

# Downtown Fort Mill Office

112 CONFEDERATE ST, FORT MILL, SC 29715



Office

FOR

Lease

SIZE

±4,200 SF

PRICE

Call for pricing



## Overview

Currently under renovation

Available in January 2026

Ideal for professional/creative office

Highly desirable Downtown Fort Mill location

Walkable to dining, retail

Onsite parking and public parking available nearby

## Newly Renovated Downtown Fort Mill Office Space for Lease



**Robbie Adams**  
Director of Retail  
(704) 248 2108  
radams@mpvre.com

**Rebecca Herron**  
Director of Office & Industrial  
(704) 367 5017  
rherron@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

[mpvre.com](http://mpvre.com)

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## Demographics

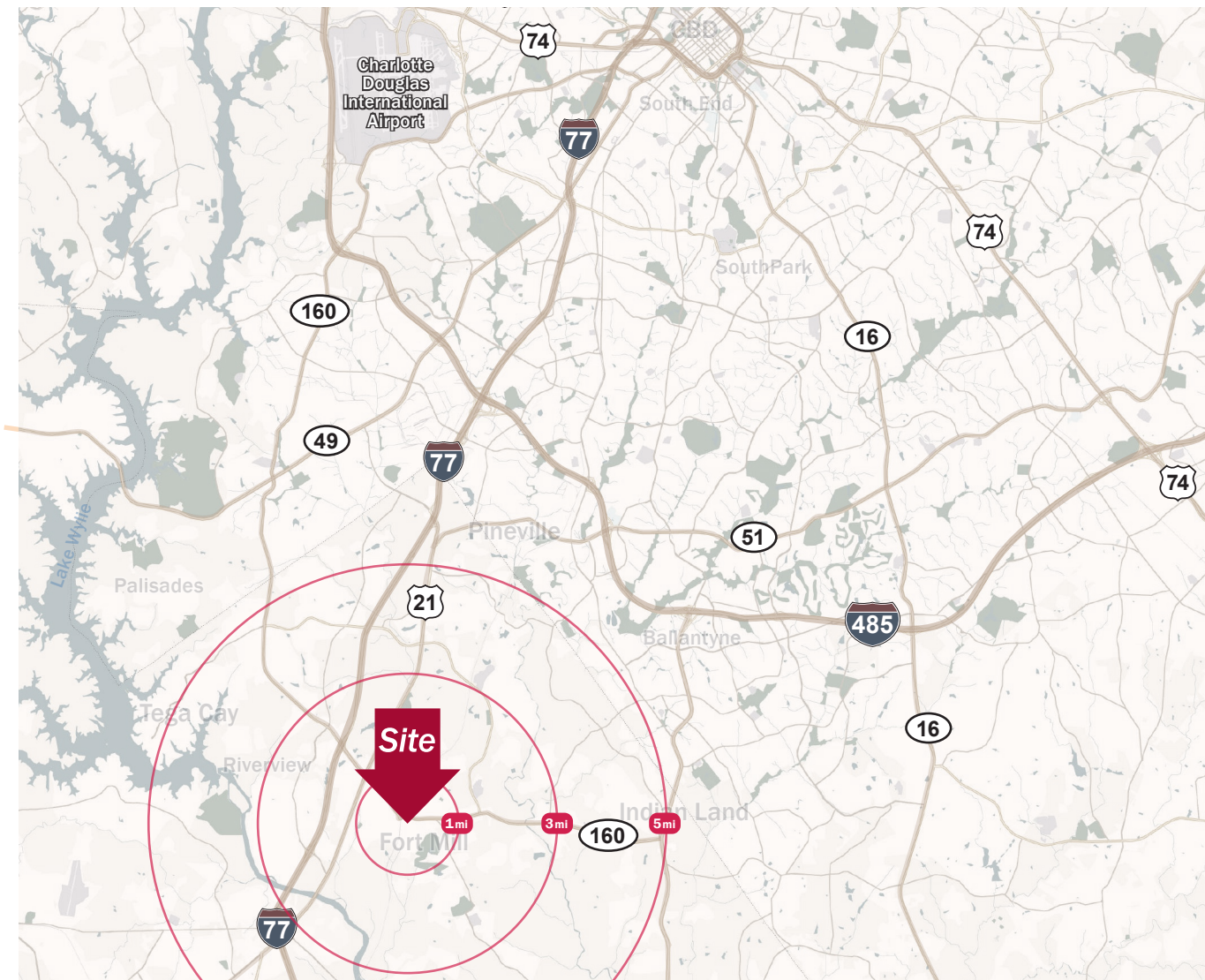
Source: Esri® 2025

	1 mile	3 mile	5 mile
Population	3,699	33,489	126,486
Growth Rate	0.44%	2.86%	2.48%
Avg. HH Income	\$106,595	\$128,390	\$129,536

## Traffic Count

Source: NCDOT

	AADT
Hwy 160/Main St	8,900 (2024)
Hwy 160	23,300 (2024)
Confederate St	900 (2024)



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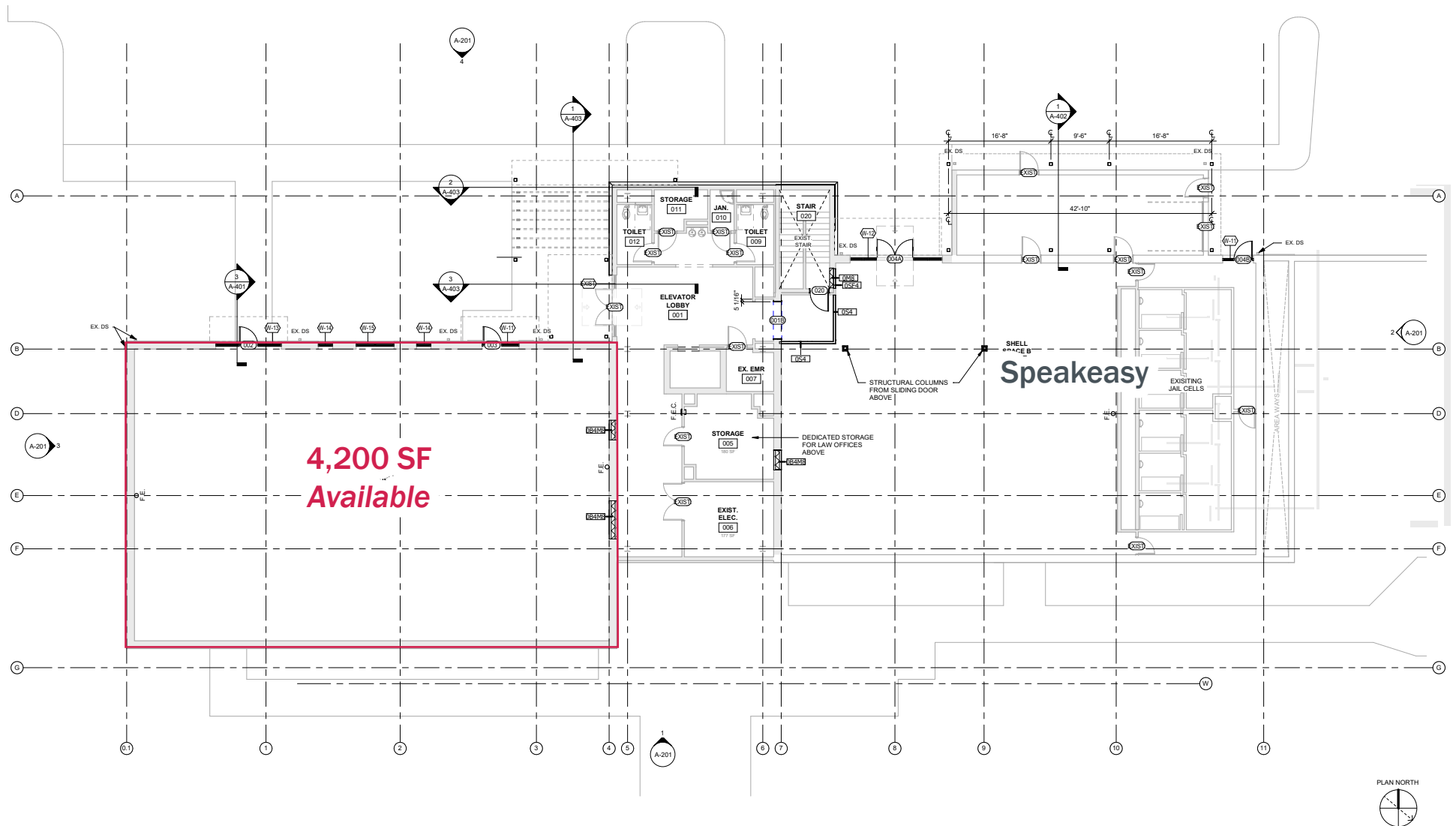
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## Leasing Plan



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## Site Aerial



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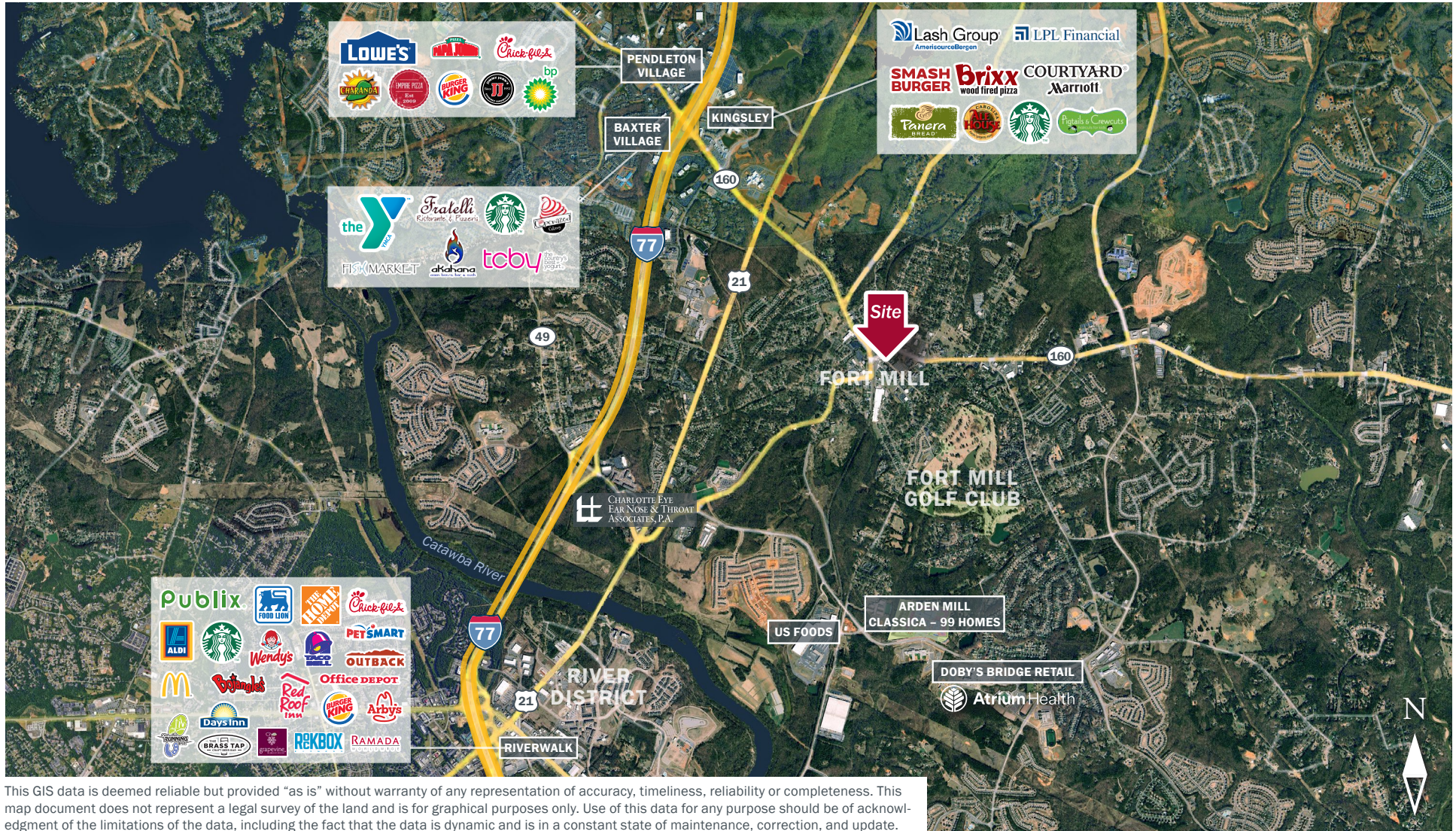
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## Market Aerial



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## Residential Activity

### Housing Activity within 3 Miles

Source: Zonda® 2023

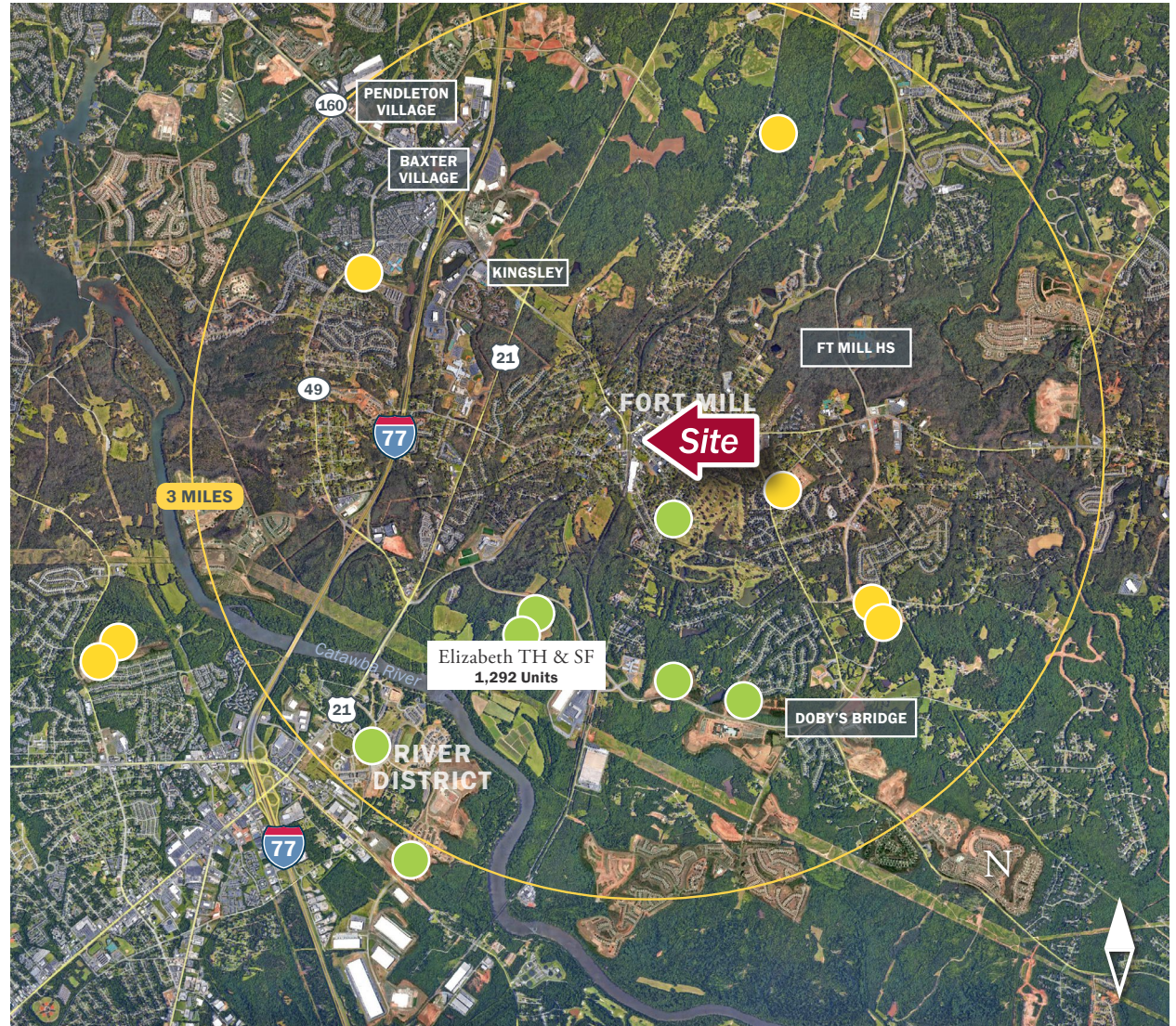
	3 miles
Existing Units <sup>1</sup>	14,942
Active Units (Under Construction)	1,050
Future Units	2,145
<b>Total</b>	<b>18,137</b>
	Units within 3 miles

<sup>1</sup>Source : Esri® 2023

#### Subdivision Status

- Future
- Active

This GIS data is deemed reliable but provided "as is" without warranty of any representation of accuracy, timeliness, reliability or completeness. This map document does not represent a legal survey of the land and is for graphical purposes only. Use of this data for any purpose should be of acknowledgment of the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction, and update.



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## Property Photos



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## Market Overview

### Downtown Fort Mill

#### YORK COUNTY

Southern Hospitality is alive and well within the quaint town of Fort Mill. The perfect day trip begins and ends at Main Street Fort Mill. Start by selecting one of the locally-owned restaurants for lunch, such as Hobo's, The Speckled Pear, or Improper Pig. Then, plan for a culinary delight at FM Eatery or Whitaker's for dinner. While downtown, delve into the area's history with a visit to the Fort Mill History Museum.

<https://www.visitorkcounty.com/plan/our-cities/fort-mill/>



Visit York  
County  
SOUTH CAROLINA



#### THRIVING FORT MILL BUSINESSES



THE SPECKLED PEAR

WHITAKER'S

VESTIQUE



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Medical | Industrial | Retail | Land | Investment | Office

| contact

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