

Wellman Building at 521

1041 RED VENTURES DRIVE, FORT MILL, SC 29707



Office/Medical

FOR

| Lease

SIZE

| ±13,849 SF

PRICE

| \$28.00 PSF



Overview

±13,849 RSF available

Suite A: 3,900 RSF

Suite B: *9,949 RSF

*Can be subdivided

Located in 521 Corporate Center

Excellent visibility with Highway 521 frontage

Immediate proximity to Ballantyne and south Charlotte amenities

First class office park and professional environment

\$28.00 PSF full service

Office & Medical 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

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Property Overview

Demographics

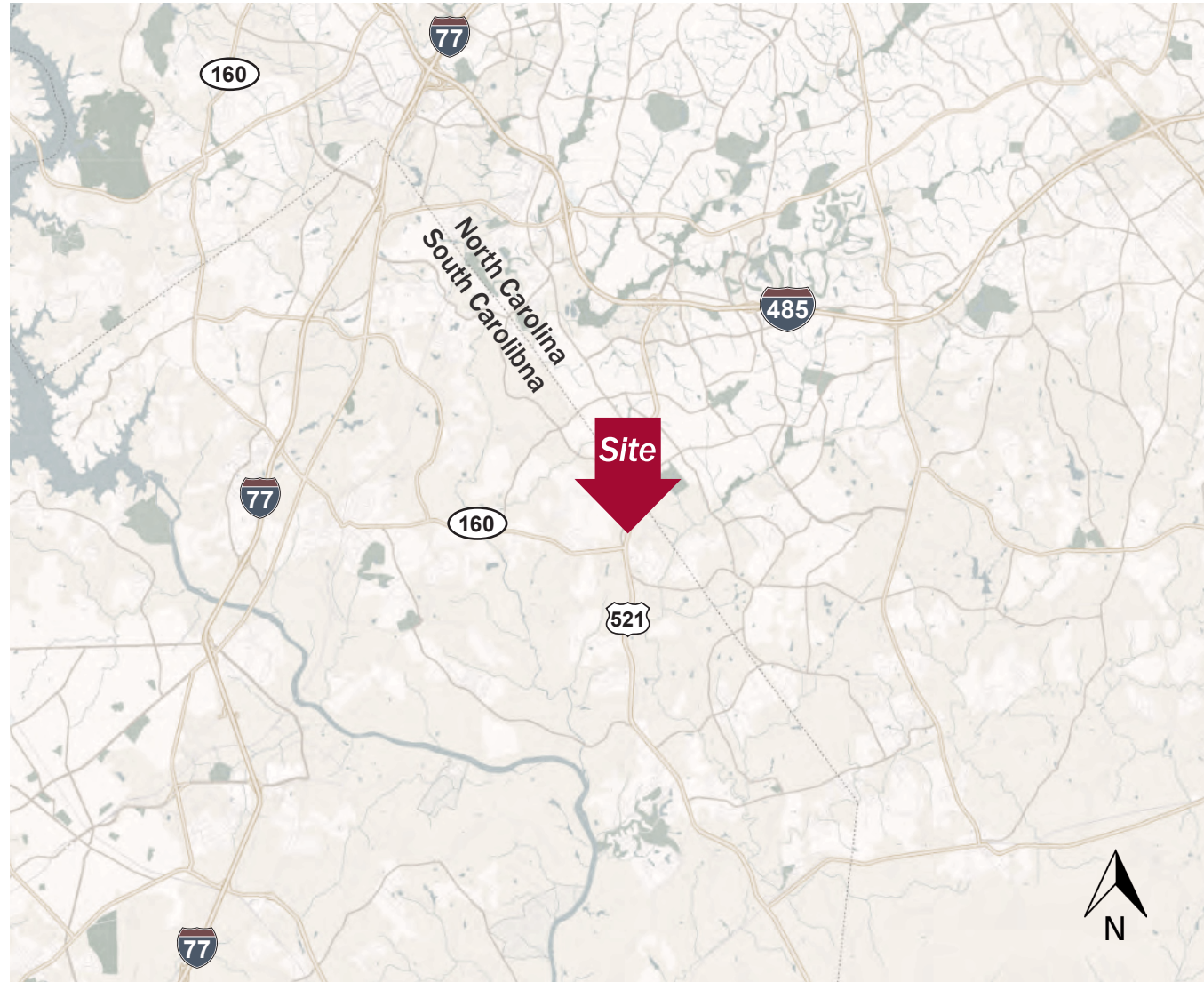
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,646	55,533	142,763
Growth Rate	4.71%	2.04%	1.43%
Avg. HH Income	\$104,319	\$169,719	\$164,656

Traffic Count

Source: SCDOT

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



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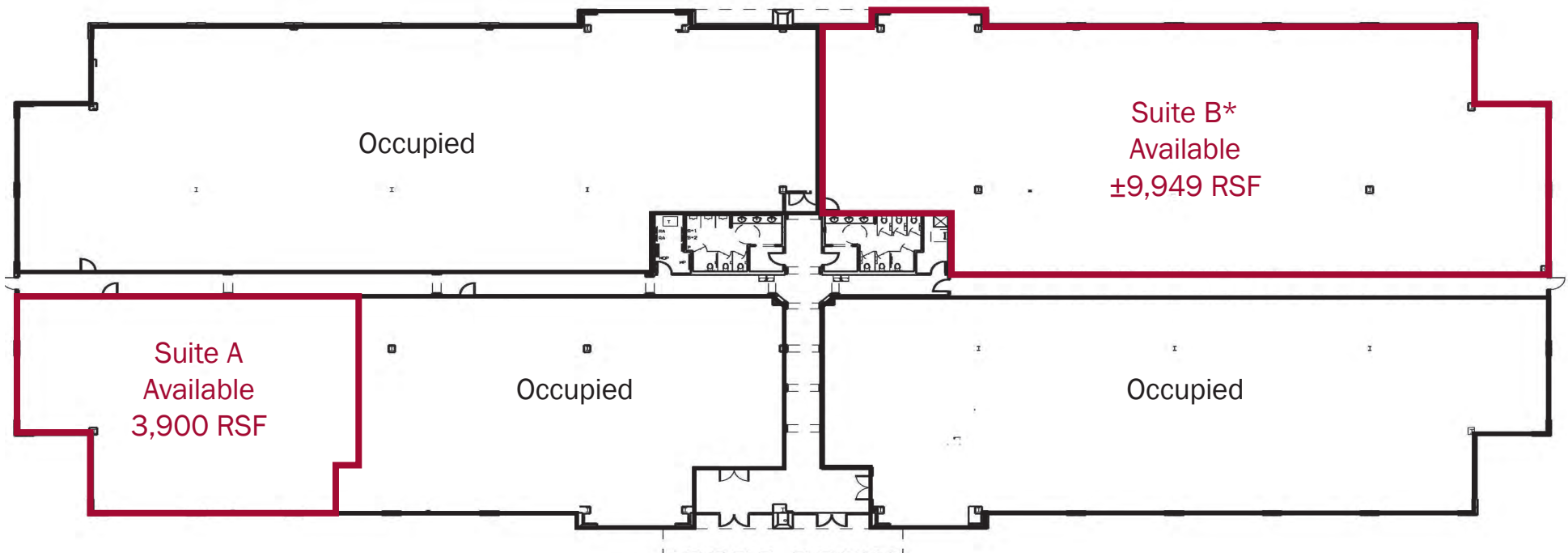
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Floor Plan



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Market Aerial



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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