



116 Massey St

116 Massey St  
Fort Mill SC 29715

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## OFFERING SUMMARY

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ADDRESS	116 Massey St Fort Mill SC 29715
COUNTY	York
NET RENTABLE AREA (SF)	7,729 SF
LAND ACRES	0.85
LAND SF	37,026 SF
YEAR BUILT	1965

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## FINANCIAL SUMMARY

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PRICE	\$1,900,000
PRICE PSF	\$245.83

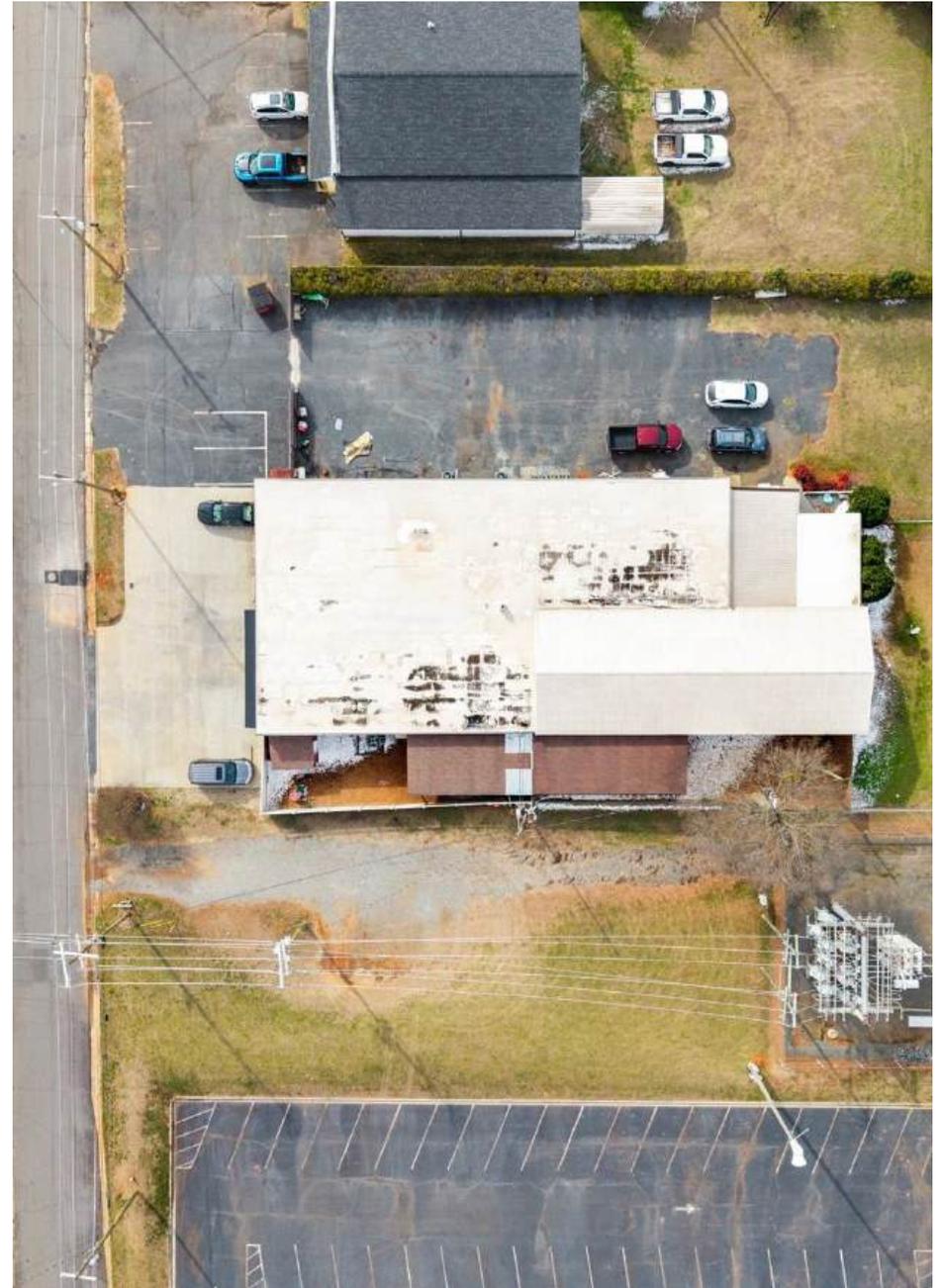
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,528	34,068	129,294
2026 Median HH Income	\$105,384	\$119,155	\$114,753
2026 Average HH Income	\$123,233	\$146,629	\$146,900

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## Property Info

- ✓ 116 Massey Street offers a rare opportunity to acquire commercial property in the heart of Downtown Fort Mill's business district, within walking distance of the Main Street District's retail, dining, and services. The property provides excellent regional access with immediate connectivity to Interstate 77, allowing convenient travel to Charlotte, NC and Columbia, SC- Zoned Commercial.
- ✓ The ±7,729 SF building, constructed in 1965, is situated on a ±0.85-acre lot. Asking price: \$1,900,000.



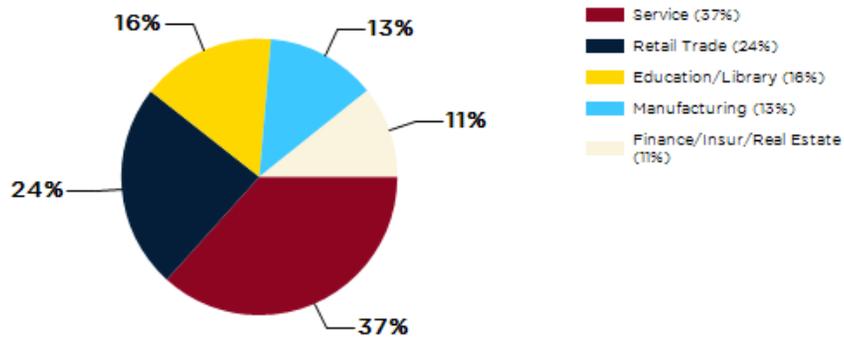
- ✓ The back of the building includes a 2-bedroom apartment, which was originally constructed to meet the building/zoning code for a doggy day care.

## Tenant Details

- ✓ The property is leased through November 2033 by Bowzee Wowzee, a doggy daycare and boarding facility. The lease is modified gross and the rate is \$11.46/SF/year (\$7500/month) with 3% annual escalations.



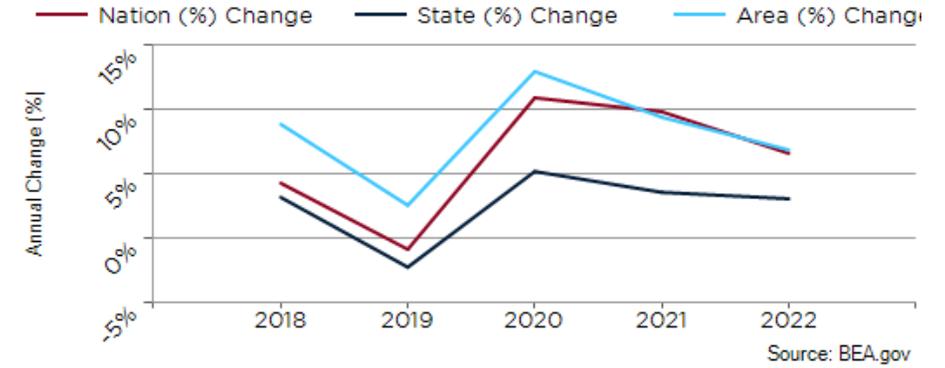
## Major Industries by Employee Count

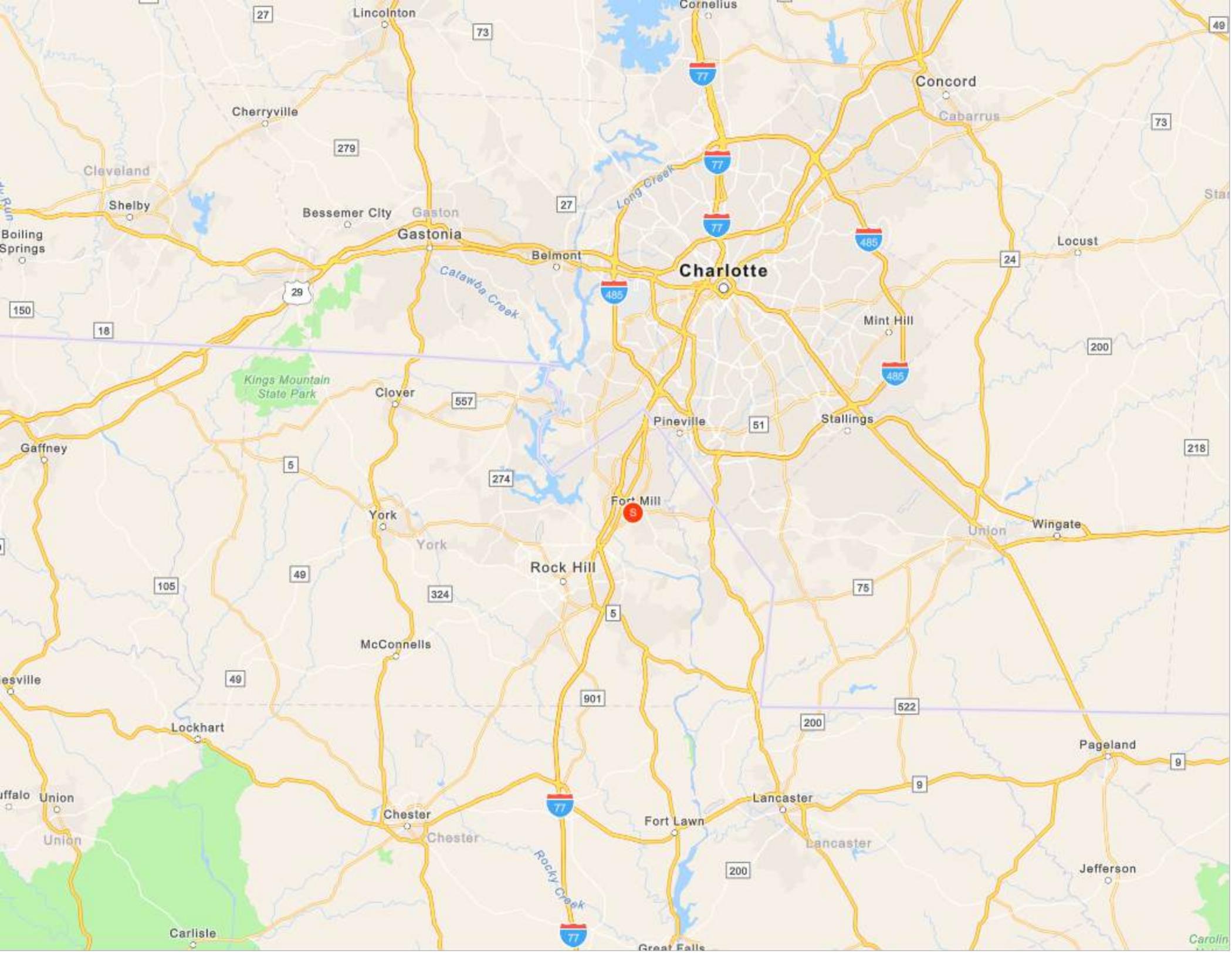


## Largest Employers

Ross Stores, Inc. - Distribution Centers	3,300
LPL Financial	3,242
Piedmont Medical Center	2,000
Wells Fargo Home Mortgage	1,283
Comporium, Inc.	986
Schaeffler Group USA, Inc.	946
Duke Energy Catawba Nuclear Station	793
Honeywell Safety Products USA, Inc.	153

## York County GDP Trend





Charlotte

Gastonia

Fort Mill

Rock Hill

Concord

Cherryville

Besemer City

Gastonia

Belmont

Pineville

Stallings

Mint Hill

Clover

York

York

Union

Wingate

McConnells

Lockhart

Pageland

Chester

Chester

Fort Lawn

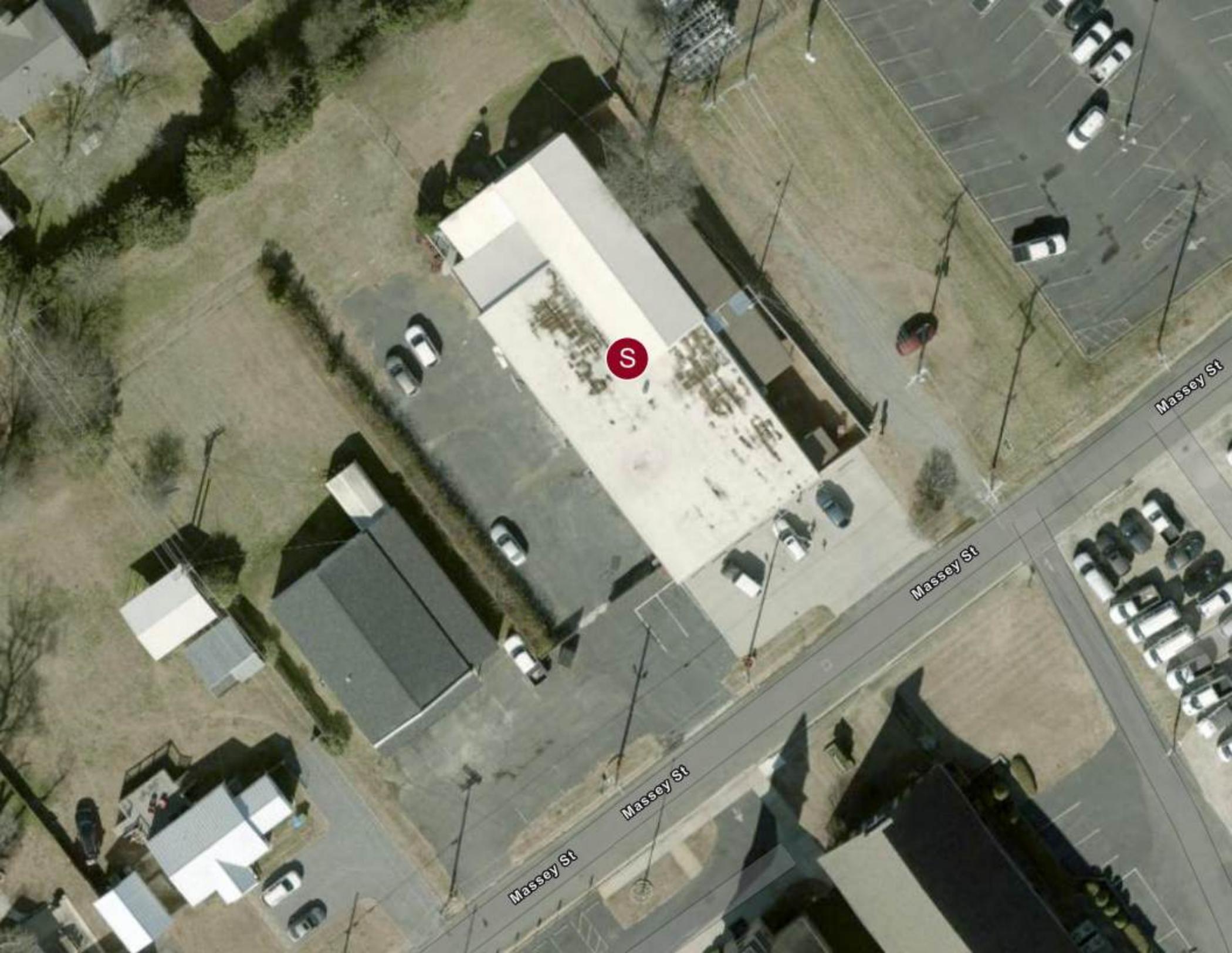
Lancaster

Lancaster

Jefferson

Carlisle

Carolin



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Massey St

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Massey St

Massey St

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## PROPERTY FEATURES

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NUMBER OF UNITS	1
NET RENTABLE AREA (SF)	7,729
LAND SF	37,026
LAND ACRES	0.85
YEAR BUILT	1965
# OF PARCELS	1
ZONING TYPE	B-2
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

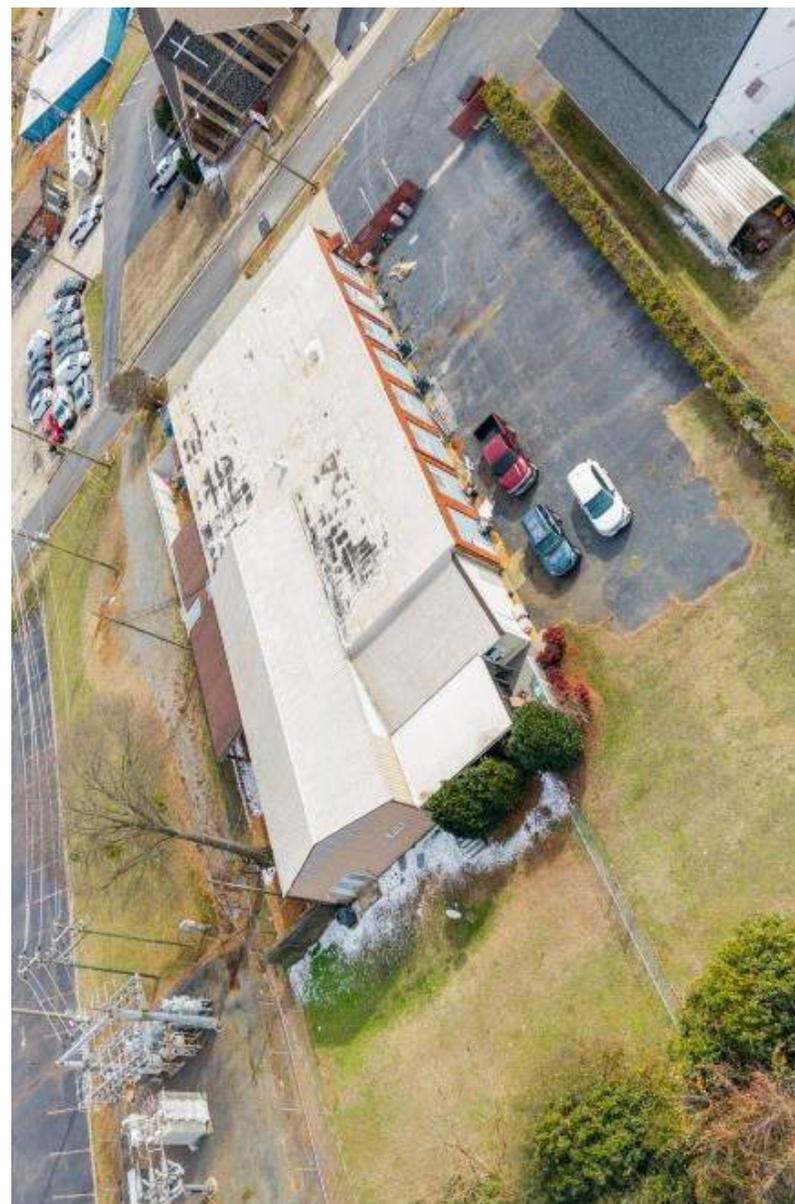
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## TENANT INFORMATION

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MAJOR TENANT/S	<b>Bowzee Wowzee Pet Boarding</b>
LEASE TYPE	<b>Modified Gross</b>
LEASE RATE	<b>\$11.46/SF</b>
ESCALATIONS	<b>3% Annually</b>

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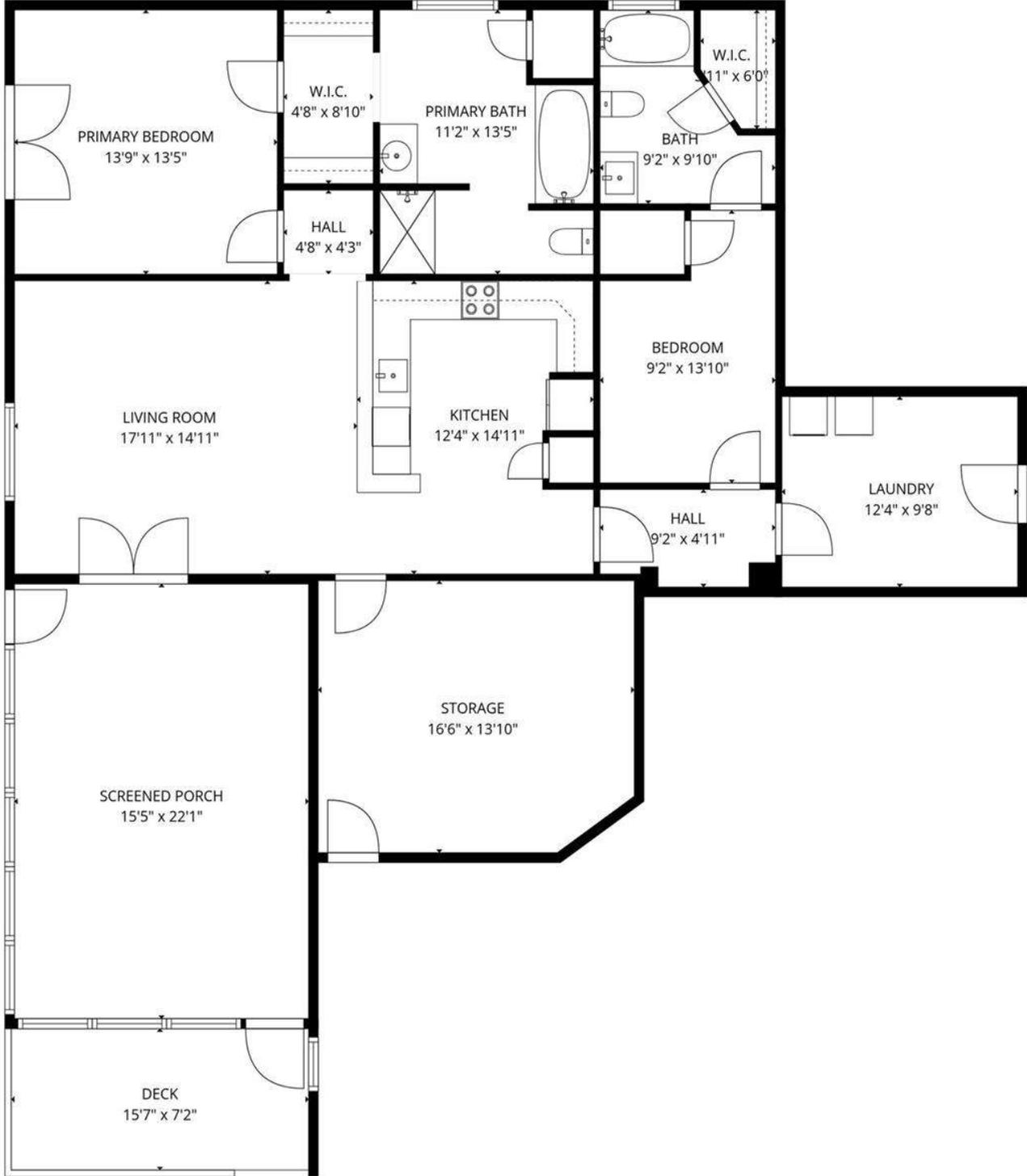






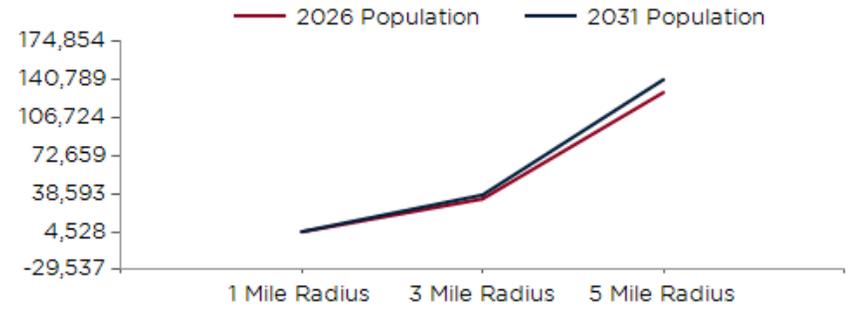


116 Massey St, Apartment  
Fort Mill, SC 29715

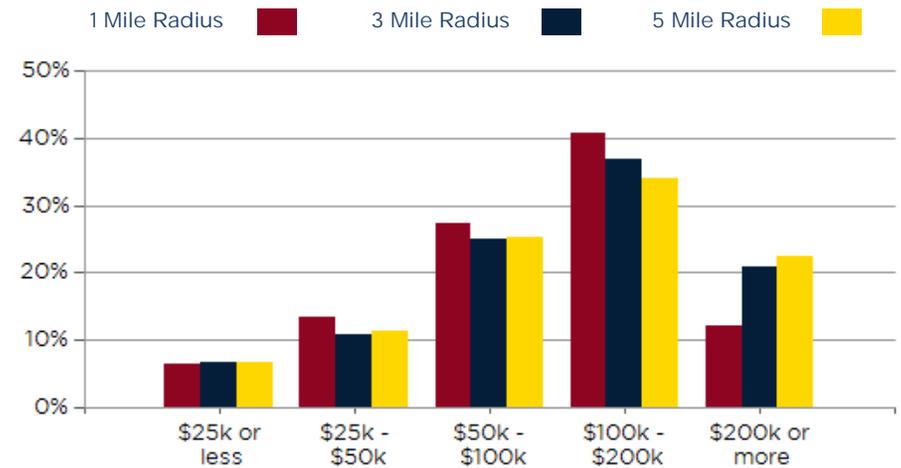


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,422	11,997	41,948
2010 Population	4,171	20,297	73,342
2026 Population	4,528	34,068	129,294
2031 Population	4,733	37,622	140,789
2026 African American	526	3,814	16,009
2026 American Indian	25	132	631
2026 Asian	96	1,878	10,633
2026 Hispanic	244	2,453	12,435
2026 Other Race	79	787	4,794
2026 White	3,476	24,701	86,082
2026 Multiracial	325	2,750	11,103
2026-2031: Population: Growth Rate	4.45%	10.00%	8.60%

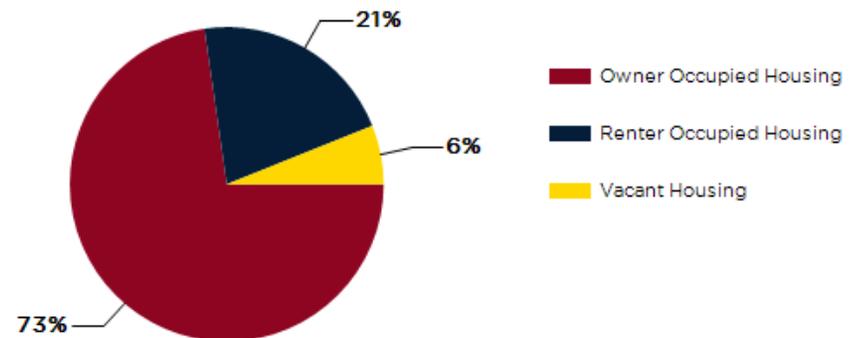
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	50	508	1,835
\$15,000-\$24,999	68	363	1,527
\$25,000-\$34,999	76	477	2,001
\$35,000-\$49,999	172	935	3,573
\$50,000-\$74,999	314	1,919	7,354
\$75,000-\$99,999	194	1,367	5,284
\$100,000-\$149,999	435	2,570	9,426
\$150,000-\$199,999	321	2,268	7,582
\$200,000 or greater	224	2,752	11,210
Median HH Income	\$105,384	\$119,155	\$114,753
Average HH Income	\$123,233	\$146,629	\$146,900



### 2026 Household Income



### 2026 Own vs. Rent - 1 Mile Radius

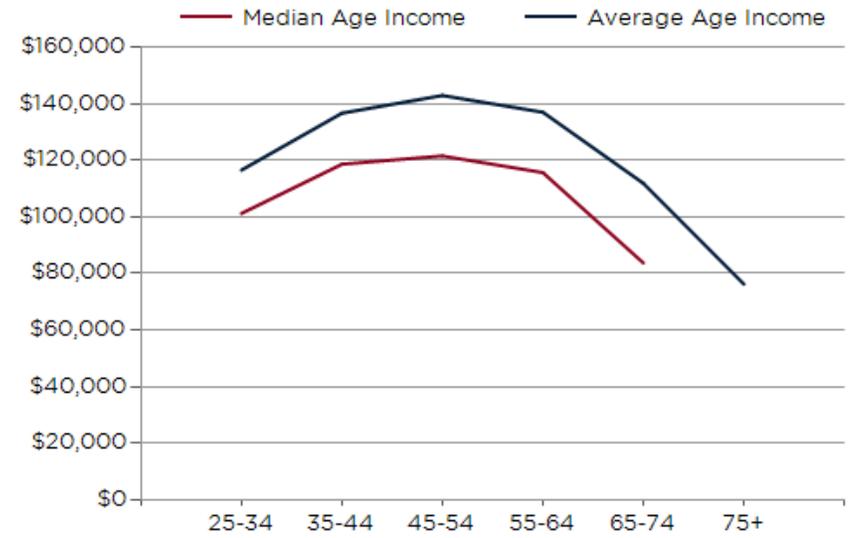
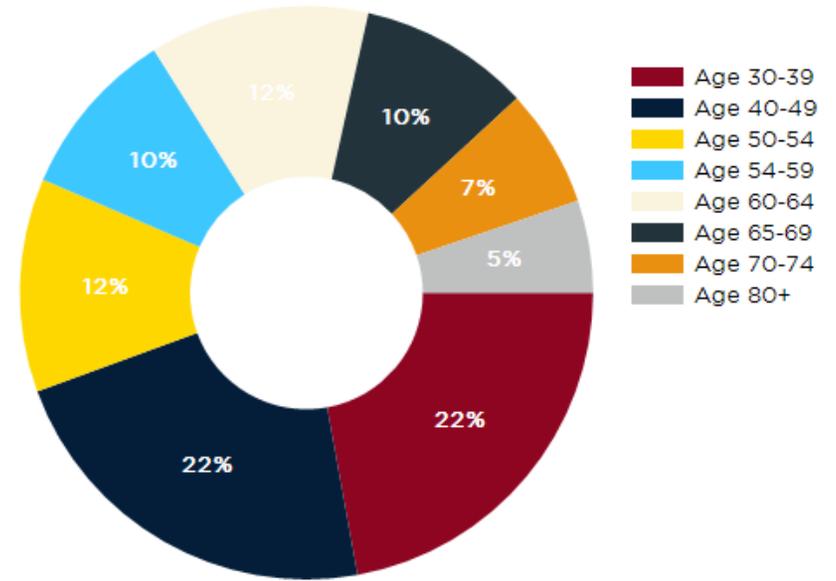


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	286	1,743	7,204
2026 Population Age 35-39	322	2,215	8,692
2026 Population Age 40-44	301	2,739	10,485
2026 Population Age 45-49	310	2,652	9,787
2026 Population Age 50-54	331	2,564	9,374
2026 Population Age 55-59	264	2,115	7,706
2026 Population Age 60-64	340	1,838	6,756
2026 Population Age 65-69	265	1,521	5,844
2026 Population Age 70-74	183	1,103	4,670
2026 Population Age 75-79	143	912	3,830
2026 Population Age 80-84	101	535	2,211
2026 Population Age 85+	74	374	1,405
2026 Population Age 18+	3,526	25,054	96,279
2026 Median Age	41	39	39
2031 Median Age	42	39	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$101,248	\$100,903	\$96,257
Average Household Income 25-34	\$116,607	\$131,030	\$128,699
Median Household Income 35-44	\$118,685	\$145,034	\$141,541
Average Household Income 35-44	\$136,768	\$168,423	\$168,515
Median Household Income 45-54	\$121,613	\$153,428	\$152,157
Average Household Income 45-54	\$143,027	\$180,854	\$179,265
Median Household Income 55-64	\$115,728	\$128,237	\$131,299
Average Household Income 55-64	\$137,097	\$157,273	\$162,430
Median Household Income 65-74	\$83,729	\$90,160	\$90,568
Average Household Income 65-74	\$111,948	\$118,910	\$120,844
Average Household Income 75+	\$76,221	\$75,214	\$82,610

Population By Age



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*Exclusively Marketed by:*

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