

# TOM HALL ST. FORT MILL ► OFFICE | RETAIL FOR LEASE





## PROPERTY OVERVIEW

The **Offices at Tom Hall** is a new Office/Light Retail leasing opportunity located on the highly traveled HWY 160 in downtown Fort Mill. This location benefits from high traffic counts as there are several large neighborhoods in the surrounding areas. The property is located near the Fort Mill Southern Bypass and has quick access to several areas of Fort Mill. This will be a multi-tenant building and the spaces will be delivered as a cold dark shell. A tenant improvement allowance will be provided based on deal terms.

## PROPERTY HIGHLIGHTS

- High Traffic Counts on Highway 160 (Tom Hall)
- Minutes from Main Street
- Across the street from the Fort Mill YMCA and Anne Springs Close Greenway
- Ample Parking





## AERIAL VIEW



## BUILDING EXTERIOR



## PROPERTY DETAILS



Tom Hall Street  
Fort Mill, SC 29715



**Zoning**

THCD  
(Tom Hall Corridor District)



**Rent**  
\$32/SF



**Retail | Office  
Building**

5,608 SF (1 Story)  
Min: 1,260 | Max: 5,608



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



**TICAM**  
TBD

### OFFERED EXCLUSIVELY BY

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# PROPERTY DEMOGRAPHICS



Tom Hall Street  
Fort Mill, SC 29715



**13,600 AADT**  
Sanders Street to Kings Ct.

**9,600 AADT**  
Hensley Rd to SC-160 (Tom Hall St.)



## Population (2024)

1 mile radius	<b>5,081</b>	people
3 mile radius	<b>34,431</b>	people
5 mile radius	<b>124,902</b>	people



## Households (2024)

1 mile radius	<b>2,019</b>	households
3 mile radius	<b>12,408</b>	households
5 mile radius	<b>49,951</b>	households

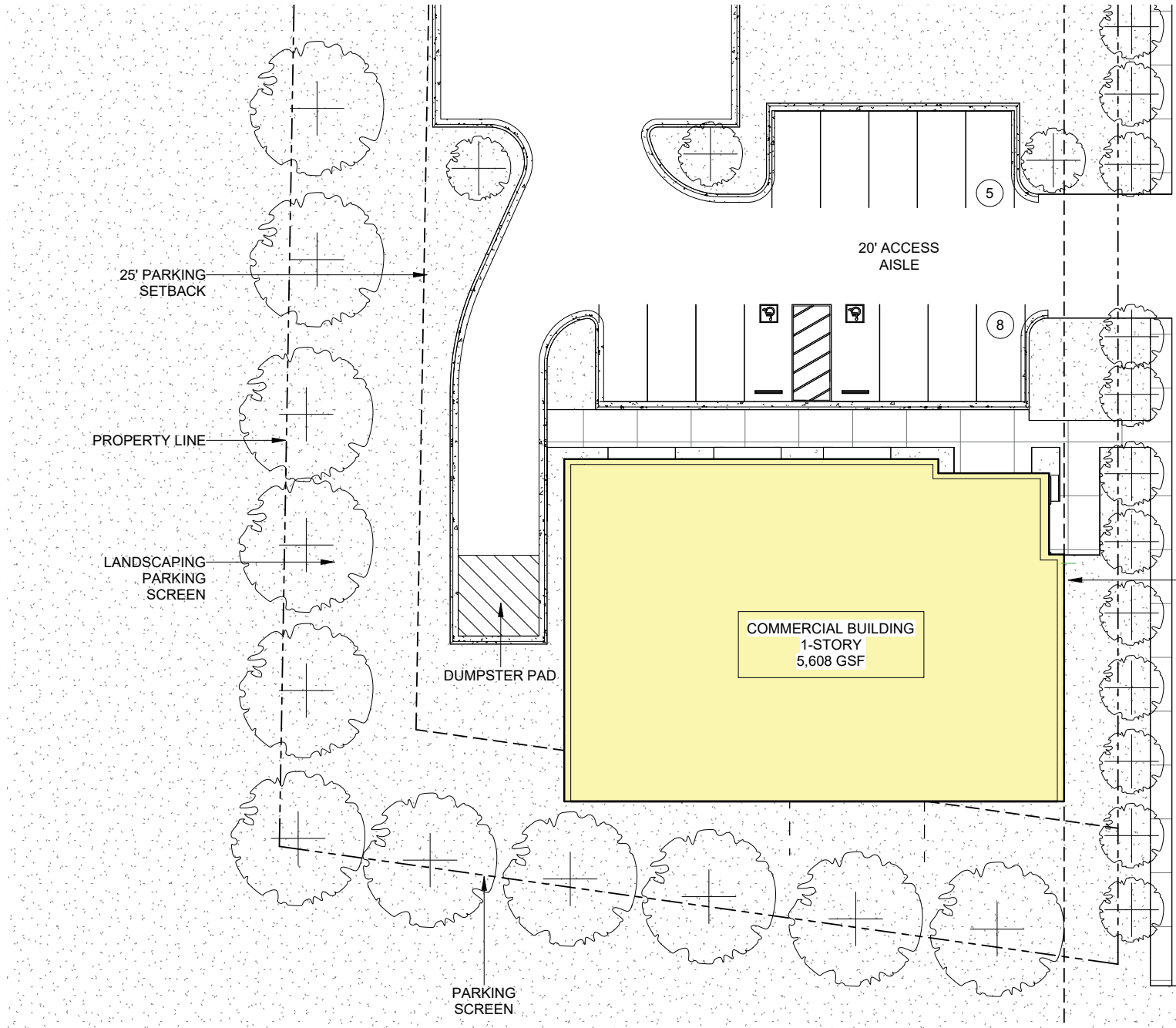


## Average Household Income

1 mile radius	<b>\$ 97,255</b>
3 mile radius	<b>\$ 129,260</b>
5 mile radius	<b>\$ 99,302</b>

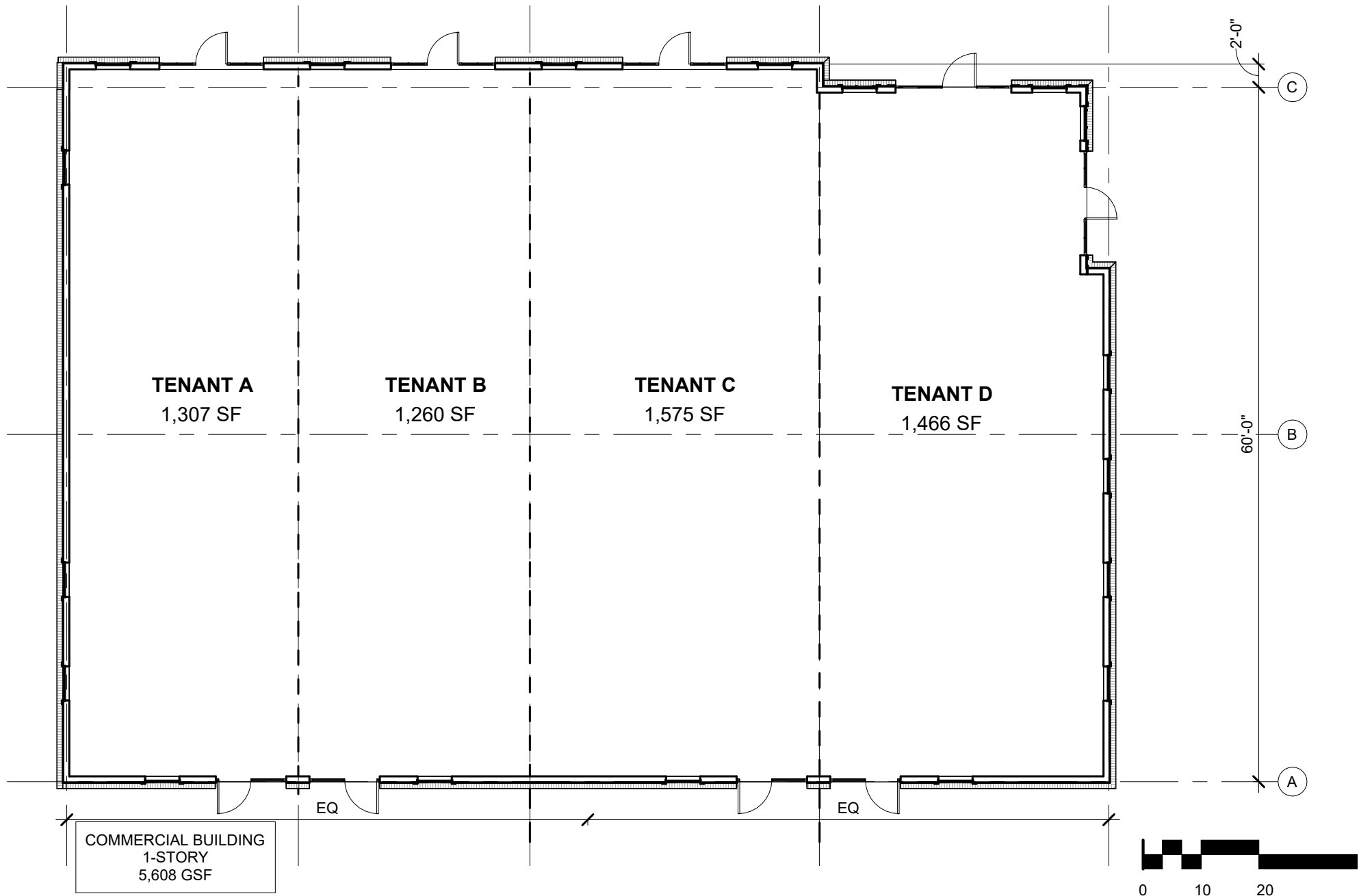


# SITE PLAN





# LEASING PLAN





# LOCATION OVERVIEW





# CHARLOTTE NORTH CAROLINA



**5th**

Largest Population Growth  
across the US in 2022



**2nd**

Largest Banking Center  
in the US



**\$2B**

In Real Estate Projects  
under construction



**55k +**

Students enrolled at colleges  
and universities in Charlotte



**6th**

Busiest Airport in the Nation  
with 700 flights per day



**8**

Fortune 500 Companies  
Headquartered in Charlotte



**20%**

Employment Increases projected  
over the next 5 years



## CHARLOTTE'S **TOP 5** EMPLOYERS



35,700 Employees



26,000 Employees



16,100 Employees



15,000 Employees



12,172 Employees

# FORT MILL SOUTH CAROLINA



**Top 10**

2 schools in the Top 10 Elementary  
Schools in South Carolina  
(U.S. World News)



**#1**

Baxter Village named "Best Overall  
Community" twice  
(Home Builders Association of Charlotte)

## FORT MILL'S **TOP 5** EMPLOYERS



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# WHY FORT MILL



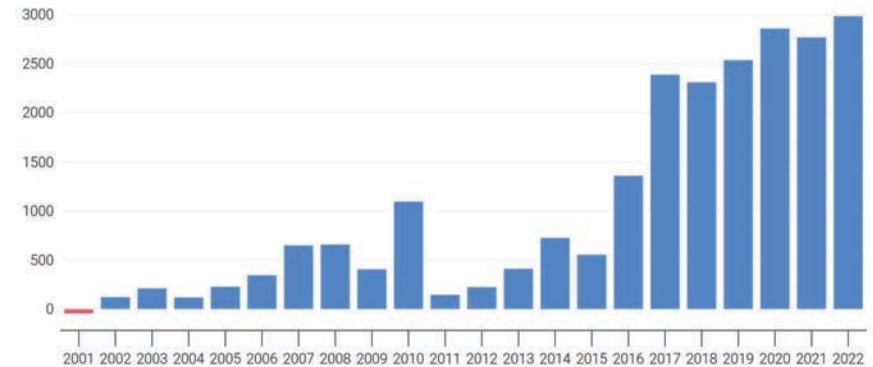
Charlotte and its nearby towns are growing across the board, and according to recently released data from the U.S. Census Bureau, Fort Mill, S.C., is outpacing them all.

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."

## Fort Mill, SC annual population change from 2000 to 2022


Between 2021 and 2022, the population increased by 2,985




- 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.



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



