

RETAIL BUILDING HWY 160

1852 HIGHWAY 160, FORT MILL, SC 29708



Warren Norman
COMPANY



OFFERING SUMMARY

| | |
|----------------|-----------------------|
| Available SF: | 1,236 SF |
| Lease Rate: | \$40 - 45 SF/yr (NNN) |
| Lot Size: | 2.45 Acres |
| Building Size: | 15,245 SF |
| Market: | York County |
| Traffic Count: | 32,600 |

PROPERTY OVERVIEW

Retail building located along the busy Highway 160 corridor in Fort Mill, SC. This 15,245 SF building is just under +/- 1 mile from I-77 and has excellent visibility and ample parking. Other businesses nearby include Lowe's, Harris Teeter, Zaxby's, Chick-fil-A, CVS, Walgreens, Cambria Hotel, Hampton Inn, and many more. Also, located less than 300 yards behind the center is a 276 unit apartment complex.

PROPERTY HIGHLIGHTS

- Located along busy Highway 160
- Less than +/- 1 Mile from I-77
- Great visibility

for more information, contact:

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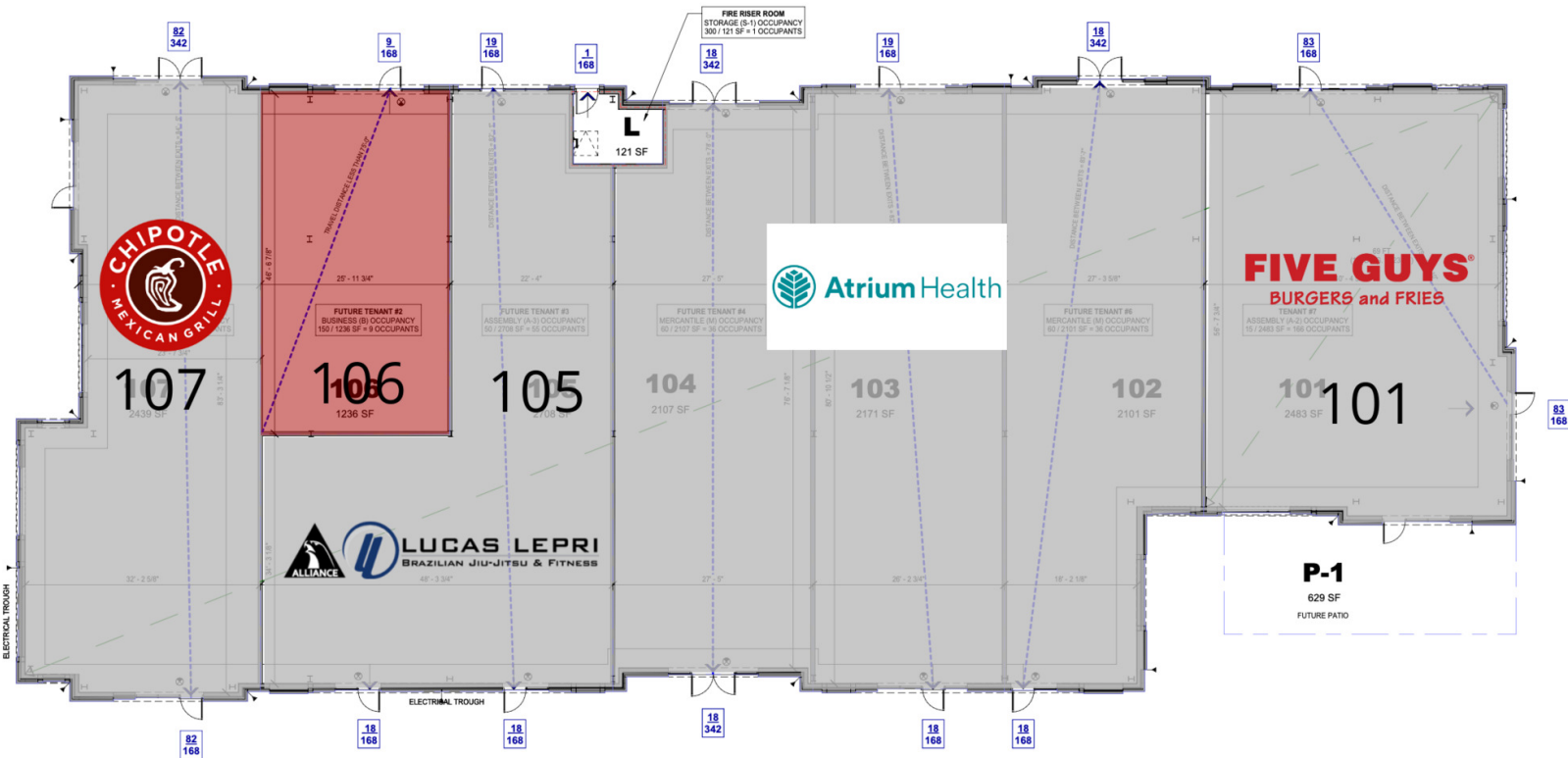


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LEGEND

Available

Unavailable

AVAILABLE SPACES

| SUITE | TENANT | SIZE | TYPE | RATE | DESCRIPTION |
|-----------------------------|-----------|----------|------|-----------------------|-------------|
| 1852 Highway 160, Suite 106 | Available | 1,236 SF | NNN | \$40.00 - 45.00 SF/yr | - |

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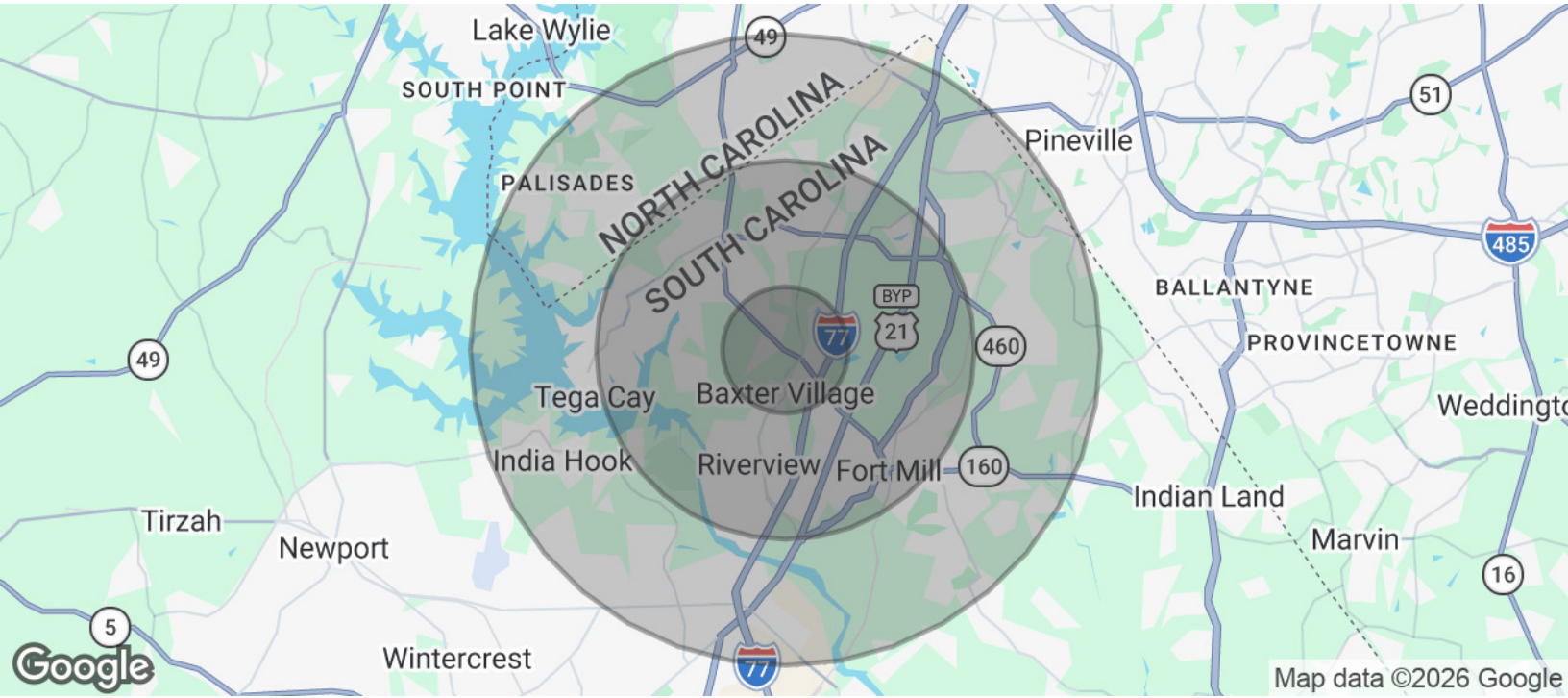


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total Population | 3,151 | 27,023 | 70,824 |
| Median age | 34.0 | 36.2 | 36.1 |
| Median age (Male) | 34.5 | 35.7 | 35.5 |
| Median age (Female) | 33.8 | 36.3 | 36.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total households | 1,180 | 10,208 | 27,249 |
| # of persons per HH | 2.7 | 2.6 | 2.6 |
| Average HH income | \$84,995 | \$86,551 | \$81,979 |
| Average house value | \$305,135 | \$291,980 | \$261,725 |

* Demographic data derived from 2020 ACS - US Census

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