

OFFERING MEMORANDUM



209-227 S. Main Street

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Lancaster SC 29720

Morgan Hamer
NewLeaf Commercial Real Estate
Broker in Charge
(704) 997-9739
Morgan@NewLeafBrokerage.com
Lic: 297378

Todd Little
NewLeaf Commercial Real Estate
Managing Director & Broker
(803) 610-1540
Todd@NewLeafBrokerage.com



OFFERING SUMMARY

ADDRESS	209-227 S. Main Street Lancaster SC 29720
COUNTY	Lancaster
MARKET	Charlotte
TOTAL SF	29,151 SF
YEAR BUILT	1930
APN	0068P-OY-007.00

FINANCIAL SUMMARY

PRICE	\$575,000
PRICE PSF	\$19.72

Highlights

- ✓ This commercial property in downtown Lancaster offers a versatile blank canvas for a rehabilitation or adaptive reuse project.
- ✓ 20-Year Tax Freeze: Under South Carolina's Bailey Bill, qualifying historic rehab projects can lock in pre-renovation property tax assessments for up to 20 years, preserving cash flow and boosting long-term ROI.
- ✓ Significant Tax Savings: Investors may save millions over the abatement period, with the incentive transferable to future buyers—making it a strategic asset hold or flip.
- ✓ Historic Reinvestment Ready: The property lies within the Downtown Lancaster Historic District and should qualify for Bailey Bill incentives, pending application and approval. Buyers are encouraged to conduct their own due diligence regarding program eligibility and compliance.
- ✓ These classic buildings are a downtown landmark with 10,000+ daily passing vehicles and walkable access to shops, restaurants, and services.
- ✓ Over 56,000 nearby residents spent \$641M in 2024, offering a strong customer base and workforce for retail and office tenants alike.
- ✓ Lancaster County's population has grown 10% since 2020, with another 16% projected by 2029, driving long-term demand for space.



- ✓ Retail vacancies are just 3%, with rental rates rising 2.5% annually, underscoring strong fundamentals for value-add investors.
- ✓ Not subject to zoning or land use regulations, the site allows for unlimited adaptive reuse and flexible redevelopment strategies.

EXECUTIVE SUMMARY

- ✓ Shape the future of one of South Carolina's fastest-growing counties with this versatile commercial space in the heart of downtown Lancaster. Currently vacant and in need of renovation, this rare opportunity provides a blank canvas for developing investors to create a vibrant new mixed-use destination in this growing investment market.
- ✓ The buildings are 1930s vintage and have historically been utilized as retail or office space. There is potential for a value-add rehabilitation project, returning the space to an operable condition and leveraging the growing demand for retail and office space in Lancaster County. Currently, retail vacancies sit at just 3%, and general retail properties have demonstrated a 2.5% increase in rental rates year-over-year, while rental rates for office properties have grown by 1.8%. Additionally, Lancaster County's comprehensive plan includes these properties within the municipality designation, removing any zoning or land use regulations and providing limitless opportunities for adaptive reuse.
- ✓ This easily accessible location is the perfect site for a new investment, sitting just off Highway 521 and five minutes from the intersection with Highway 9. This confluence is the primary retail node of the region, placing businesses at the subject properties with convenient proximity to national retailers, including Belk, CVS, Food Lion, Aldi, Arby's, Bojangles, and many more. The walkable streets of downtown Lancaster also provide convenient proximity to popular local restaurants, boutique shops, and vital local infrastructure, including the Lancaster County Administration Building and the Lancaster County Courthouse. These underutilized properties are well-known fixtures of the downtown area, seen by more than 10,000 vehicles passing on the surrounding streets each day.
- ✓ Lancaster County has emerged as one of the fastest-growing counties in the state and the greater US, with significant growth in jobs, housing, and population. Within 10 miles of the portfolio, the population of over 56,000 has grown by 10% since 2020, with forecasts expecting an increase of an additional 16% by 2029. These residents delivered consumer spending of more than \$641 million during 2024, lending a robust customer base to retail ventures and a skilled workforce to office tenants.

- ✓ Offering a blank canvas commercial portfolio in a prime location with limitless possibilities for rehabilitation or adaptive reuse projects, the portfolio of 116 W Arch Street, 210 S White Street, and 209-227 & 209 S Main Street delivers unmatched potential for growth in a highly desirable market.



PROPERTY FEATURES

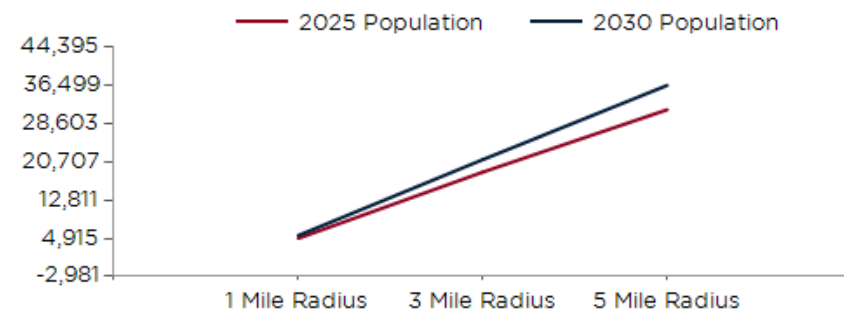
TOTAL SF	29,151
YEAR BUILT	1930
# OF PARCELS	1
NUMBER OF STORIES	2
TRAFFIC COUNTS - SOUTH MAIN ST	6,807 VPD



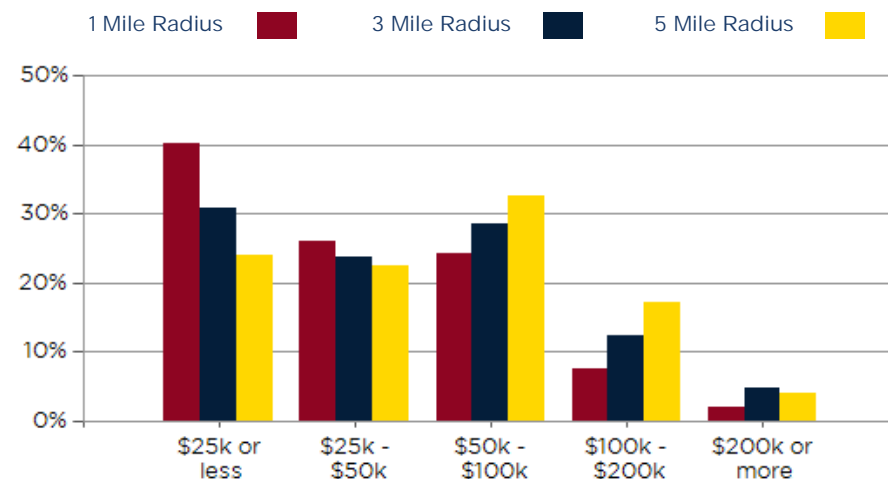
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,720	19,153	31,417
2010 Population	5,310	19,090	32,274
2025 Population	4,915	18,590	31,469
2030 Population	5,512	21,177	36,499
2025-2030: Population: Growth Rate	11.60%	13.20%	15.05%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	539	1,437	1,872
\$15,000-\$24,999	324	1,020	1,353
\$25,000-\$34,999	167	566	837
\$35,000-\$49,999	394	1,328	2,162
\$50,000-\$74,999	327	1,532	2,916
\$75,000-\$99,999	191	749	1,437
\$100,000-\$149,999	109	734	1,728
\$150,000-\$199,999	52	245	558
\$200,000 or greater	45	371	521
Median HH Income	\$37,133	\$46,934	\$53,990
Average HH Income	\$50,766	\$64,827	\$69,791

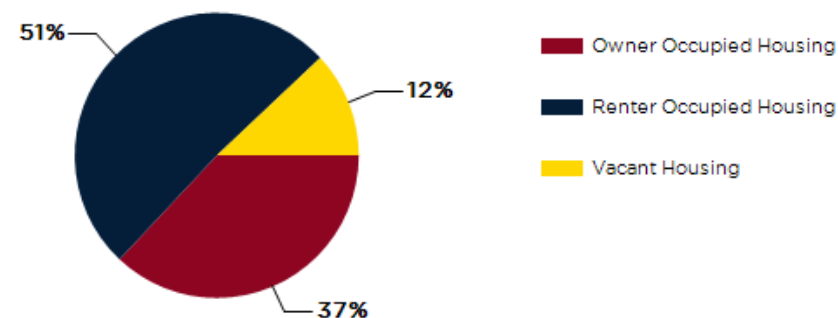
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,702	8,328	13,168
2010 Total Households	2,159	7,505	12,583
2025 Total Households	2,149	7,983	13,384
2030 Total Households	2,465	9,353	15,958
2025 Average Household Size	2.28	2.29	2.32
2025-2030: Households: Growth Rate	13.90%	16.10%	17.90%



2025 Household Income



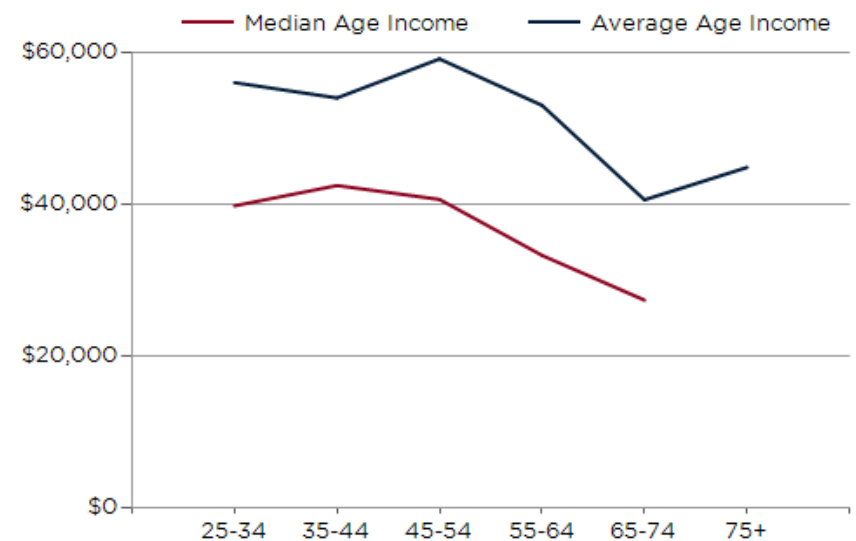
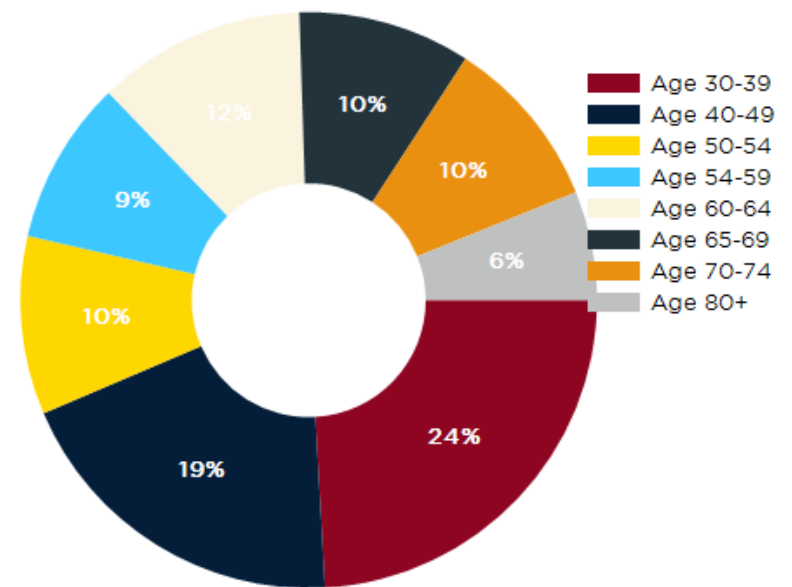
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	340	1,273	2,124
2025 Population Age 35-39	322	1,142	1,958
2025 Population Age 40-44	277	1,087	1,800
2025 Population Age 45-49	258	985	1,687
2025 Population Age 50-54	275	1,147	2,062
2025 Population Age 55-59	253	1,052	1,943
2025 Population Age 60-64	321	1,172	2,118
2025 Population Age 65-69	266	1,050	1,911
2025 Population Age 70-74	267	972	1,688
2025 Population Age 75-79	168	735	1,342
2025 Population Age 80-84	106	499	827
2025 Population Age 85+	74	437	684
2025 Population Age 18+	3,569	14,097	24,390
2025 Median Age	37	39	41
2030 Median Age	38	40	42

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$39,822	\$54,338	\$59,880
Average Household Income 25-34	\$56,105	\$71,326	\$75,877
Median Household Income 35-44	\$42,504	\$51,446	\$58,242
Average Household Income 35-44	\$54,084	\$69,205	\$76,663
Median Household Income 45-54	\$40,670	\$54,844	\$62,155
Average Household Income 45-54	\$59,235	\$77,906	\$82,810
Median Household Income 55-64	\$33,274	\$45,173	\$54,327
Average Household Income 55-64	\$53,101	\$70,931	\$74,803
Median Household Income 65-74	\$27,358	\$37,441	\$43,764
Average Household Income 65-74	\$40,616	\$53,062	\$58,251
Average Household Income 75+	\$44,897	\$50,903	\$55,580



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Exclusively Marketed by:

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