



## 112 Academy St.

### DOWNTOWN FORT MILL RETAIL/OFFICE SPACE FOR LEASE

Highly visible standalone building with a wide range of leasing opportunities in downtown Fort Mill, just off Main Street and surrounded by established businesses, dining, and residential growth. The building can be subdivided into two suites: Suite A (3,625 SF) & Suite B (1,236 SF). With convenient access to SC-160 and I-77, 112 Academy St provides a rare opportunity to establish a presence in one of Fort Mill's most active and walkable corridors.

#### Property Highlights:

- ▶ Prime downtown Fort Mill location near Main Street
- ▶ Suite A – 3,625 SF
- ▶ Suite B – 1,236 SF
- ▶ Walkable to restaurants, retail, and local services
- ▶ Suites can be combined



**3D MATTERPORT  
TOUR**



Rent  
**\$22/sf**



**1,236-4,861  
SF**



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



Zoning  
**Local  
Commercial**



TICAM  
**\$5.88**







### SUITE A

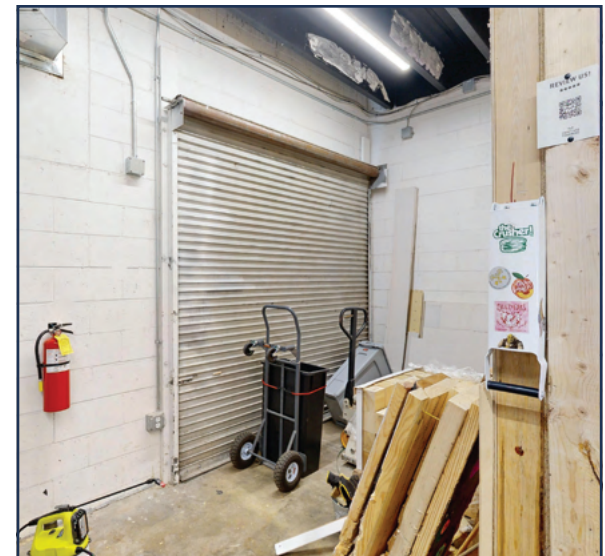
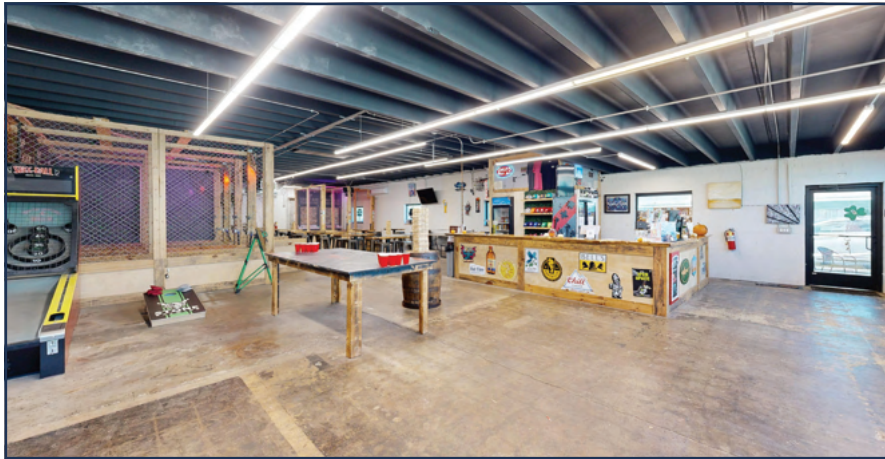
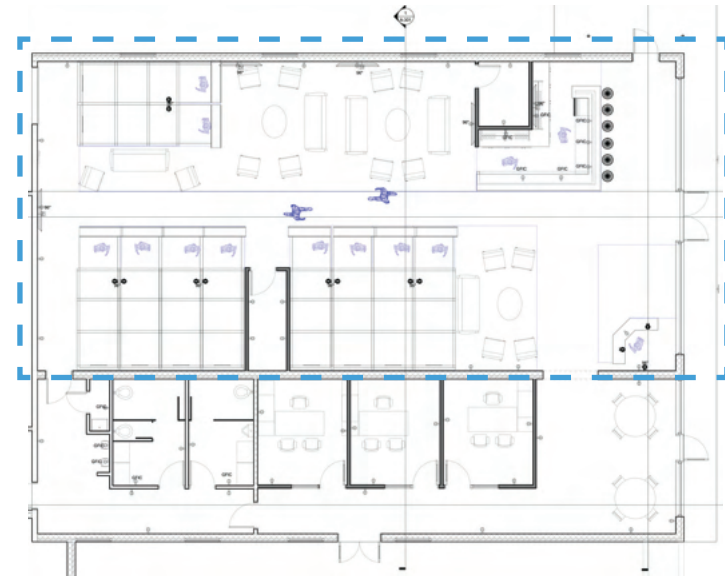
|                       |  |
|-----------------------|--|
| <b>Square Footage</b> | Rentable - 3,625 SF<br>Usable - 3,205 SF |
| <b>Rent</b>           | \$22/SF                                  |
| <b>Lease Type</b>     | Triple Net Lease (NNN)                   |
| <b>TICAM</b>          | \$5.88/SF                                |

#### Suite Highlights:

- ▶ Large, open layout
- ▶ Bay door with exterior pad
- ▶ Side entrance with covered patio
- ▶ Designated parking



### 3D MATTERPORT TOUR



112 ACADEMY ST, FORT MILL, SC | RETAIL SPACE FOR LEASE | KUESTER COMMERCIAL | 127 BEN CASEY DR, STE 101 | FORT MILL, SC 29708 | 803.578.7788 | KUESTERCRE.COM

Information is sourced from reliable providers but has not been independently verified. No guarantee, warranty, or representation is made regarding its accuracy or completeness.



### SUITE B

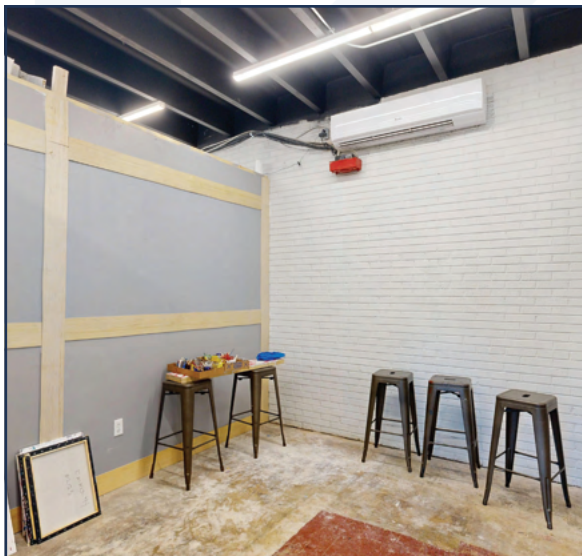
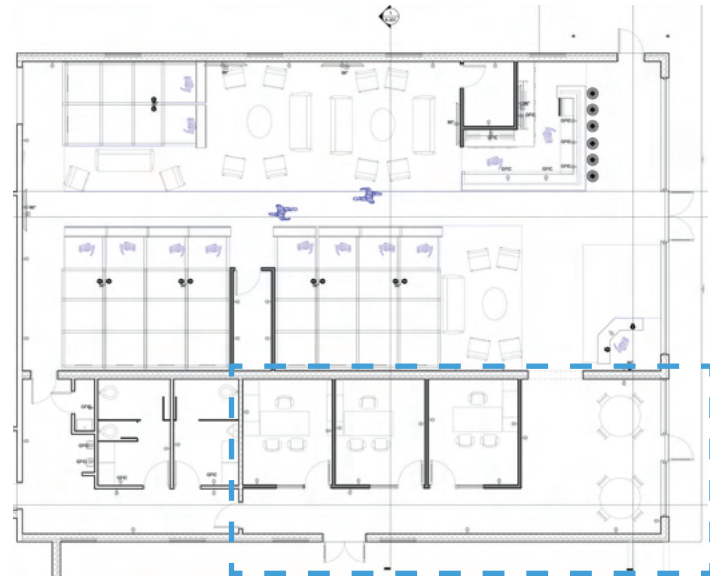
|                       |  |
|-----------------------|--|
| <b>Square Footage</b> | Rentable - 1,236 SF<br>Usable - 1,093 SF |
| <b>Rent</b>           | \$22/SF                                  |
| <b>Lease Type</b>     | Triple Net Lease (NNN)                   |
| <b>TICAM</b>          | \$5.88/SF                                |

#### Suite Highlights:

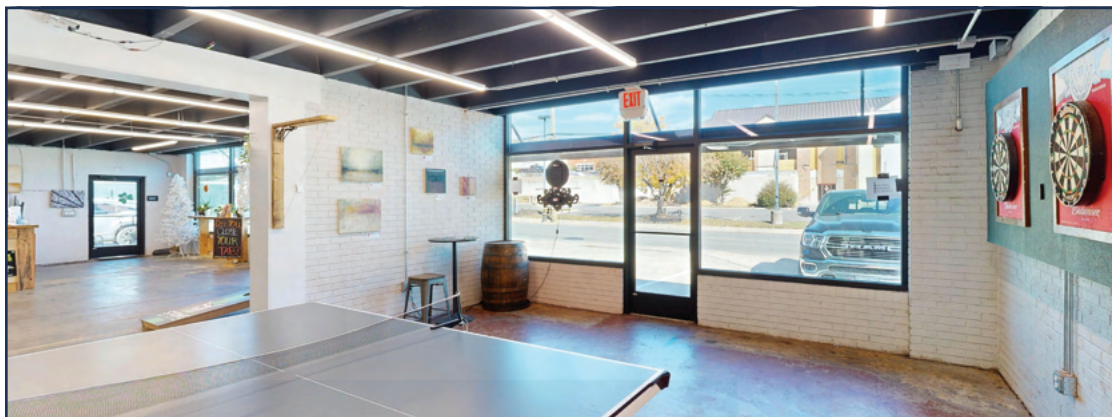
- ▶ Three Private Offices can easily be removed
- ▶ Direct access to shared side parking



### 3D MATTERPORT TOUR






**PROPERTY DETAILS**

|                                |  |
|--------------------------------|--|
| <b>Address</b>                 | 112 Academy St.<br>Suites A & B<br>Fort Mill, SC 29715 |
| <b>Zoning</b>                  | Local Commercial (LC)                                  |
| <b>Building Square Footage</b> | 4,861 SF   |
| <b>Rent</b>                    | \$22/SF  |
| <b>Lease Type</b>              | Triple Net Lease (NNN)                                 |
| <b>TICAM</b>                   | \$5.88/SF  |


**Kuester  
Commercial**
**803.578.7788**
**127 Ben Casey Dr  
STE 101  
Fort Mill, SC 29708**

**ROGER METZ**  
**704.604.2964**  
 roger@kuestercre.com

**ALEXIS MILLER**  
**803.207.0191**  
 alexis@kuestercre.com

**112 ACADEMY ST, FORT MILL, SC | RETAIL SPACE FOR LEASE | KUESTER COMMERCIAL | 127 BEN CASEY DR, STE 101 | FORT MILL, SC 29708 | 803.578.7788 | KUESTERCRE.COM**

Information is sourced from reliable providers but has not been independently verified. No guarantee, warranty, or representation is made regarding its accuracy or completeness.