▶ Zoned **Local Commercial (LC)** for flexible use
- ▶ **Downtown Fort Mill** location; excellent signage
- ▶ **Private** parking lot
- ▶ Walkable to **dining, retail, and local parks**
- ▶ Easy access to **I-77** and the **Charlotte metro area**



Rent
\$28/sf



2,794
SF



Lease Type
**Triple Net
Lease (NNN)**



Zoning
**Local
Commercial**

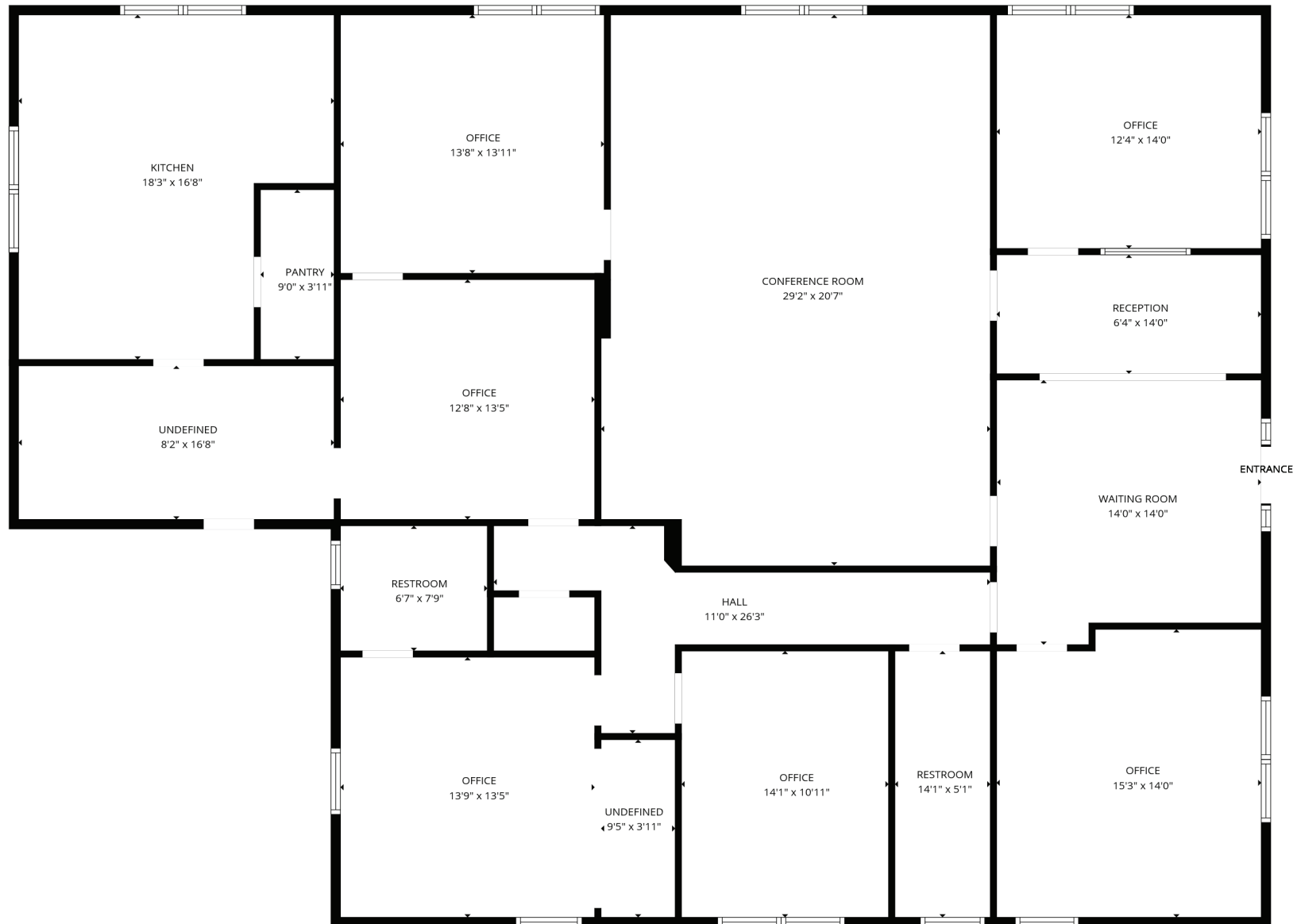


Scan for Video



PROPERTY DEMOGRAPHICS			
STATISTIC	1 MILE	3 MILES	10 MILES
Population	5,603	32,791	444,370
Households	2,286	13,470	185,622
Avg. Household Income	\$97,954	\$113,610	\$117,481
Consumer Spending	\$79.3M	\$547M	\$6.59B
ROADWAY			AADT
Main Street			8,900
Tom Hall Street (SC-160)			20,300
White Street (SC-160)			20,500

FLOOR PLAN



**PROPERTY DETAILS**

Address	110 S Springs St. Fort Mill, SC 29715
Zoning	Local Commercial (LC)
Square Footage	2,794 SF
Rent	\$28/SF
Lease Type	Triple Net Lease (NNN)
TICAM	Contact for Pricing



**Kuester
Commercial**
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**127 Ben Casey Dr
STE 103
Fort Mill, SC 29708**



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