

FOR LEASE

ASKING RATE

\$27.00/SF/YR

Modified Gross



818 Tom Hall Plaza — Suite 128

Fort Mill, SC 29715 | Retail / Office | End-Cap

AVAILABLE SF

1,250 SF

LEASE RATE

\$27.00/SF

LEASE TYPE

Modified Gross

ZONING

HC

YEAR RENO.

2021

PROPERTY HIGHLIGHTS

- End-cap suite in a well-established 14-tenant center in the heart of historic Fort Mill
- Bright, mostly-open ±1,250 SF layout — easily configured for fitness, trade/service, professional, or office use
- High-visibility, road-facing storefront on a high-traffic Fort Mill corridor
- Ample parking with convenient access at both the front and rear of the building
- Renovated in 2021; HC (Highway Commercial) zoning supports flexible commercial uses
- One of the Charlotte metro's fastest-growing, most affluent submarkets (area median HH income ~\$122K)

ARDOR

COMMERCIAL ADVISORS, LLC

Jim Pryor | Managing Partner

(704) 620-8745 | jim@ardorcre.com

SPACE & BUILDING DETAILS

Address	818 Tom Hall Plaza — Suite 128
City / State	Fort Mill, SC 29715
Property Type	Retail / Office
Position	End-Cap
Available SF	1,250 SF
Building SF	11,000 SF
Center	5-building, 14-tenant center
Year Built / Reno.	1987 / 2021
Zoning	HC (Highway Commercial)
Parking	Ample — front & rear

LEASE SUMMARY

Asking Rate	\$27.00/SF/YR
Lease Type	Modified Gross
Available SF	1,250 SF
Available	Immediate
Term	Negotiable

IDEAL FOR

Fitness • Trade / Service
Professional • Office



Jim Pryor
Managing Partner | Ardor Commercial Advisors, LLC
(704) 620-8745
jim@ardorcre.com

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www.ardorcre.com
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TRADE AREA DEMOGRAPHICS (ESTIMATED)

	1-Mile	3-Mile	5-Mile
Population	7,800	62,000	138,000
Population Growth ('20-'25)	+11%	+15%	+13%
Total Households	3,050	22,400	49,500
Median Household Income	\$79,500	\$112,000	\$106,500
Avg Household Income	\$97,000	\$134,000	\$128,000
Daytime Population	9,400	57,000	121,000

Estimated figures derived from U.S. Census / ESRI-style ring data — verify before use.