



112 Academy St.

DOWNTOWN FORT MILL RETAIL/OFFICE SPACE FOR LEASE

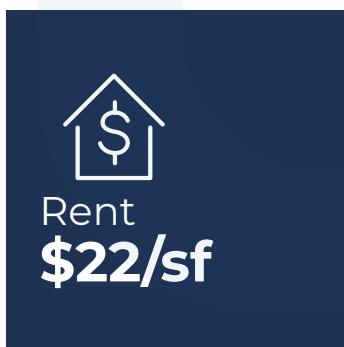
Highly visible standalone building with a wide range of leasing opportunities in downtown Fort Mill, just off Main Street and surrounded by established businesses, dining, and residential growth. The building can be subdivided into two suites: Suite A (3,625 SF) & Suite B (1,236 SF). With convenient 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**



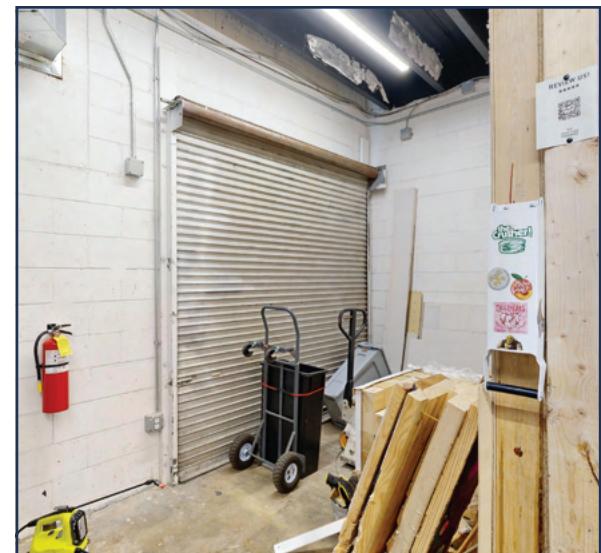
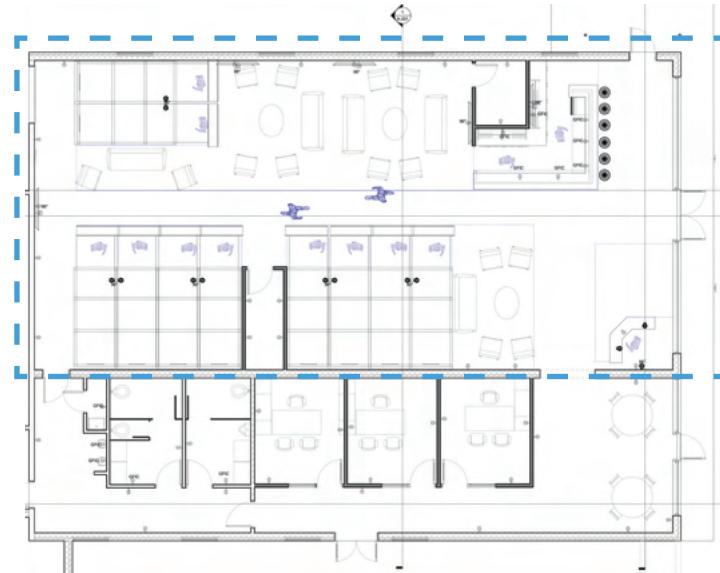


SUITE A

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

Suite Highlights:

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


3D MATTERPORT TOUR


SUITE B

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

Suite Highlights:

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



3D MATTERPORT TOUR





PROPERTY DETAILS

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



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