

# NOMA (North Main St.) Downtown Ft Mill

232 Main Street & 102 Tom Hall Street, Fort Mill SC 29715



ARDOR COMMERCIAL  
ADVISORS, LLC

# HIGHLIGHTS

- Highly sought after spaces for lease in Downtown Fort Mill
- ~17 New Paved Parking Spaces to be added
- Approximately 17,520 Total RSF Available
- 1,200-9,100 Continuous Square Feet Available
- NEW Green Space Area to be added between both buildings



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
TBD	Vacant	Main	1500-9100	NNN	1,500-9,100 Continuous RSF. Call for Pricing.
TBD	Vacant	Lower	1700-4400	NNN	1,700-4,400 Continuous RSF. Call for Pricing.
Tom Hall Building	Vacant		1200-4020	NNN	1,200-4,020 Continuous RSF. Call for pricing.



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
4,738	33,447	122,637



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$100,601	\$129,713	\$128,243



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
1,921	12,460	45,893



## PROPERTY FEATURES

BUILDING SF	17,520
TOTAL TENANTS	5-8
YEAR BUILT	1956
YEAR RENOVATED	2023
ZONING TYPE	LC
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	~17
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

## 232 MAIN STREET

TOTAL TENANTS	4-6
BUILDING SF	13,500
STORIES	1
RENOVATED	2023

## 102 TOM HALL STREET

TOTAL TENANTS	1-2
BUILDING SF	4,020
STORIES	1
RENOVATED	2023



# NOMA (North Main St.) Downtown Fort Mill SC Opportunity

- Two buildings located in Historic downtown Fort Mill SC for lease!

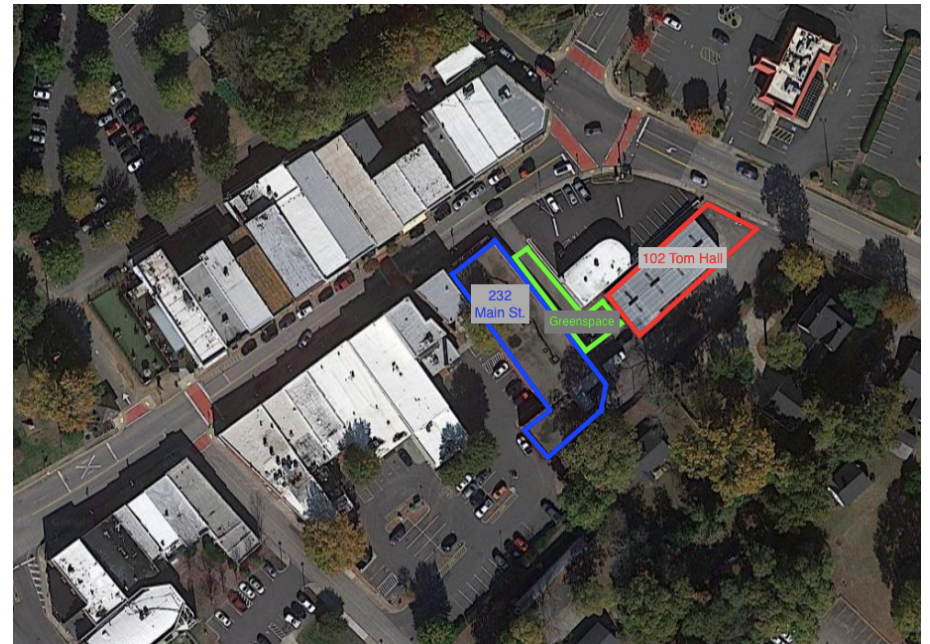
The first building (232 Main Street) facing Main Street is a two-story retail building with approximately 12,200 rentable square footage. The main floor will have approximately 7,800 square feet available to lease, and approximately 4,400 square feet on the lower level. This main building will have a double-deck covered patio in the rear and outdoor patios on Main Street.

The second building (102 Tom Hall Street) is approximately 4,020 square feet with an outdoor patio area facing Tom Hall Street.

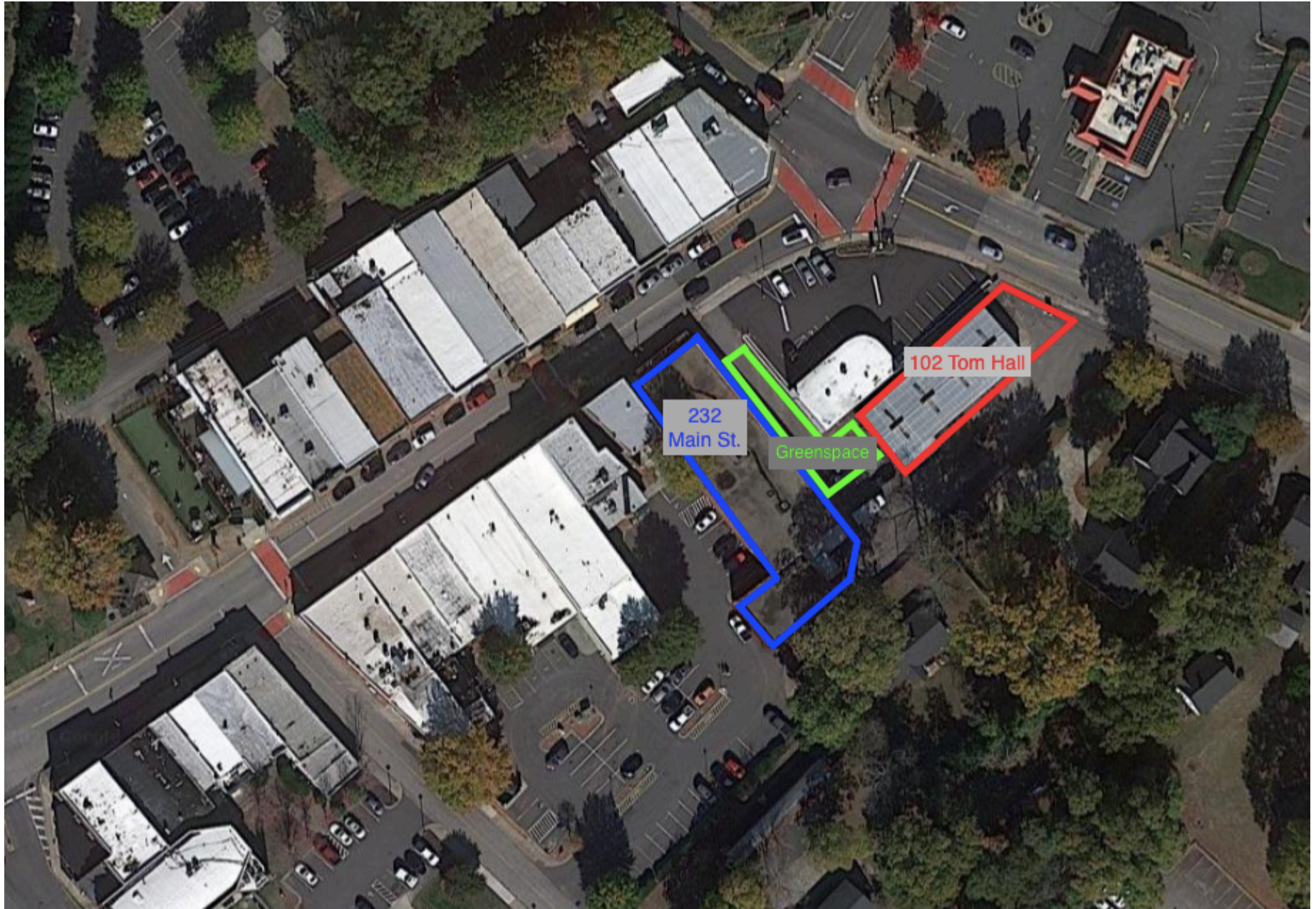
Both buildings will be renovated in 2023 to a warm shell with a target completion timing of Q3/Q4 2023.

- Fort Mill is a town located in York County, South Carolina, with a population of around 22,000 people. It is located in the Charlotte metropolitan area, which is known for its diverse economy, beautiful parks, and vibrant culture. Fort Mill is a fast-growing town that has seen significant development in recent years, with new businesses, homes, and amenities being built to meet the needs of its growing population. The town is home to a number of popular attractions, including the Anne Springs Close Greenway, which is a 2,100-acre park that features more than 40 miles of trails, fishing ponds, and other recreational facilities. The Carowinds amusement park is also located in Fort Mill, and attracts millions of visitors each year. Other popular attractions in the area include the Daniel Stowe Botanical Garden and the Glencairn Garden, both of which are known for their beautiful floral displays and tranquil setting.

Locator Map











232 Main St. (Exterior Elevation Concept)







## 102 Tom Hall St. (Curent Layout)



102 Tom Hall St. (Exterior Elevation Concept)







## Aerial View

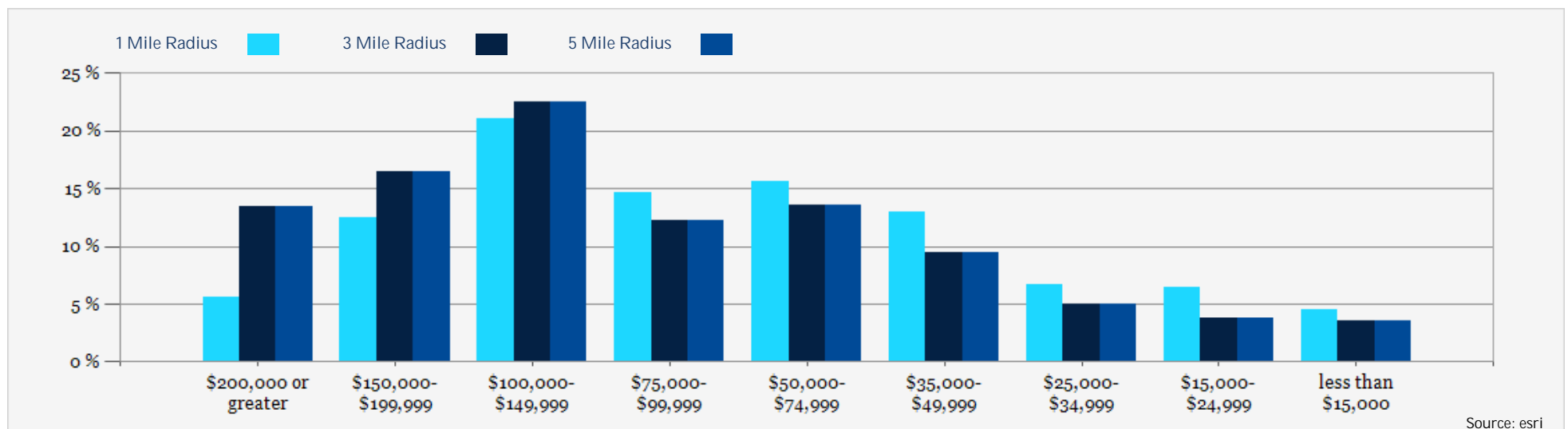


REDLINE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,630	11,922	40,981
2010 Population	4,336	19,718	72,772
2022 Population	4,738	33,447	122,637
2027 Population	4,994	36,961	131,677
2022-2027: Population: Growth Rate	5.30 %	10.10 %	7.15 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	86	443	1,745
\$15,000-\$24,999	124	470	1,960
\$25,000-\$34,999	128	622	2,183
\$35,000-\$49,999	250	1,185	4,455
\$50,000-\$74,999	301	1,693	6,534
\$75,000-\$99,999	281	1,521	6,235
\$100,000-\$149,999	405	2,804	9,686
\$150,000-\$199,999	239	2,048	6,756
\$200,000 or greater	107	1,673	6,339
Median HH Income	\$80,036	\$103,402	\$99,143
Average HH Income	\$100,601	\$129,713	\$128,243

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,569	4,917	17,615
2010 Total Households	1,769	7,592	27,776
2022 Total Households	1,921	12,460	45,893
2027 Total Households	2,019	13,757	49,310
2022 Average Household Size	2.46	2.68	2.67
2000 Owner Occupied Housing	1,075	3,321	11,046
2000 Renter Occupied Housing	398	1,322	5,005
2022 Owner Occupied Housing	1,415	9,619	33,878
2022 Renter Occupied Housing	506	2,841	12,015
2022 Vacant Housing	153	603	2,701
2022 Total Housing	2,074	13,063	48,594
2027 Owner Occupied Housing	1,500	10,870	37,057
2027 Renter Occupied Housing	519	2,886	12,253
2027 Vacant Housing	168	701	3,030
2027 Total Housing	2,187	14,458	52,340
2022-2027: Households: Growth Rate	5.00 %	10.00 %	7.25 %

2022 Household Income





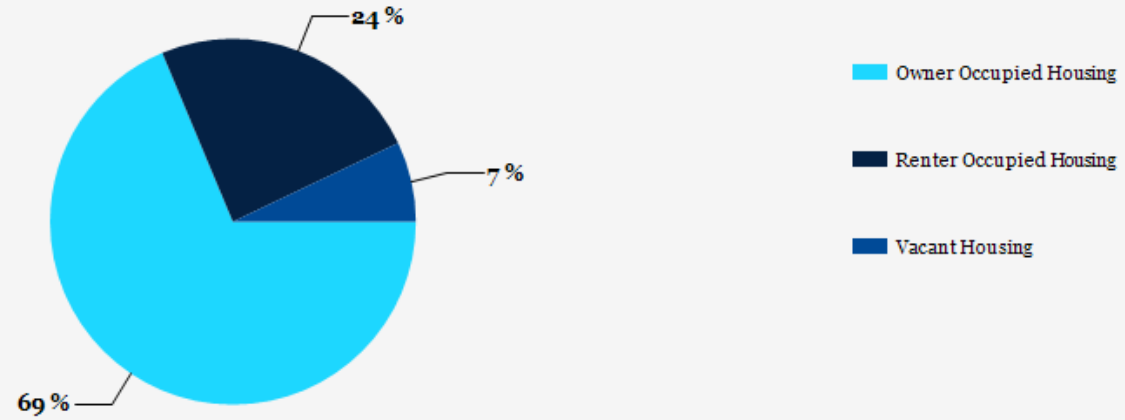
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	269	1,911	7,870
2022 Population Age 35-39	266	2,068	8,615
2022 Population Age 40-44	306	2,336	9,118
2022 Population Age 45-49	293	2,457	8,976
2022 Population Age 50-54	323	2,388	8,352
2022 Population Age 55-59	394	2,216	7,738
2022 Population Age 60-64	326	1,847	6,728
2022 Population Age 65-69	244	1,486	5,395
2022 Population Age 70-74	213	1,215	4,382
2022 Population Age 75-79	163	808	2,877
2022 Population Age 80-84	112	469	1,633
2022 Population Age 85+	89	340	1,193
2022 Population Age 18+	3,686	24,454	90,432
2022 Median Age	42	37	37

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,417	\$95,337	\$85,445
Average Household Income 25-34	\$96,204	\$117,417	\$111,469
Median Household Income 35-44	\$103,325	\$122,922	\$115,642
Average Household Income 35-44	\$118,135	\$152,172	\$146,267
Median Household Income 45-54	\$100,172	\$126,406	\$121,696
Average Household Income 45-54	\$119,879	\$157,907	\$154,473
Median Household Income 55-64	\$90,933	\$109,239	\$108,062
Average Household Income 55-64	\$112,042	\$135,374	\$139,717
Median Household Income 65-74	\$68,797	\$83,867	\$80,621
Average Household Income 65-74	\$91,429	\$107,084	\$107,720
Average Household Income 75+	\$63,357	\$74,164	\$75,921

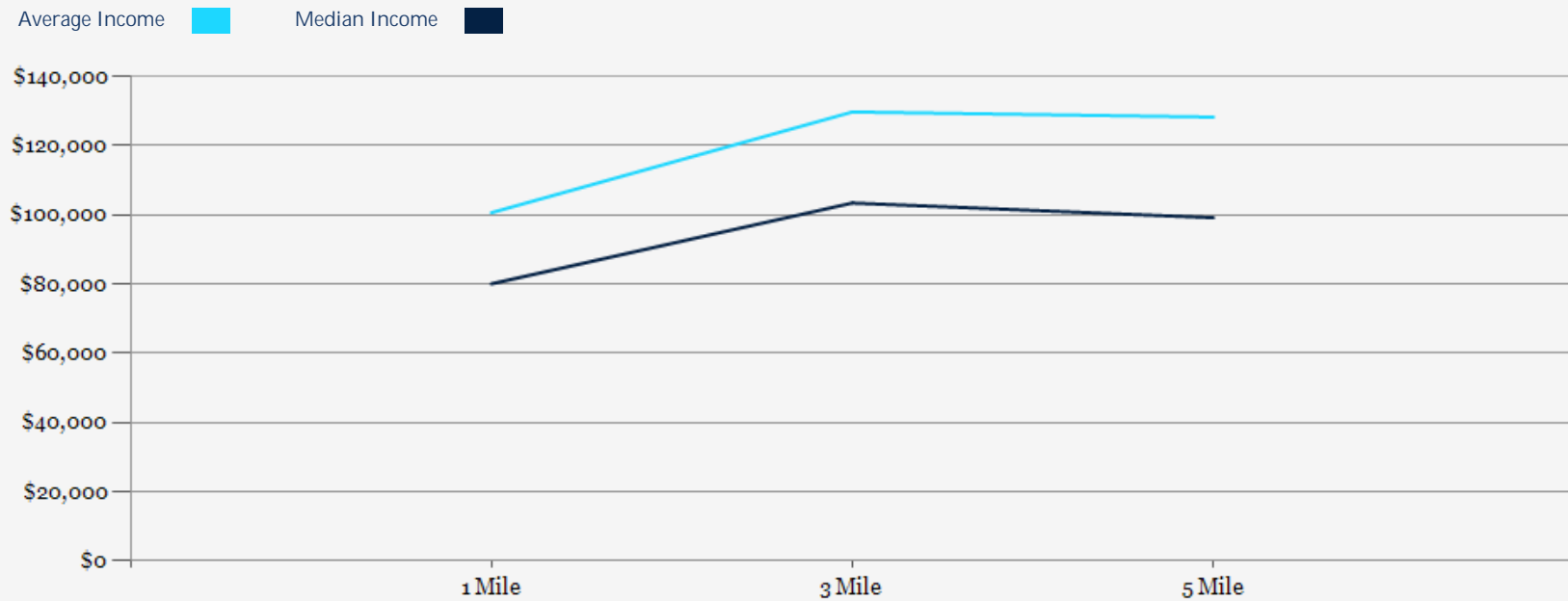
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	364	2,823	9,858
2027 Population Age 35-39	298	2,339	9,348
2027 Population Age 40-44	281	2,252	8,982
2027 Population Age 45-49	314	2,382	8,973
2027 Population Age 50-54	296	2,374	8,419
2027 Population Age 55-59	320	2,301	7,827
2027 Population Age 60-64	382	2,094	7,178
2027 Population Age 65-69	318	1,754	6,189
2027 Population Age 70-74	228	1,359	4,813
2027 Population Age 75-79	189	1,050	3,696
2027 Population Age 80-84	132	637	2,264
2027 Population Age 85+	107	438	1,521
2027 Population Age 18+	3,905	27,117	97,506
2027 Median Age	41	36	37

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,469	\$109,787	\$101,113
Average Household Income 25-34	\$113,822	\$138,583	\$131,567
Median Household Income 35-44	\$105,085	\$131,158	\$124,645
Average Household Income 35-44	\$127,780	\$165,659	\$161,612
Median Household Income 45-54	\$104,075	\$138,767	\$133,310
Average Household Income 45-54	\$130,981	\$174,936	\$171,500
Median Household Income 55-64	\$98,269	\$123,038	\$120,987
Average Household Income 55-64	\$124,518	\$155,108	\$158,419
Median Household Income 65-74	\$84,362	\$103,485	\$99,483
Average Household Income 65-74	\$111,168	\$129,389	\$128,456
Average Household Income 75+	\$81,385	\$96,273	\$95,127

## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median







Jim Pryor  
Managing Partner

Ardor Commercial Advisors, LLC is a premier, full-service commercial real estate brokerage headquartered in Charlotte, North Carolina. Our team utilizes a client-focused approach to provide superior real estate services, including acquisition and leasing opportunities for developers, landlords, tenants, and investors. Our expert advisors assist our clients in all commercial real estate needs, including investment properties, office and retail, mixed-use projects, multi-family developments, land, and industrial properties.



**Mike Kachin**  
Lead Advisor

Mike Kachin, a Charleston native, has lived in the Charlotte area for 20 years. A Winthrop University graduate with a Business Administration / Marketing degree, he met and married his college sweetheart and they now have three kids together.

Mike has always had a passion for real estate and purchased his first investment property in 2010. With a focus in commercial real estate, he comes to the table with over 15 years of experience in sales, pricing, forecasting, and market intelligence with 8 of those years in executive-level roles in sales and revenue management.

Mike's unique skillset and business acumen developed from his vast corporate experience including hundreds of millions of dollars in sales responsibility and billions of dollars in revenue management for one of the largest automotive suppliers in the world have translated to his successful commercial real estate career. His professionalism, analytical approach, and attention to detail are assets to his clients and the Ardor Commercial Advisors team.



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*Ardor Commercial Advisors*



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