

1171 Market Street

1171 Market Street Suite 113, Fort Mill SC 29708

OFFERING MEMORANDUM

Professional Office Suite

Prepared By:

Jim Pryor

Ardor Commercial Advisors

Managing Partner

(704) 620-8745

jim@ardorcre.com

Lic: NC 300373 SC 105555



ARDOR COMMERCIAL
ADVISORS, LLC

1171 Market Street

CONTENTS

01 Property Description

Property Features
Floor Plan

02 Demographics

General Demographics

Ardor Commercial Advisors



Jim Pryor

Ardor Commercial Advisors
Managing Partner
(704) 620-8745
jim@ardorcre.com
Lic: NC 300373 SC 105555



ARDOR COMMERCIAL
ADVISORS, LLC

<https://Ardorcre.com>

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Property Description

Property Features

Floor Plan

1171 MARKET STREET

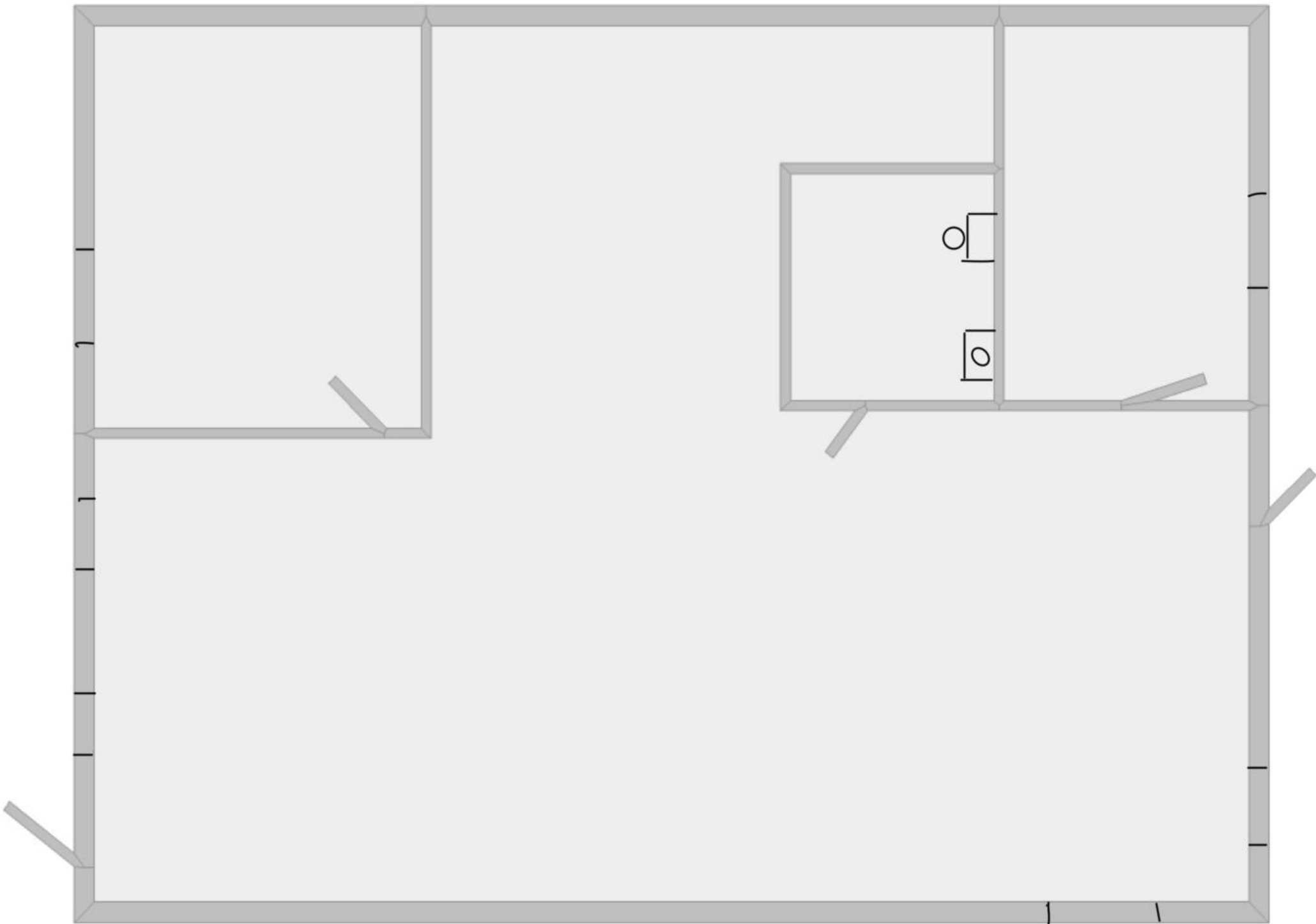
PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	24,000
NET RENTABLE AREA (SF)	1,200
LAND ACRES	1.53
YEAR RENOVATED	2007
# OF PARCELS	1
ZONING TYPE	Commercial
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	50
PARKING RATIO	2.08/1000
TYPICAL FLOOR SF	10,000
TRAFFIC COUNTS	11,159
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ADA COMPLIANT	Yes
ELEVATOR	Yes

CONSTRUCTION

EXTERIOR	Masonry
PARKING SURFACE	Asphalt





1171 MARKET STREET

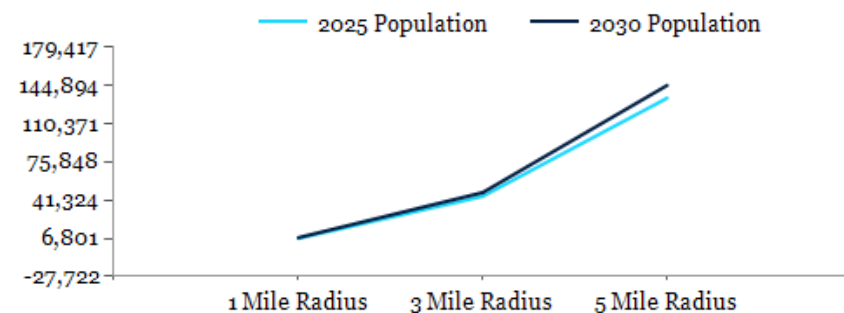
02

Demographics

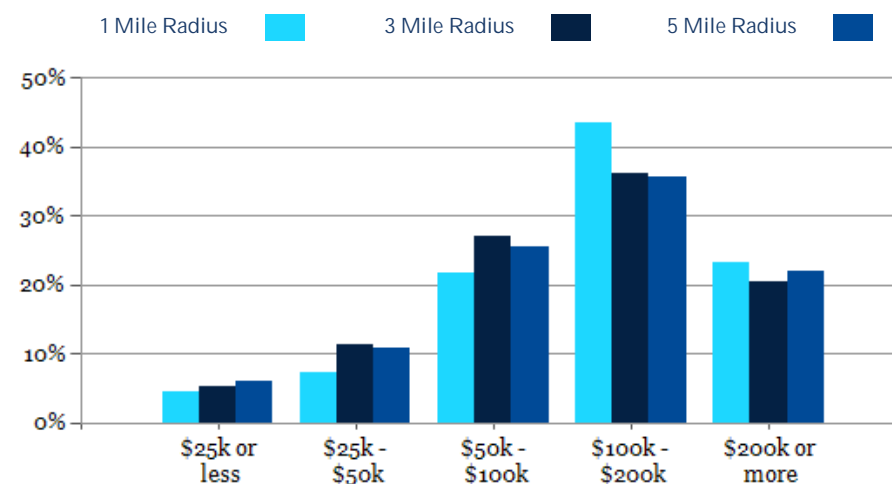
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,302	13,396	43,271
2010 Population	4,387	27,296	76,926
2025 Population	6,801	44,821	133,416
2030 Population	7,462	48,179	144,894
2025 African American	432	4,695	19,590
2025 American Indian	21	153	605
2025 Asian	429	3,863	10,281
2025 Hispanic	444	3,435	13,566
2025 Other Race	122	1,149	5,774
2025 White	5,301	31,452	85,790
2025 Multiracial	496	3,500	11,315
2025-2030: Population: Growth Rate	9.35%	7.30%	8.30%

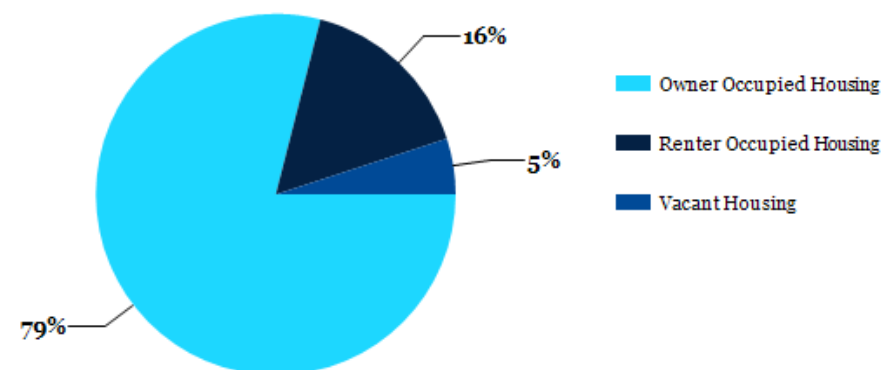
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	91	539	1,746
\$15,000-\$24,999	25	377	1,375
\$25,000-\$34,999	47	688	2,089
\$35,000-\$49,999	136	1,283	3,441
\$50,000-\$74,999	329	2,816	7,719
\$75,000-\$99,999	218	1,915	5,261
\$100,000-\$149,999	656	3,630	9,873
\$150,000-\$199,999	438	2,652	8,304
\$200,000 or greater	583	3,548	11,156
Median HH Income	\$134,080	\$113,201	\$117,261
Average HH Income	\$158,308	\$145,343	\$147,741



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	241	2,328	7,640
2025 Population Age 35-39	388	2,842	9,052
2025 Population Age 40-44	554	3,560	10,645
2025 Population Age 45-49	559	3,466	9,997
2025 Population Age 50-54	576	3,423	9,779
2025 Population Age 55-59	466	2,792	8,061
2025 Population Age 60-64	330	2,338	7,139
2025 Population Age 65-69	260	1,974	6,114
2025 Population Age 70-74	191	1,518	4,997
2025 Population Age 75-79	179	1,335	4,037
2025 Population Age 80-84	96	832	2,296
2025 Population Age 85+	70	558	1,444
2025 Population Age 18+	4,838	33,294	100,012
2025 Median Age	39	39	39
2030 Median Age	39	39	39

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,118	\$93,785	\$100,500
Average Household Income 25-34	\$137,708	\$123,805	\$130,605
Median Household Income 35-44	\$151,789	\$136,606	\$140,963
Average Household Income 35-44	\$180,323	\$167,054	\$167,727
Median Household Income 45-54	\$163,538	\$151,218	\$151,320
Average Household Income 45-54	\$197,028	\$181,143	\$177,620
Median Household Income 55-64	\$132,188	\$126,643	\$133,507
Average Household Income 55-64	\$163,879	\$160,744	\$163,351
Median Household Income 65-74	\$105,558	\$88,742	\$95,119
Average Household Income 65-74	\$121,105	\$115,506	\$125,307
Average Household Income 75+	\$80,199	\$79,582	\$86,952

