

An aerial photograph of a modern, single-story brick commercial building with large glass windows and doors. The building is situated at a street corner. Several cars are parked in the lot in front of the building, including a white pickup truck, a yellow car, and a blue car. A small tree is planted in a landscaped area near the entrance. The sky is overcast.

**CORNER OF
TOM HALL
& STEELE ST
DOWNTOWN
FORT MILL, SC**

LIMITED SPACE REMAINING!

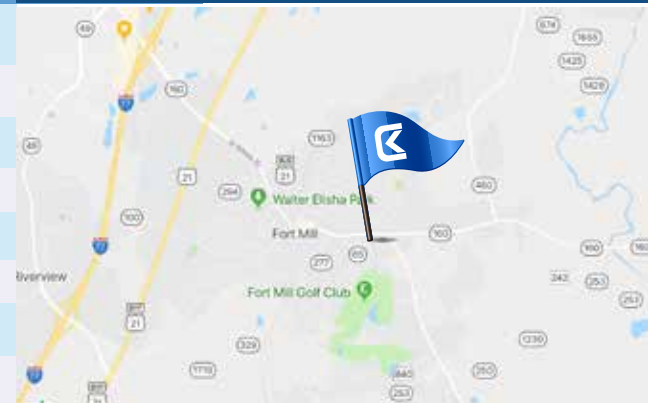
- ▶ Building is highly visible along Hwy 160 and Steele St.
- ▶ Located along the gateway into downtown Fort Mill
- ▶ Easy Access to I-77
- ▶ Tenants include: Dominos, Core Dentistry, Balance Massage & 1873 Brewing Co.



Retail | Office Site

TOTAL SF:	± 12,800 SF located on ± 1.3 acre site
SMALLEST SF:	1,925
MAX CONTIG SF:	4,220
LEASE \$/SF:	\$27.50
CAM \$/SF:	\$7.00
LEASE TYPE:	NNN

For Lease



2020 Demographics

	1 mile	3 mile	5 mile
EST. POPULATION	5,149	25,512	91,613
AVG. HOUSEHOLD INCOME	\$72,923	\$95,564	\$93,800
EST. DAYTIME POPULATION	3,117	9,702	94,822

TRAFFIC COUNT: Tom Hall St. (19,600 AADT)



Contact

Roger Metz

Broker NC/SC

M | 704.604.2964

O | 803.578.7788

TF | 855.723.2500

Roger@KuesterCRE.com

Shaw Kuester

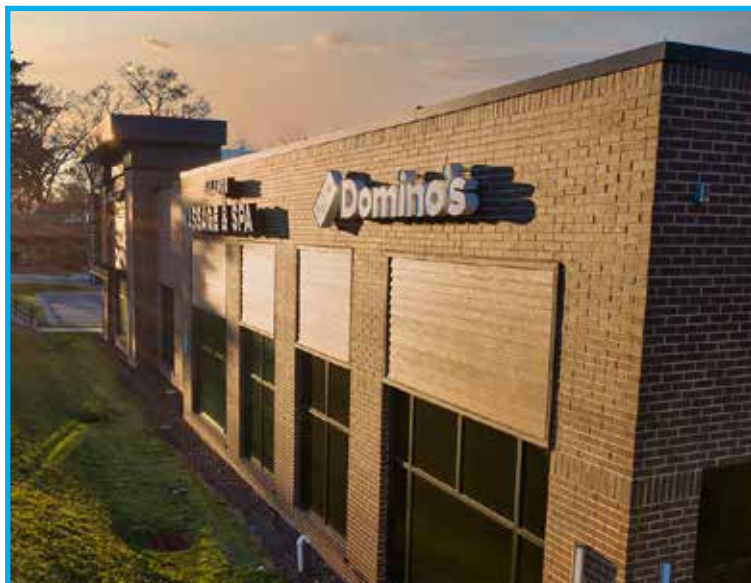
Broker in Charge NC/SC

M | 704.996.9996

O | 803.578.7788

TF | 855.723.2500

Shaw@KuesterCRE.com



STEELE STREET STATION FORT MILL, SC

19 NOVEMBER 2020

LEASING PLAN

oda.us.com | ODA ARCHITECTURE

