

120 S. MAIN STREET

LANCASTER, SC 29720

SHOWROOM WAREHOUSE FOR LEASE



PROPERTY DESCRIPTION

Prime leasing opportunity at 120 S Main Street in Lancaster, SC. This spacious and versatile property offers an ideal location for businesses seeking a prominent presence. Boasting 100% air conditioned square footage and flexible layout options, it is perfectly suited for a variety of commercial ventures. Featuring street front parking, and excellent visibility, this property presents an exceptional opportunity for establishing a thriving business. Whether for retail, office space, or a new venture, this property offers the versatility and accessibility that businesses desire. Don't miss the chance to make this premier location the home of your next endeavor.

PROPERTY HIGHLIGHTS

- Fully conditioned showroom warehouse space
- Main Street location
- Versatile layout for various commercial ventures

OFFERING SUMMARY

Lease Rate:	\$5,000.00 per month (NNN)
Number of Units:	1
Available SF:	12,320 SF
Lot Size:	10,306 SF
Building Size:	12,320 SF

JOHN SHAHEEN, CCIM

Principal / Senior Advisor

704.644.9933

jshaheen@traddcommercial.com

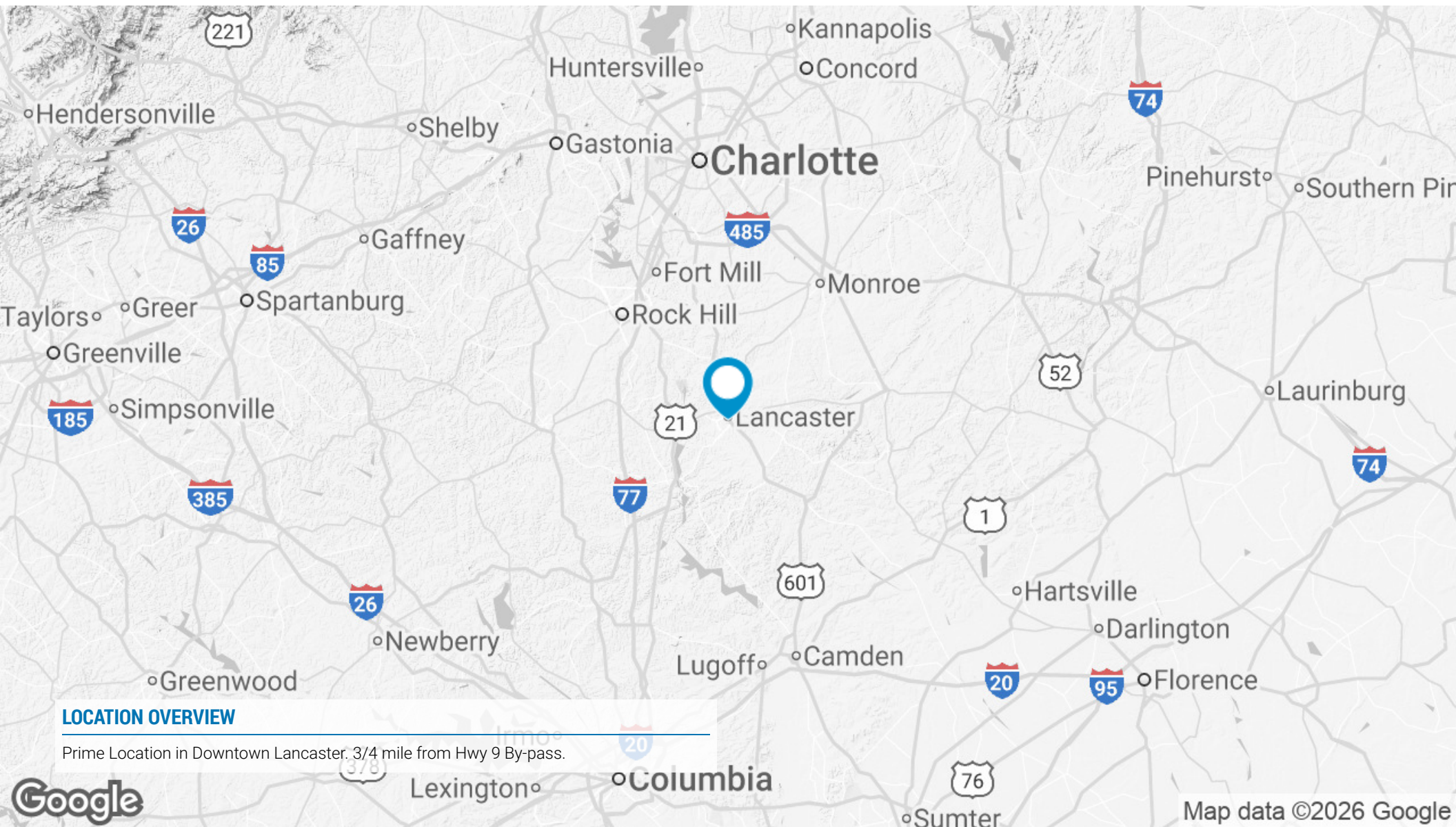
SC #26061



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LOCATION OVERVIEW

Prime Location in Downtown Lancaster. 3/4 mile from Hwy 9 By-pass.

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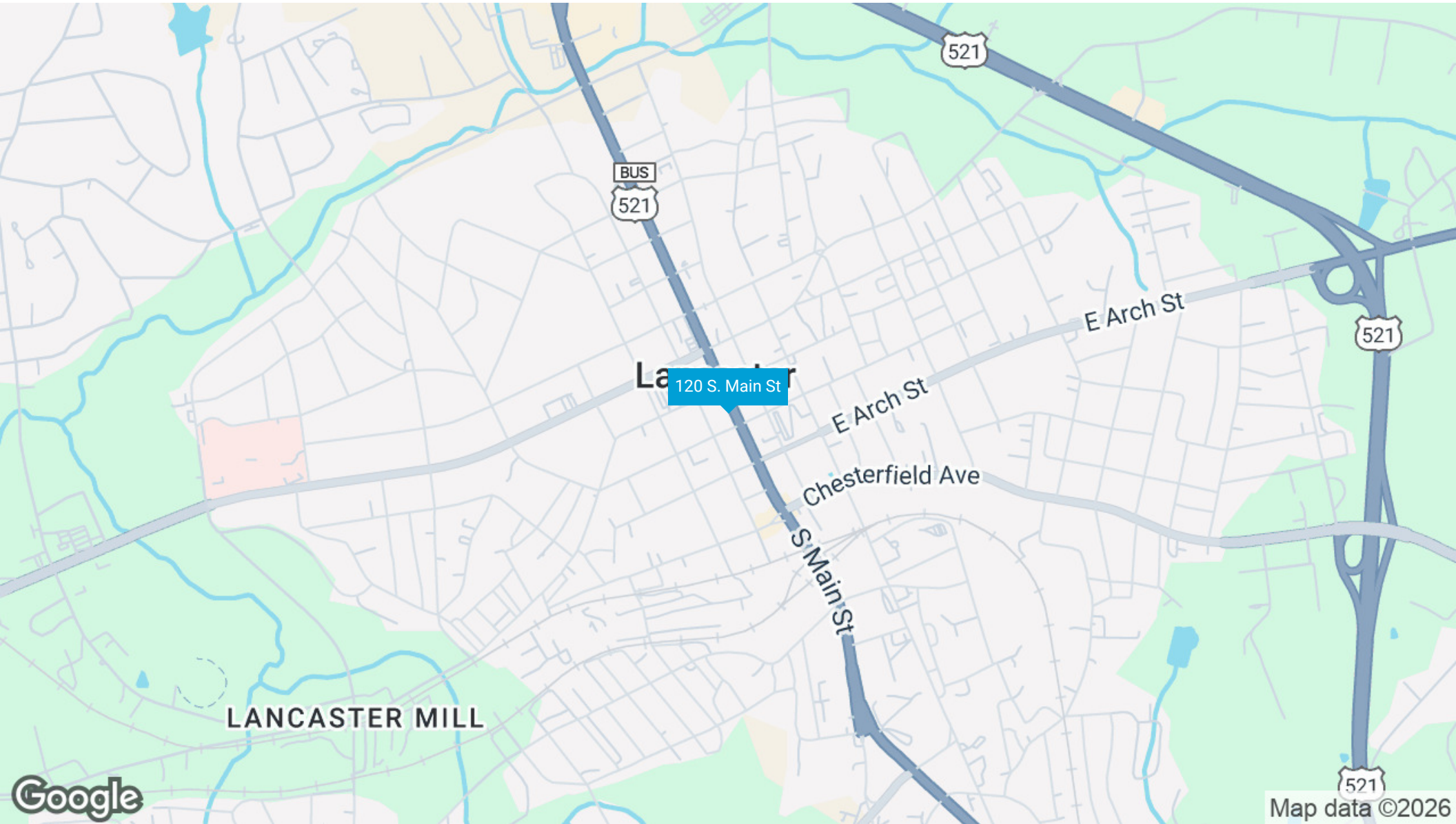
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PROPERTY INFO																																									
File No.:	Parcel No.:0068P-0R-005.00																																								
Property Address:	120 S. Main St.																																								
City:	Lancaster	County:	Lancaster	State:	SC																																				
				ZipCode:	29720																																				
Measured By: PrecisionPointServices.com			Inspection Date: 06/10/2025																																						
DIAGRAM																																									
First Floor Warehouse/Offices 4219.5 sf		First Floor Warehouse/Loading Dock 3915 sf		Second Floor Warehouse 4185.1 sf																																					
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<p>For a more accurate measurement, I use the Official ANSI Z765-2021 Handbook and the current "North Carolina Residential Square Footage Guideline" approved by the American National Standards Institute (ANSI) and recognized by the North Carolina Real Estate Commission for single-family dwellings and townhouses for both North and South Carolina when measuring</p>																																									
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