

227 Main St, Suites 106 & 107

DOWNTOWN FORT MILL OFFICE/MEDICAL SUITES FOR LEASE

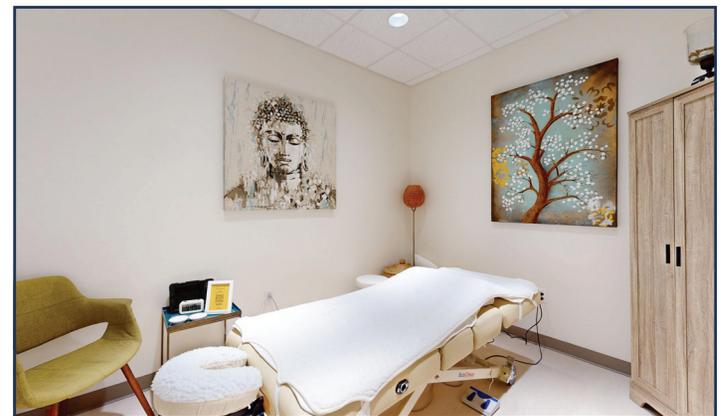
Position your practice in the heart of Downtown Fort Mill within an established holistic wellness center. 227 Main Street offers two private rooms inside an operating office/medical suite — a turnkey solution for health, wellness, or professional users seeking a collaborative environment without the cost of a full space.

Property Highlights:

- ▶ 2 Private Rooms Available
- ▶ ±125 SF Each, Full Service Lease
- ▶ Private office or exam room layout
- ▶ Located within an existing wellness/medical practice



3D MATTERPORT TOUR



±125 SF

Lease Type
Full Service

Zoning
Local Commercial

DOWNTOWN FORT MILL

WHITE ST - 20,500 AADT

I-77
TEGA CAY

227 MAIN ST

WHITAKER'S

HOBOS
burgers • shakes • brews
EST. 2015

FORTES WIFE
F M
EATERY

RELIEVE ON MAIN ST
FORT MILL

BRICKS & MINIFIGS

olive's
mud puddle

the Speckled Pear

HOT DOG DEPOT

Sweet Treats
Candy and Confections

TOM HALL ST (SC-160) - 20,500 AADT

PIA BURRITO

VESTIQUE
FORT MILL

The Improper Pig

Amor Artis
BREWING

FORT MILL
ANIMAL HOSPITAL

crossings⁰⁸ main
BY AMOR ARTIS

The Print Shop
BY AMOR ARTIS

MAIN ST (SC-160) - 8,900 AADT

BALLANTYNE INDIAN LAND

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 | | |



PROPERTY DETAILS

| | |
|-----------------------|--|
| Address | 227 Main St SUITES 106 & 107 Fort Mill, SC 29715 |
| Zoning | Local Commercial (LC) |
| Square Footage | 125 SF/suite |
| Rent | \$1,200/suite |
| Lease Type | Full Service |



**Kuester
Commercial**

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