



100 Main St Suite 102 (A&B)

DOWNTOWN FORT MILL OFFICE SPACE FOR LEASE

Turnkey 4,299 sq. ft. first-floor office space in the historic Old Center Theatre in downtown Fort Mill. Can be divided into two spaces. Featuring exposed brick, large windows, private offices, a conference room, and a spacious bullpen, this suite is perfect for professional service firms, creative teams, and growing businesses. Surrounded by restaurants, shops, and walkable amenities, 100 Main Street offers an exceptional blend of character, convenience, and visibility in Fort Mill's thriving downtown district.

Property Highlights:

- ▶ 4,299 SF turnkey office space (can be divided into 1,706 SF/2,593 SF)
- ▶ Highly visible downtown Fort Mill location
- ▶ First-floor suite with exposed brick and historic character
- ▶ Signage opportunities on Main Street
- ▶ Walking distance from restaurants & shopping



3D MATTERPORT TOUR



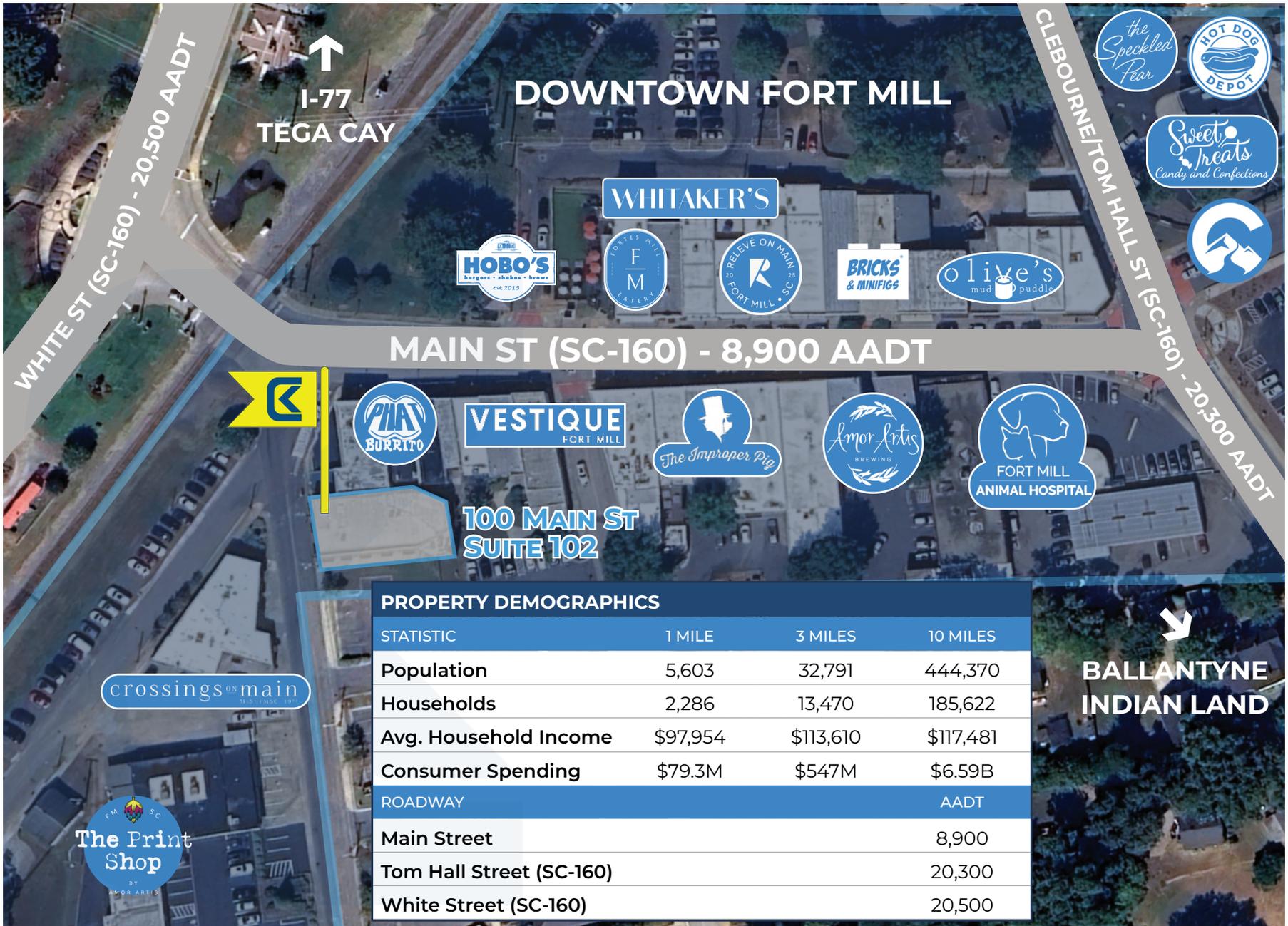

Rent
\$22/sf


1,706-4,299
SF


Lease Type
Triple Net
Lease (NNN)


Zoning
Local
Commercial


TICAM
\$7.73



PROPERTY DEMOGRAPHICS

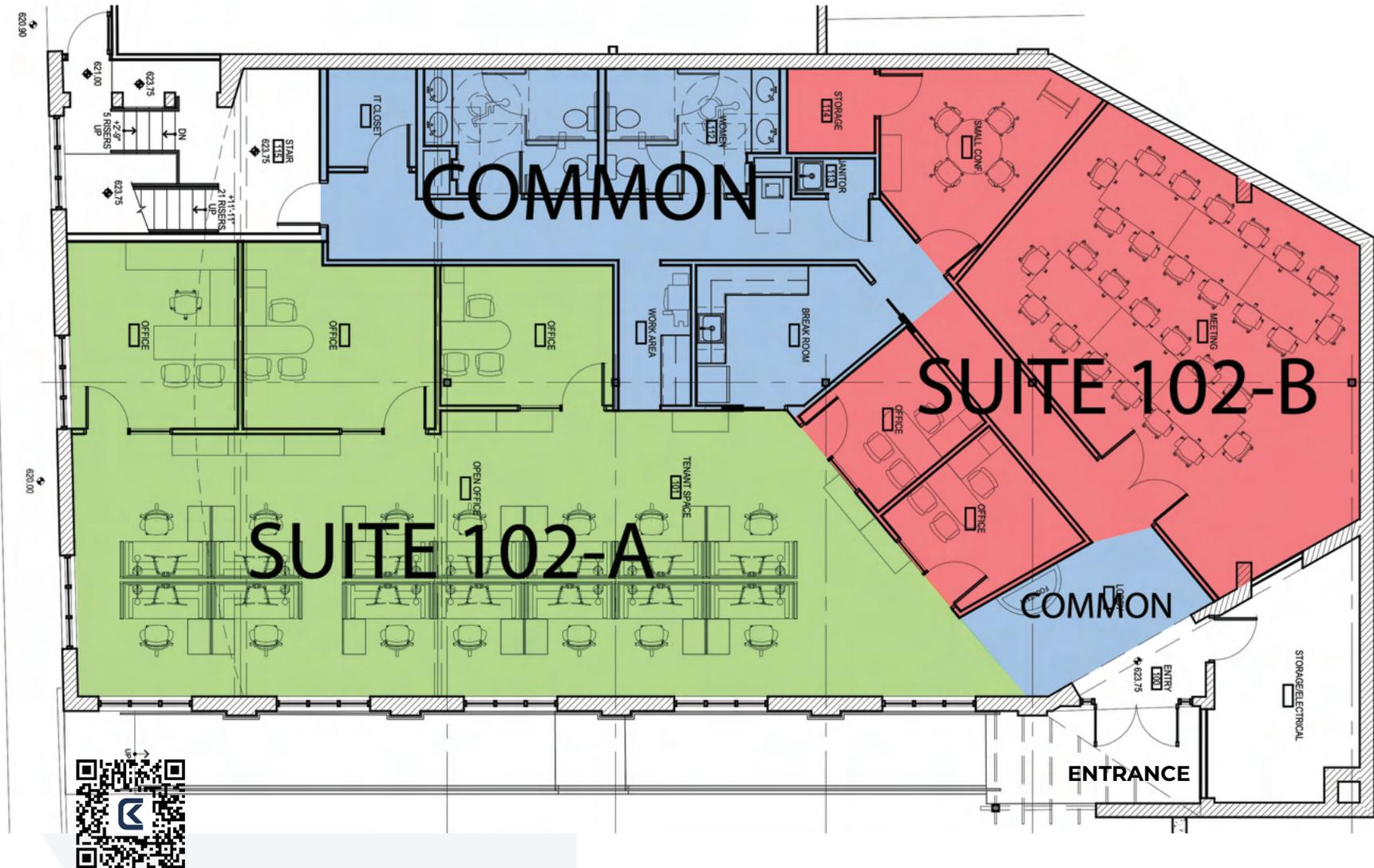
STATISTIC	1 MILE	3 MILES	10 MILES
Population	5,603	32,791	444,370
Households	2,286	13,470	185,622
Avg. Household Income	\$97,954	\$113,610	\$117,481
Consumer Spending	\$79.3M	\$547M	\$6.59B
ROADWAY			AADT
Main Street			8,900
Tom Hall Street (SC-160)			20,300
White Street (SC-160)			20,500

crossings^{on}main



BALLANTYNE INDIAN LAND

FLOOR PLAN



3D MATTERPORT
TOUR



PROPERTY DETAILS

Address	100 Main Street Suite 102 Fort Mill, SC 29715
Zoning	Local Commercial
Square Footage	4,299 SF (Suite A: 2,593/ Suite B: 1,706)
Rent	\$22/SF
Lease Type	Triple Net Lease (NNN)
TICAM	\$7.73/SF



**Kuester
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