

# Pinckney Building at 521

1057 RED VENTURES DRIVE, FORT MILL, SC 29707



Office

FOR

| Lease

SIZE

| 1,519–1,875 SF

PRICE

| \$25 PSF



## Overview

Two suites available: 1,519 RSF & 1,875 RSF  
(can be combined)

Located off of Highway 521 in rapidly growing  
Lancaster County

In close proximity to RedStone and just minutes  
from Ballantyne and I-485

Adjacent to retail amenities and multi-family  
housing

\$25 PSF full service

Office Space For Lease  
at 521 Corporate Center  
in Lancaster County, SC



Michael Bilodeau  
Development Partner

(704) 561 5253  
mbilodeau@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

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

# Pinckney Building at 521

1057 RED VENTURES DRIVE, FORT MILL, SC 29707

## Property Overview

### Demographics

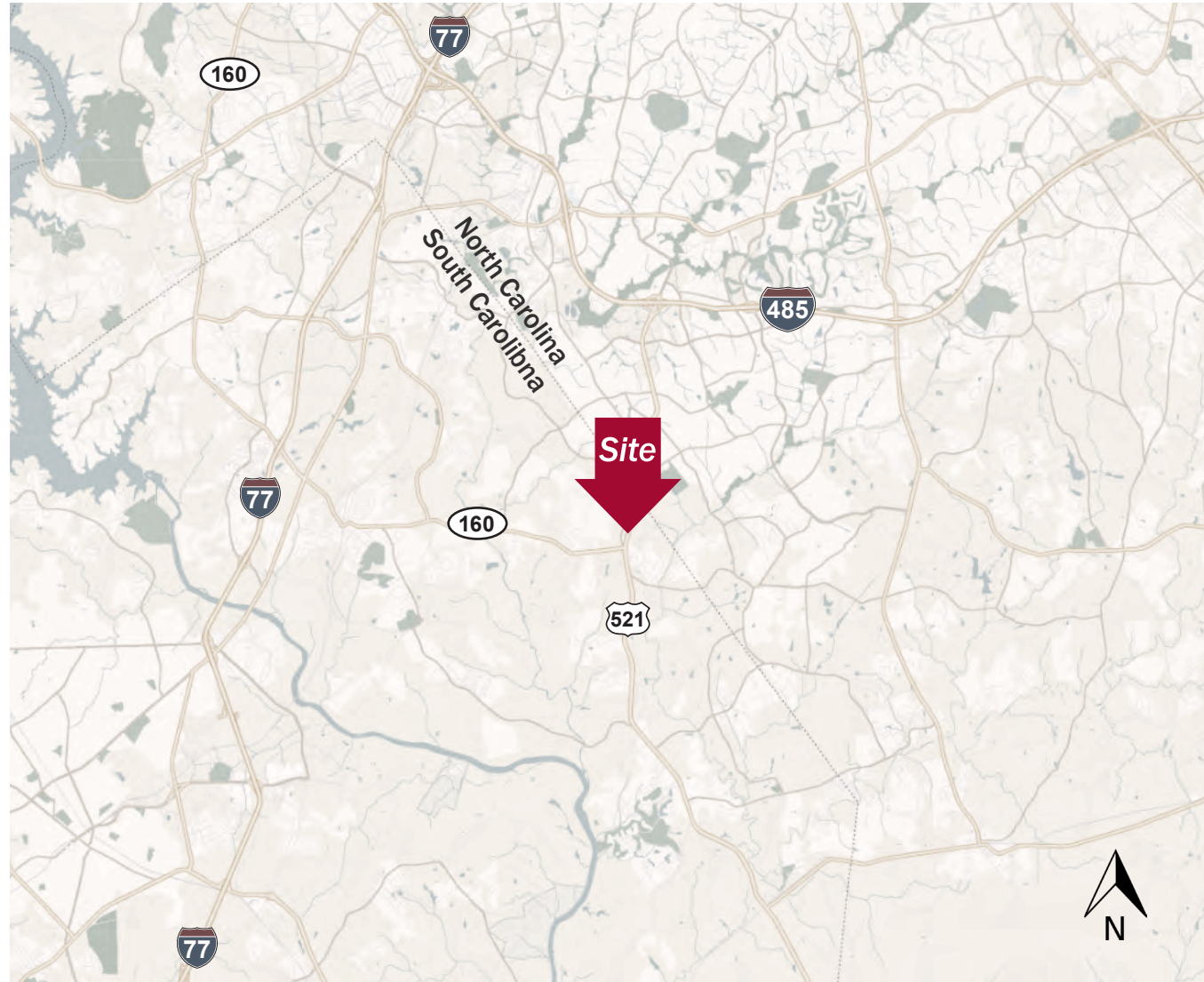
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	4,390	54,264	140,863
Growth Rate	21.71%	3.39%	1.99%
Avg. HH Income	\$130,286	\$170,647	\$159,428

### Traffic Count

Source: SCDOT

	AADT
Hwy 521	38,900 (2023)
Hwy 160	15,800 (2023)



Michael Bilodeau  
Development Partner

(704) 561 5253  
mbilodeau@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

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

# Pinckney Building at 521

1057 RED VENTURES DRIVE, FORT MILL, SC 29707

Market Aerial



Michael Bilodeau  
Development Partner

(704) 561 5253  
mbilodeau@mpvre.com

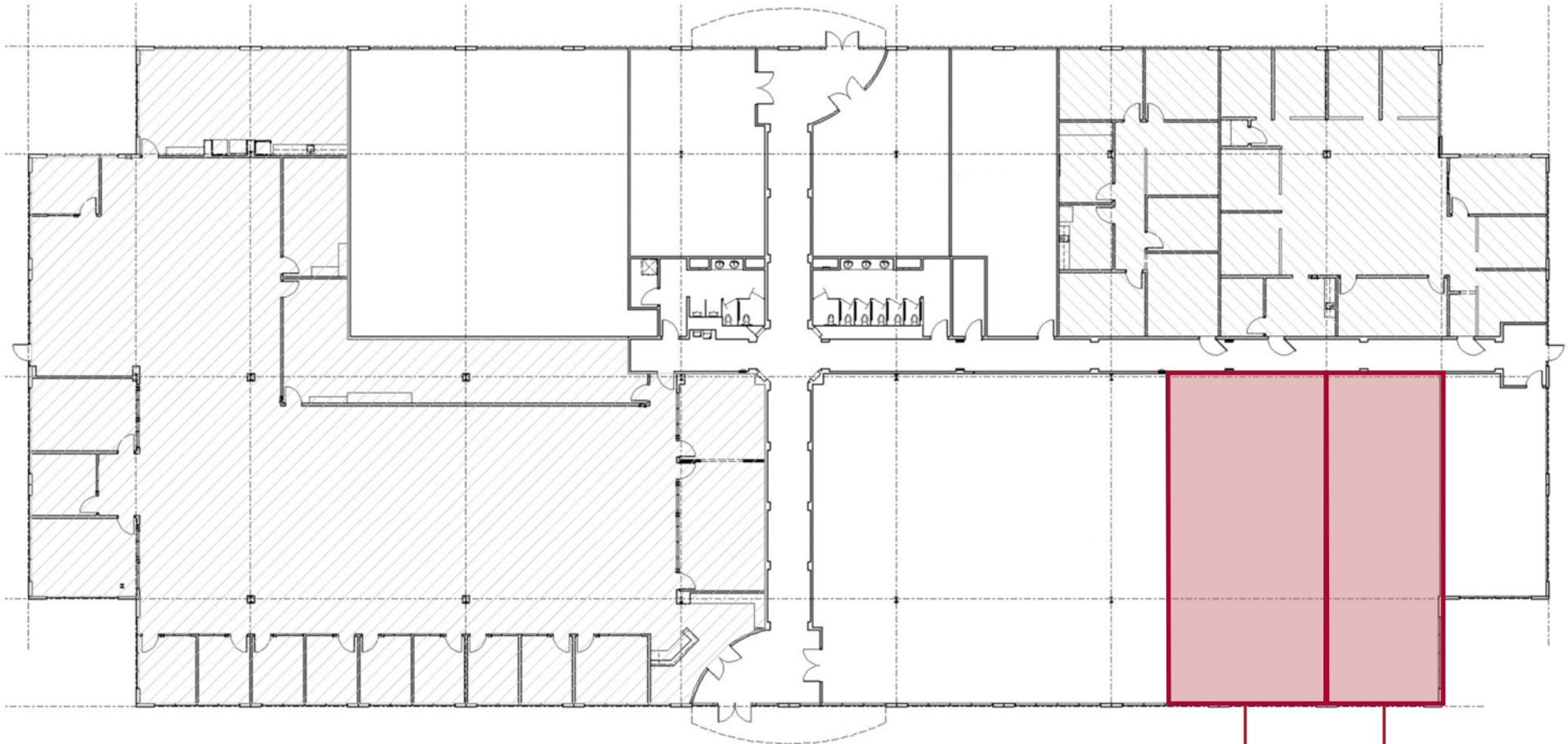
2400 South Boulevard | Suite 300  
Charlotte, NC 28203

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

# Pinckney Building at 521

1057 RED VENTURES DRIVE, FORT MILL, SC 29707

## Availability



Available  
1,875 RSF

Available  
1,519 RSF



Michael Bilodeau  
Development Partner

(704) 561 5253  
mbilodeau@mpvre.com

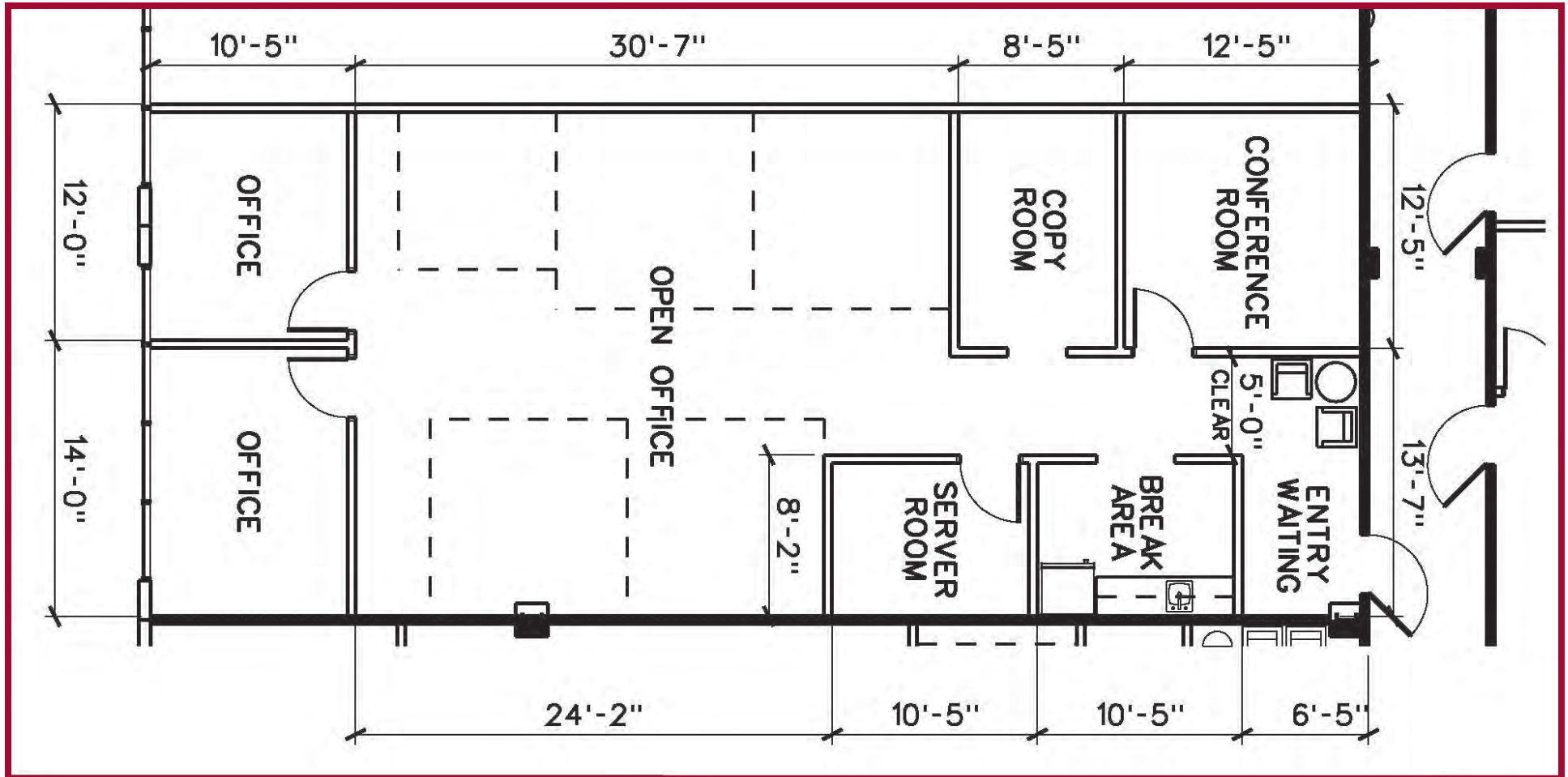
2400 South Boulevard | Suite 300  
Charlotte, NC 28203

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

# Pinckney Building at 521

1057 RED VENTURES DRIVE, FORT MILL, SC 29707

## Floor Plan



1,875 RSF



Michael Bilodeau  
Development Partner

(704) 561 5253  
mbilodeau@mpvre.com

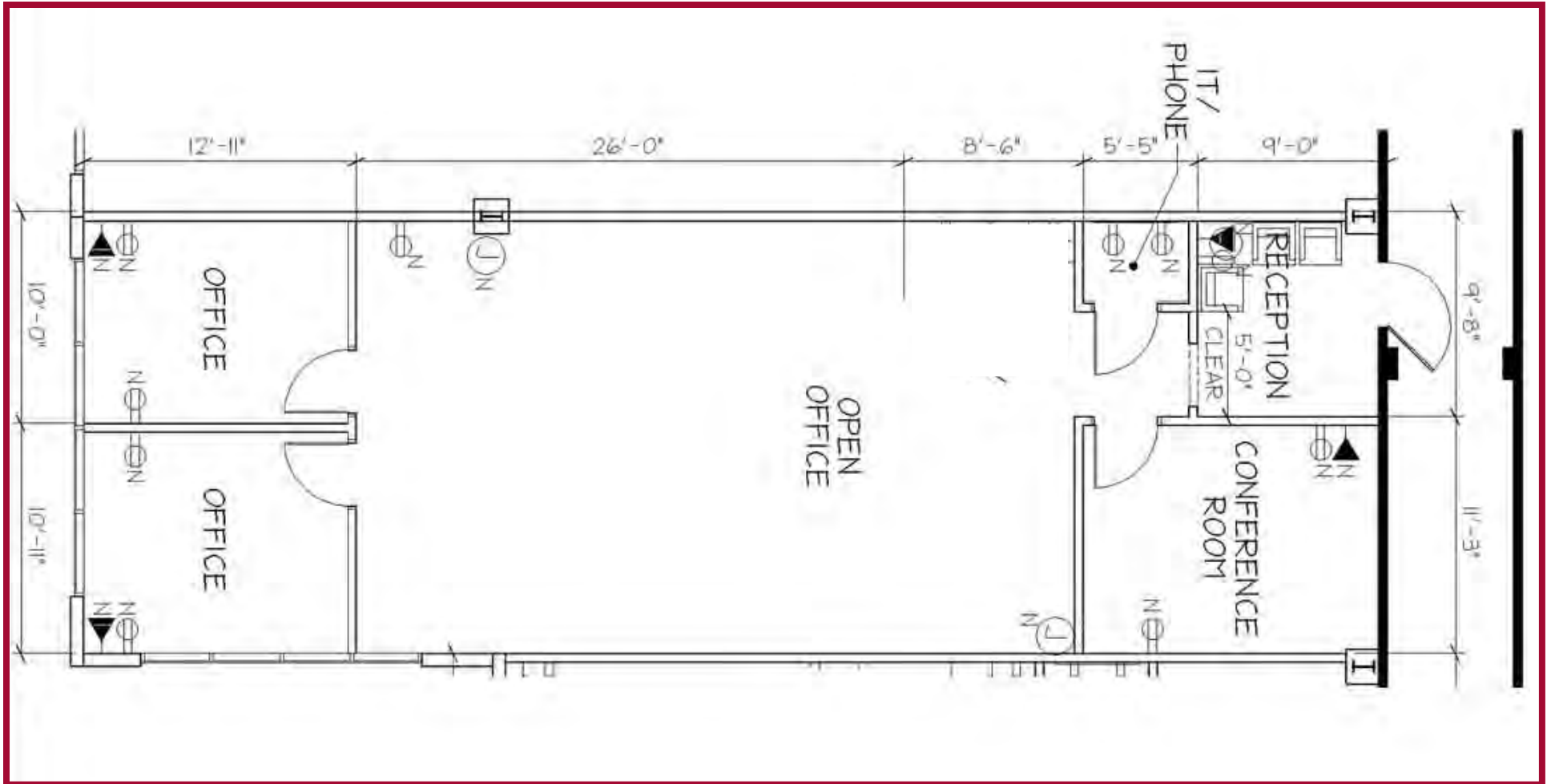
2400 South Boulevard | Suite 300  
Charlotte, NC 28203

mpvre.com

# Pinckney Building at 521

1057 RED VENTURES DRIVE, FORT MILL, SC 29707

## Floor Plan



1,519 RSF



Michael Bilodeau  
Development Partner

(704) 561 5253  
mbilodeau@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

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



Medical | Industrial | Retail | Land | Investment | Office

contact

Michael Bilodeau  
*Development Partner*  
(704) 561 5253  
mbilodeau@mpvre.com

2400 South Boulevard | Suite 300  
Charlotte, NC 28203

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