

**LEASE**

# Clebourne Building: Office, Retail, Restaurant Spaces For Lease

**111 CLEBOURNE STREET**

Fort Mill, SC 29715

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**PRESENTED BY:**

**MARK MAYFIELD**

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South Carolina #18972

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>REDUCED RETAIL LEASE RATE:</b>	\$27.00 SF/yr (NNN)
<b>REDUCED OFFICE LEASE RATE:</b>	\$23.00 SF/yr (NNN)
<b>TICAM INCLUDING UTILITIES:</b>	\$8.25 SF/yr
<b>AVAILABLE SF:</b>	1,508 - 1,966 SF
<b>LOT SIZE:</b>	1.1 Acres
<b>BUILDING SIZE:</b>	17,385 SF

## PROPERTY DESCRIPTION

Fabulous Class A office/retail building in the heart of Fort Mill. Nice finishes with gracious stone & marble floors, double glass doors & detail moldings. There is a 15.4% load factor and the current pass-thru expenses for TICAM including utilities is \$8.25/RSF. See proposed exterior elevation changes for new retail uses.

## PROPERTY HIGHLIGHTS

- Retail, Restaurant or Office Space
- New exterior storefront entrances & warm vanilla shells for retail uses provided by Landlord
- Outdoor patio/seating area for a restaurant can be accommodated on the side of the building
- Stone & Marble Floors Entrance
- Two Miles from I-77
- Centrally Located in Fort Mill's Thriving Business District

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# ADDITIONAL PHOTOS



- SIGNAGE BY TENANT
- 3" DEEP METAL CANOPY WITH METAL BRACKETS, UP LIGHTING HIDDEN IN CANOPY FOR SIGNAGE. CANOPY MAY CHANGE BASED ON AVAILABILITY AND DESIGN
- OPTIONAL COVERED PATIO PER TENANT
- NEW STOREFRONT DOUBLE DOOR
- EXISTING WINDOWS TO REMAIN
- METAL HANDRAILS TO MATCH BRACKETS. HANDRAILS MAY CHANGE BASED ON AVAILABILITY AND DESIGN



**3 EXTERIOR ELEVATION 03**  
X002 | 1/8" = 1'-0"



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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	5-Year Minimum
<b>TOTAL SPACE:</b>	1,508 - 1,966 SF	<b>LEASE RATE:</b>	\$23.00 - \$27.00 SF/yr

## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	AVAILABILITY
Suite 110	1,966 SF	NNN	\$23.00 - 27.00 SF/yr	Available
Suite 130	1,508 SF	NNN	\$23.00 - 27.00 SF/yr	Available
Suite 210	1,695 SF	NNN	\$23.00 SF/yr	Available 3/1/2025.

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# PROPOSED RETAIL LAYOUT - FLOOR PLANS

CLEBOURNE ST

2



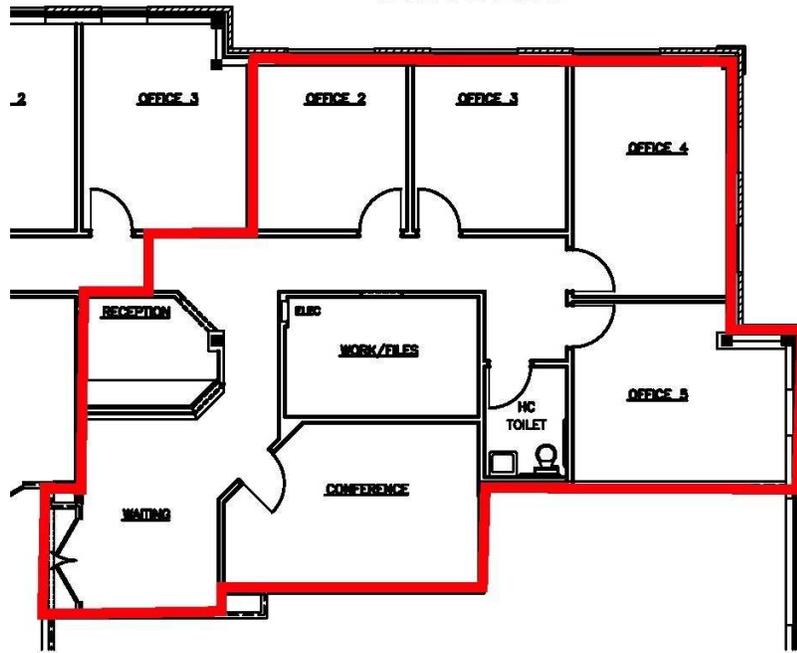
## 1 | FLOOR PLAN

X001 1/8" = 1'-0"

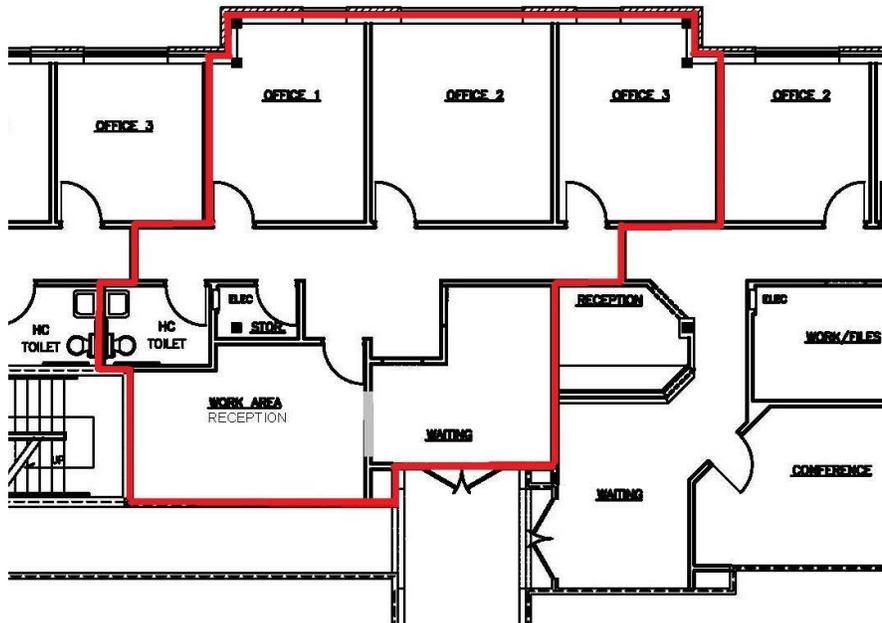
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# EXISTING OFFICE LAYOUT - FLOOR PLANS

## SUITE 110

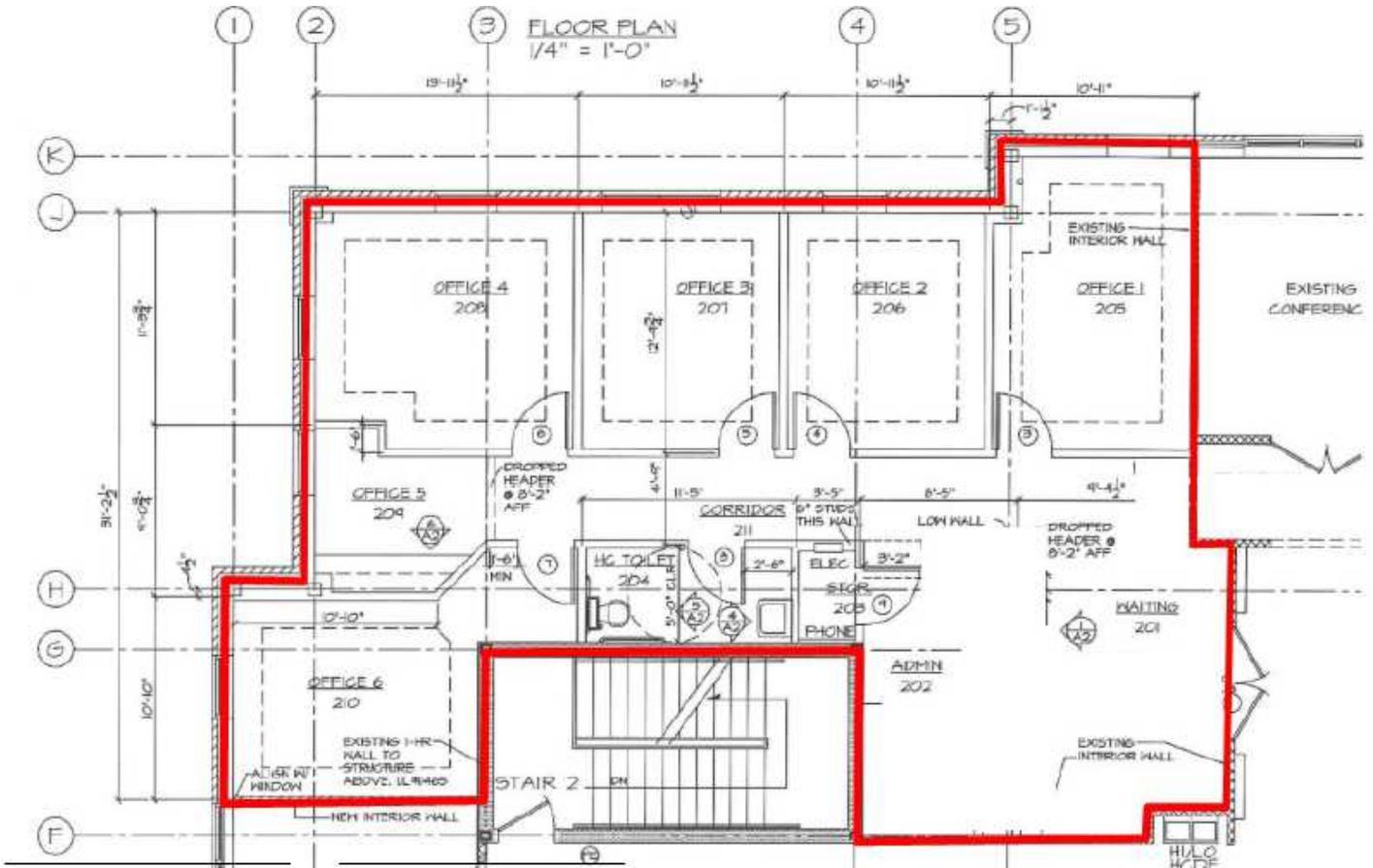


## SUITE 130



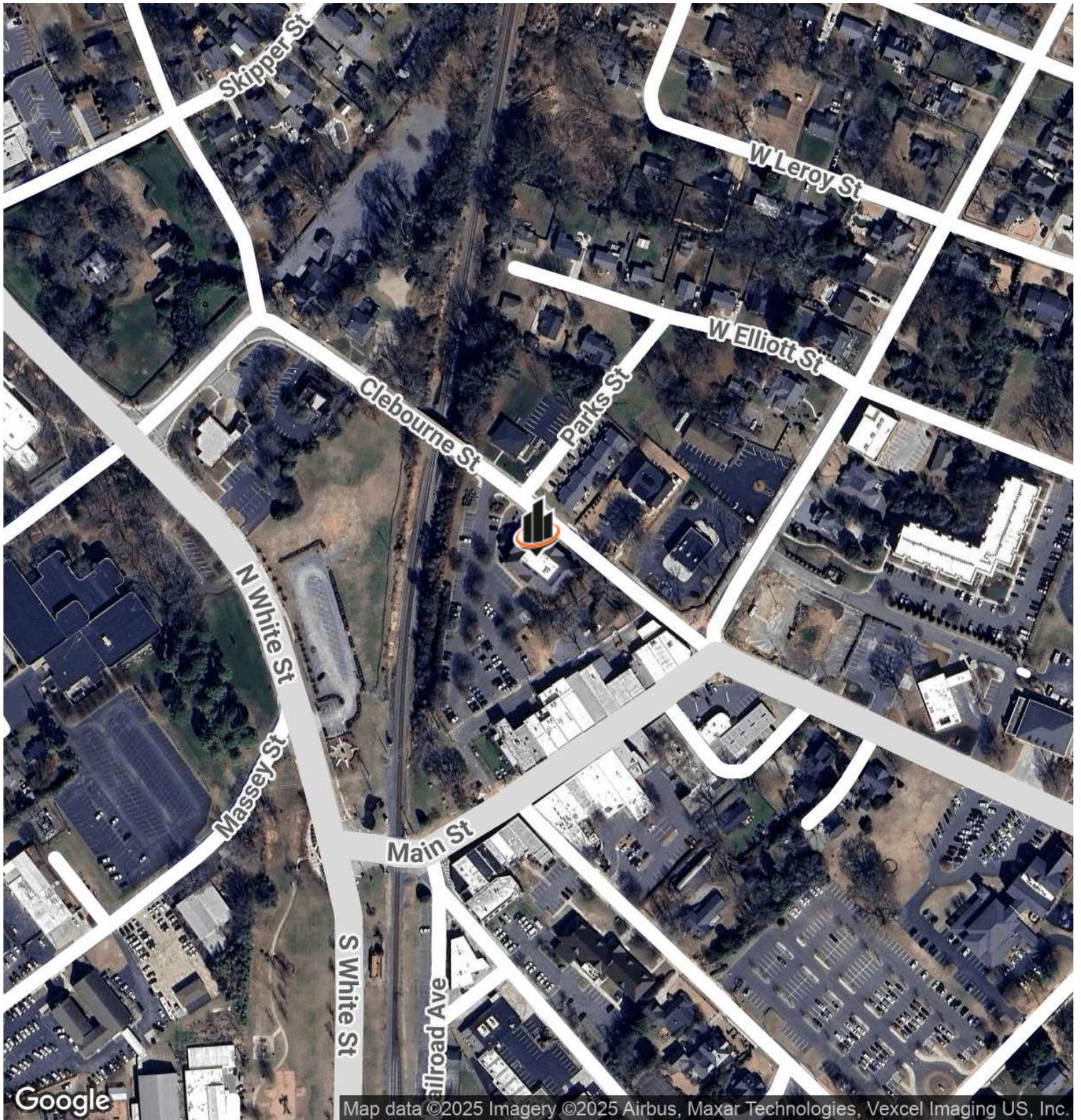
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# SUITE 210 FLOOR PLAN



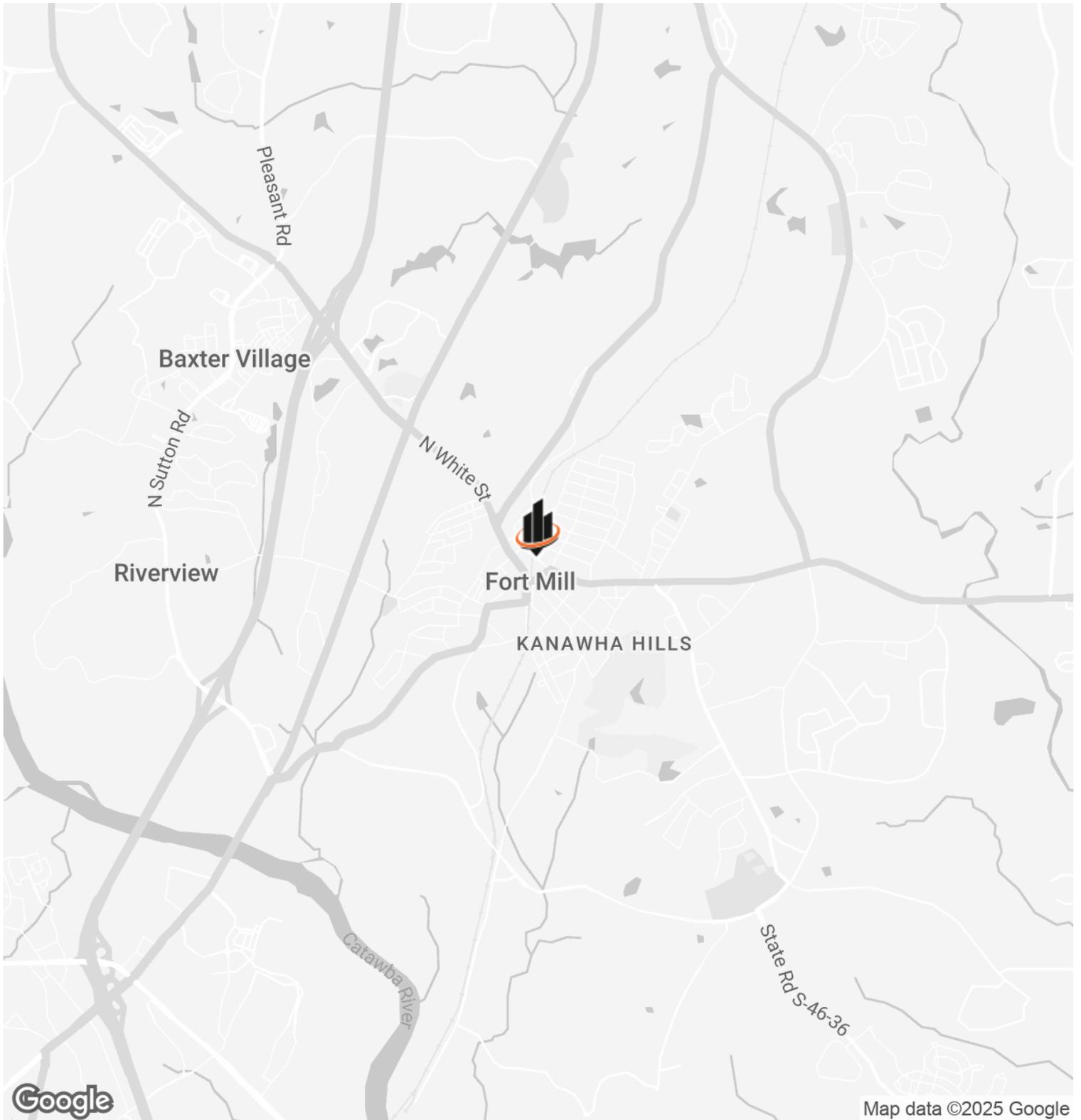
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# AERIAL MAP



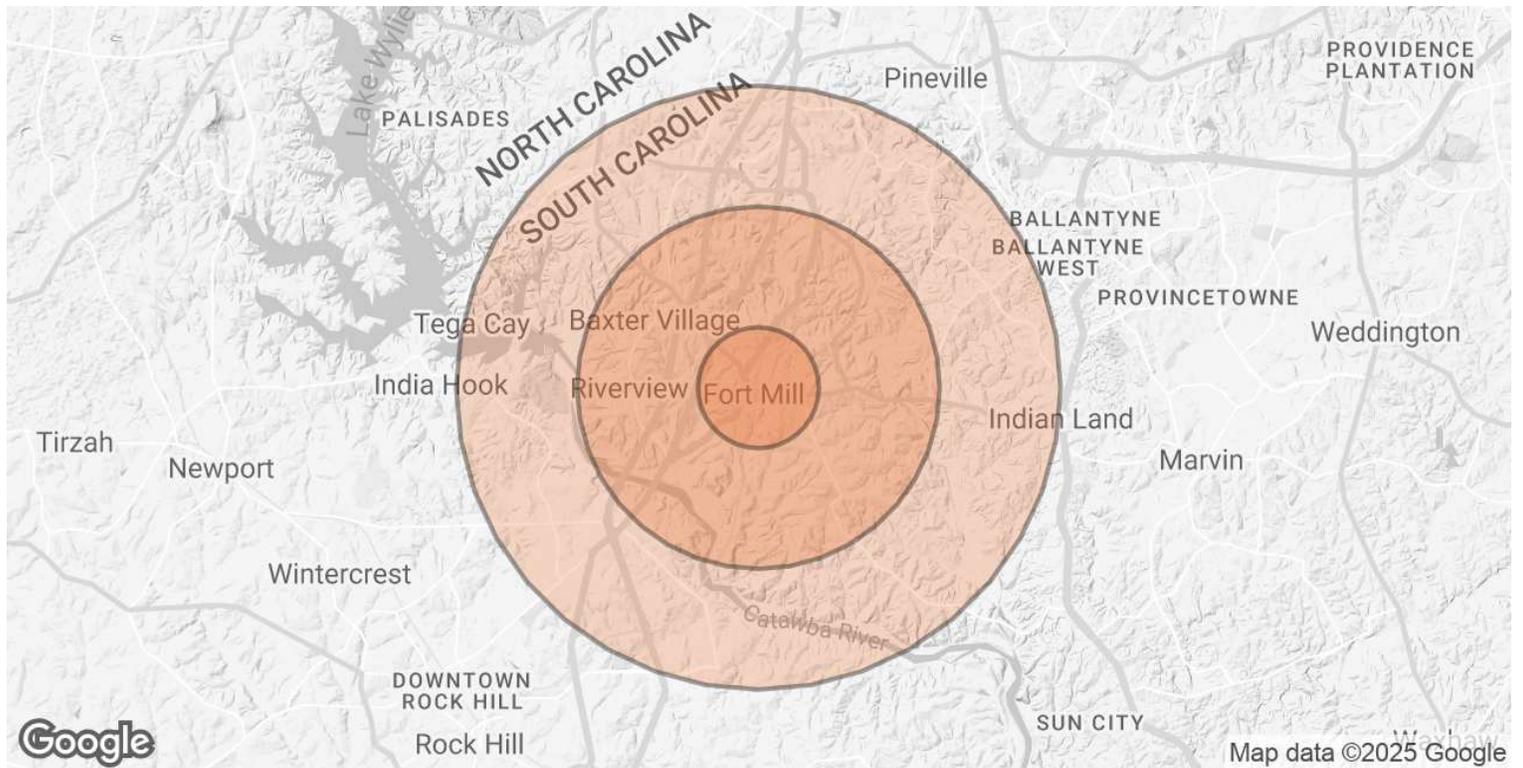
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,187	19,978	58,069
<b>AVERAGE AGE</b>	40.7	37.1	36.2
<b>AVERAGE AGE (MALE)</b>	36.4	35.8	35.6
<b>AVERAGE AGE (FEMALE)</b>	41.8	37.5	36.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	900	7,756	22,847
<b># OF PERSONS PER HH</b>	2.4	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$64,826	\$76,806	\$76,608
<b>AVERAGE HOUSE VALUE</b>	\$258,716	\$253,237	\$256,150

2020 American Community Survey (ACS)

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