



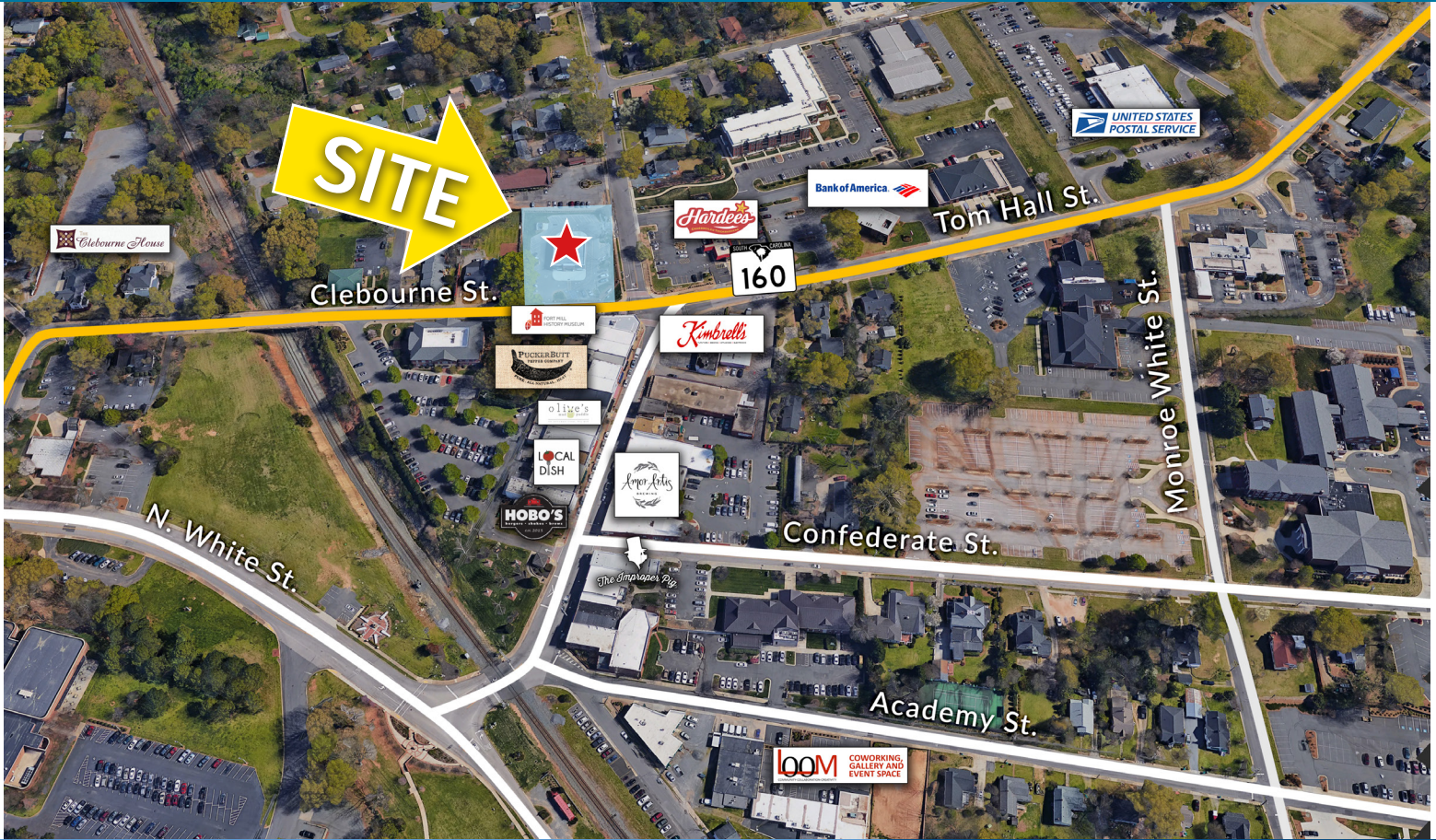
RETAIL

STORE FRONT

**DOWNTOWN
FORT MILL, SC**

LEASING NOW

- Great end-cap location
- Walking Distance from Main Street shops and restaurants
- Historic Downtown Fort Mill Location
- High Traffic Counts
- Rate includes CAM charges

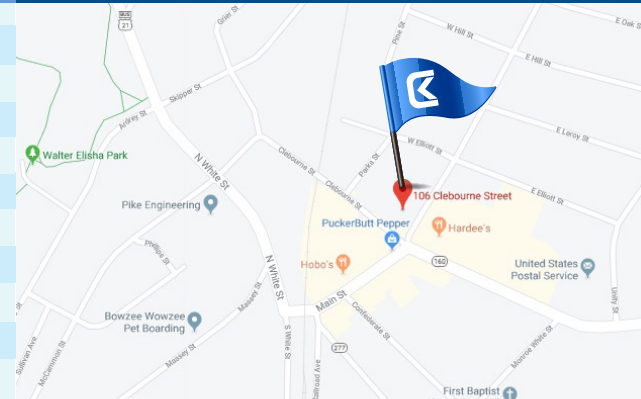


Retail | Store front



For Lease

COUNTY:	YORK
PROPERTY TYPE:	Retail
ZONING:	HB-Hwy Business
TOTAL Acreage:	0.80
TOTAL Available SF:	1,200
SMALLEST SF:	1,200
MAX CONTIG SF:	1,200
Lease \$ / SF:	\$34.00
LEASE TYPE:	Modified Gross



2019 Demographics

	1 mile	3 mile	5 mile
EST. POPULATION	5,576	28,054	102,557
AVG. HOUSEHOLD INCOME	\$86,049	\$94,042	\$104,552
EST. DAYTIME POPULATION	2,147	11,233	93,929

TRAFFIC COUNT: Clebourne St. **(18,750 AADT)**



Contact

Misty Zban
Senior Broker NC/SC

M | 704.534.8162

O | 803.578.7788

TF | 855.723.2500

Misty@KuesterCRE.com

106 CLEBOURNE STREET

