

# Piedmont Medical Center – Fort Mill

986 WELLNESS WAY, FORT MILL, SC 29715



**Medical**

FOR

| Lease

SIZE

| 1,904 – 6,167 SF

PRICE

| \$26 - \$28 PSF



## Overview

New construction 3-story 60,000 SF medical office building

On-campus location next to Piedmont Medical Center (100 beds)

4 suites available ranging from 1,904 SF to 6,167 SF in size

Generous TIA packages available

Enclosed walkway connection to Piedmont Medical Center regional hospital

0.5 miles to Interstate 77

17 miles to Uptown Charlotte

400 designated parking spaces

Free parking



## Hospital Anchored Medical Office Space



**Mark Newell**  
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## Property Overview

### Demographics

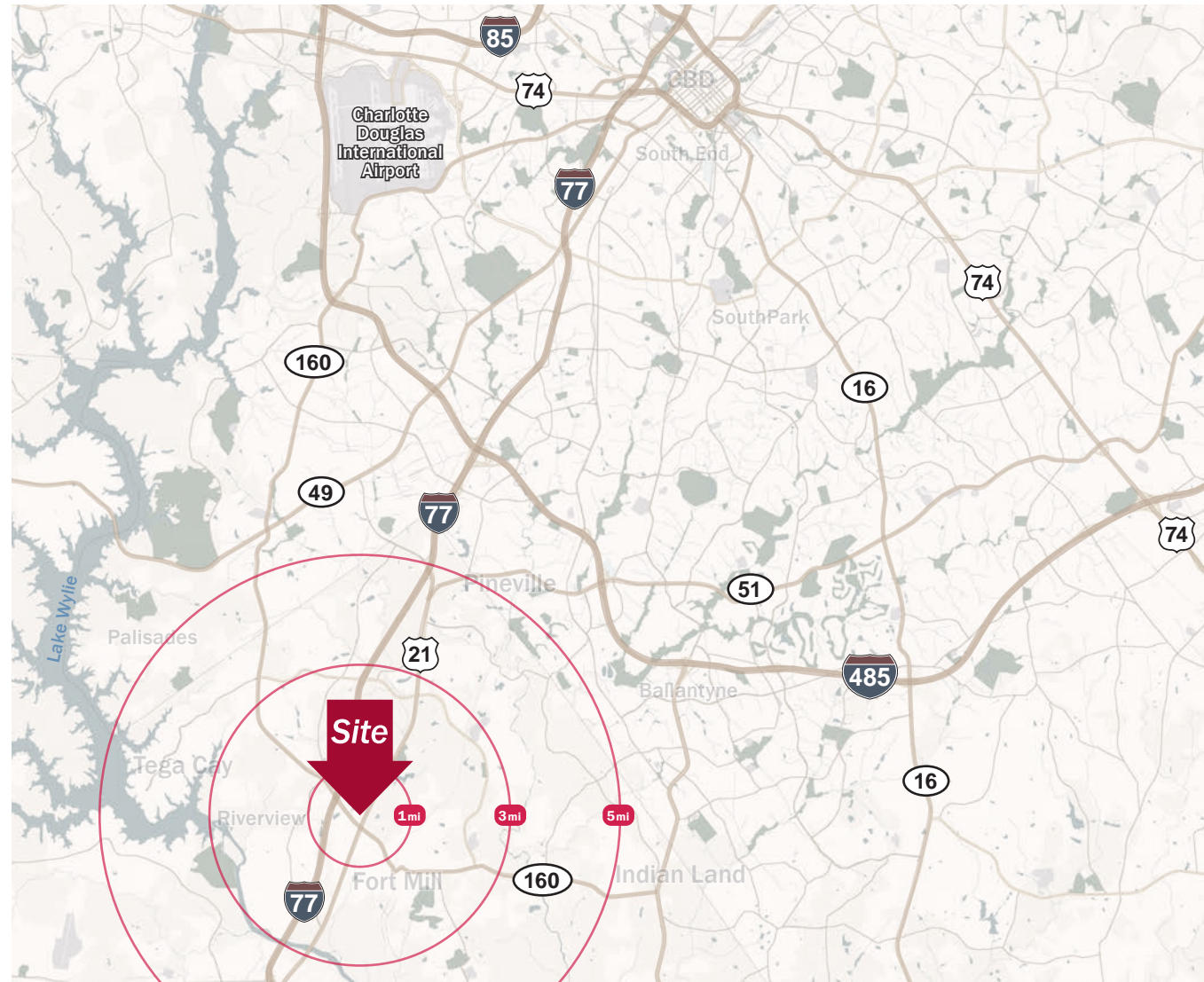
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	3,405	39,859	129,365
Growth Rate	1.31%	3.06%	3.06%
Avg. HH Income	\$118,471	\$135,609	\$133,833

### Traffic Count

Source: SCDOT

	AADT
Highway 160	21,200 (2022)
Highway 21	7,200 (2022)



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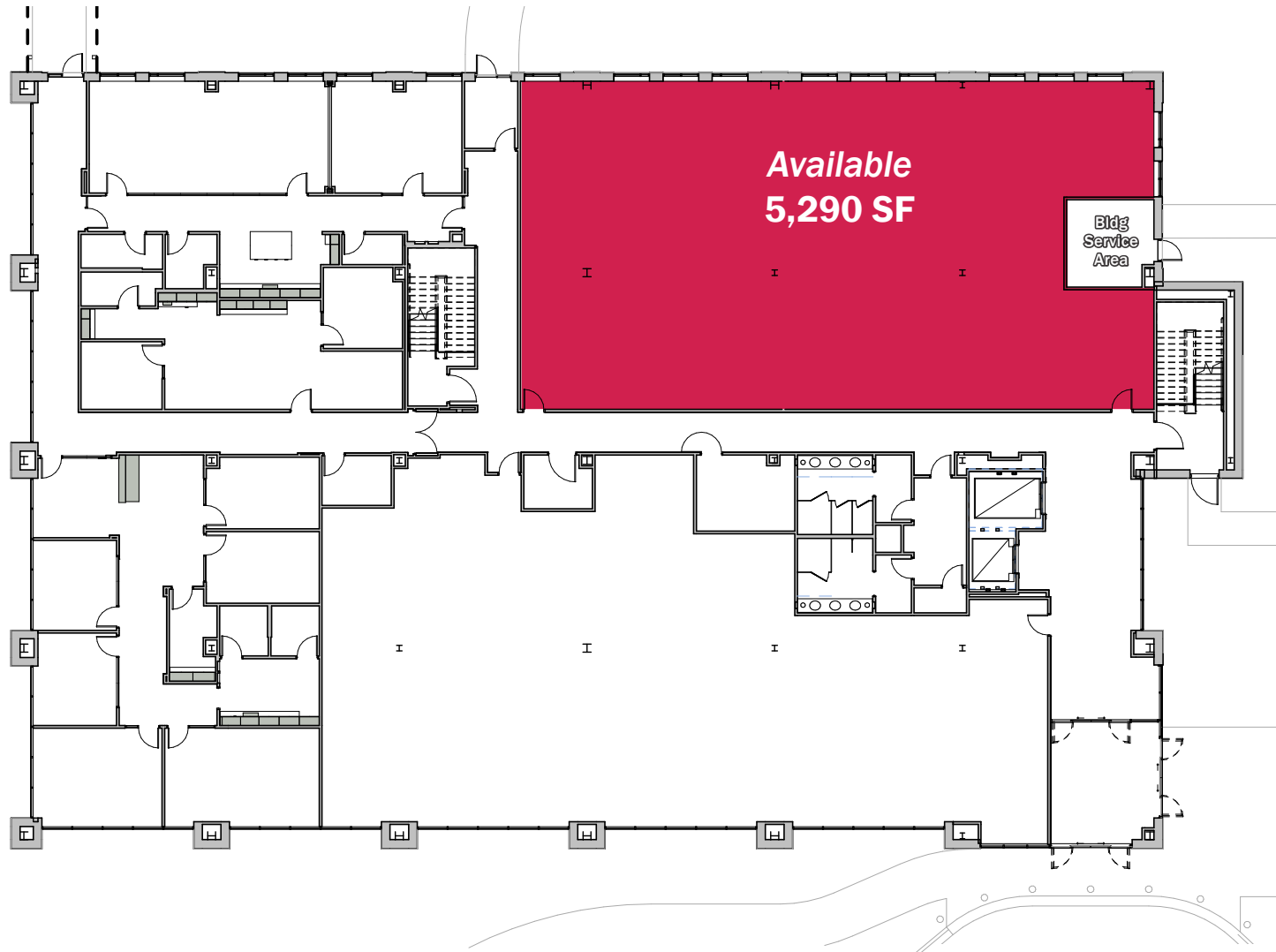
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# Piedmont Medical Center – Fort Mill

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## Floor Plans

### First Floor



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## Floor Plans

### Second Floor



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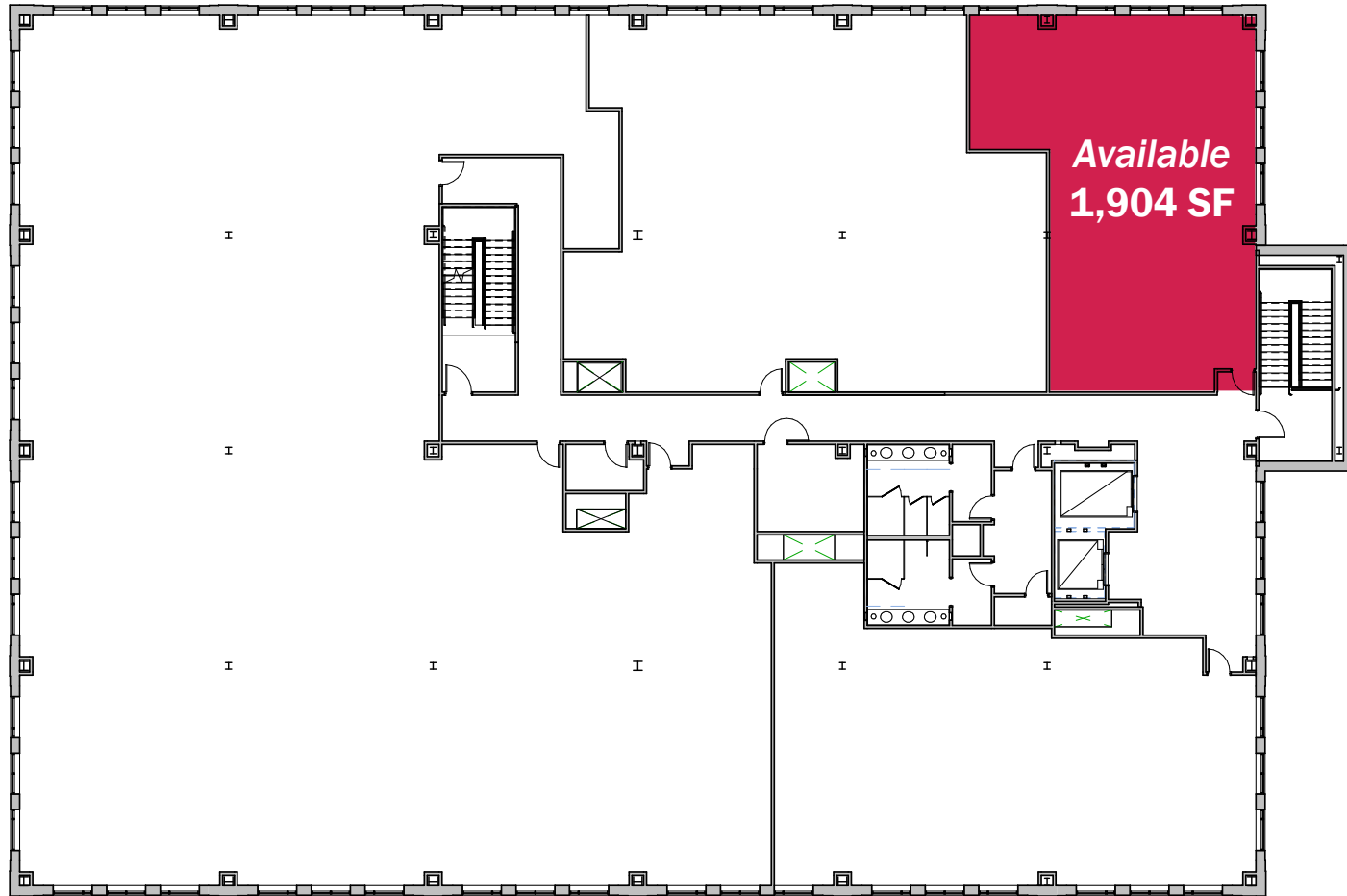
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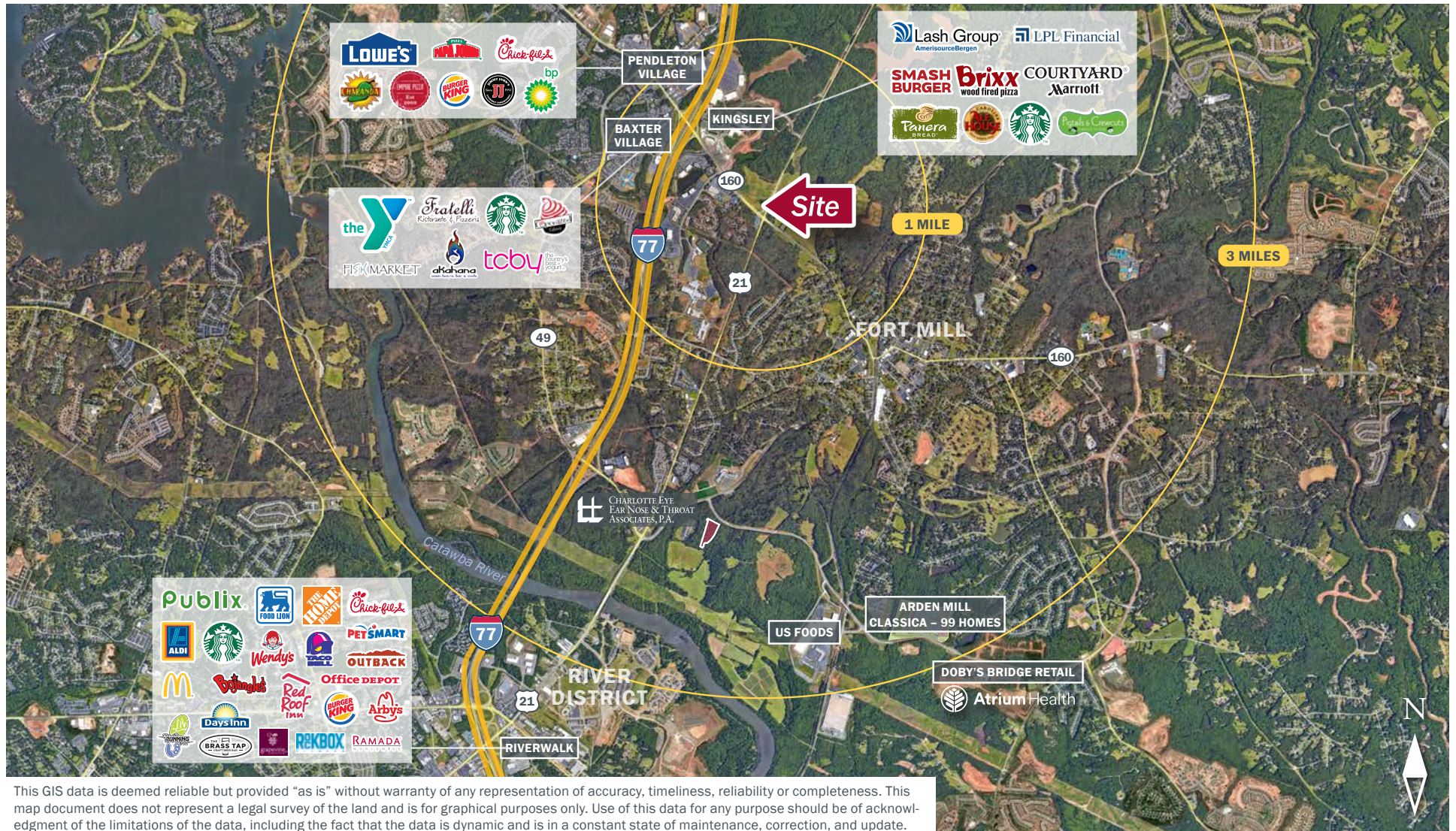
### Third Floor



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## Market Aerial



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## Campus Map & Nearby Retail



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## Residential Activity

### Housing Activity within 3 Miles

Source: Zonda® 2023

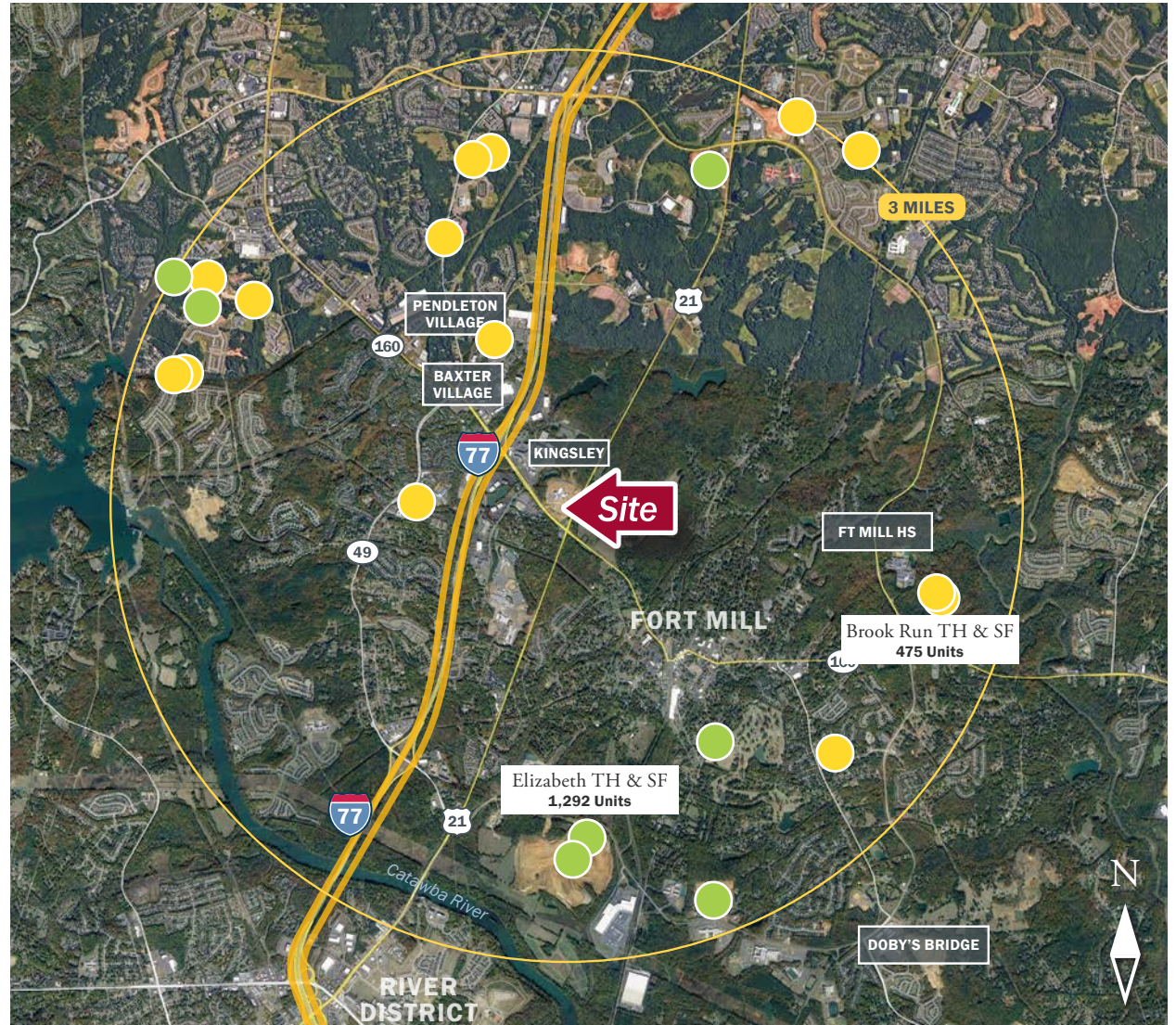
	3 miles
Existing Units <sup>1</sup>	15,034
Active Units (Under Construction)	748
Future Units	2,340
<b>Total</b>	<b>18,122</b>
	Units within 3 miles

<sup>1</sup>Source : Esri® 2023

#### Subdivision Status

- Future
- Active

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## Property Photos



Enclosed Walkway to Hospital



Side Entrance



Building with Directional Signage



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Elevator Lobby



Automatic Doors



Covered Entrance



Entrance to Medical Campus



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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