

# Wellman Building at 521

1041 RED VENTURES DRIVE, FORT MILL, SC 29707



Office

FOR

| Lease

SIZE

| ±35,247 SF

PRICE

| \$25.50 PSF



## Overview

±35,247 RSF available

Suite A: 3,874 RSF

Suite B: 5,328 RSF

Suite C: 26,045 RSF (can be subdivided)

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Located in 521 Corporate Center

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Excellent visibility with Highway 521 frontage

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Immediate proximity to Ballantyne and south Charlotte amenities

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First class office park and professional environment

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\$25.50 PSF full service

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



Michael Bilodeau  
Development Partner

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2400 South Boulevard | Suite 300  
Charlotte, NC 28203

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

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## Property Overview

### Demographics

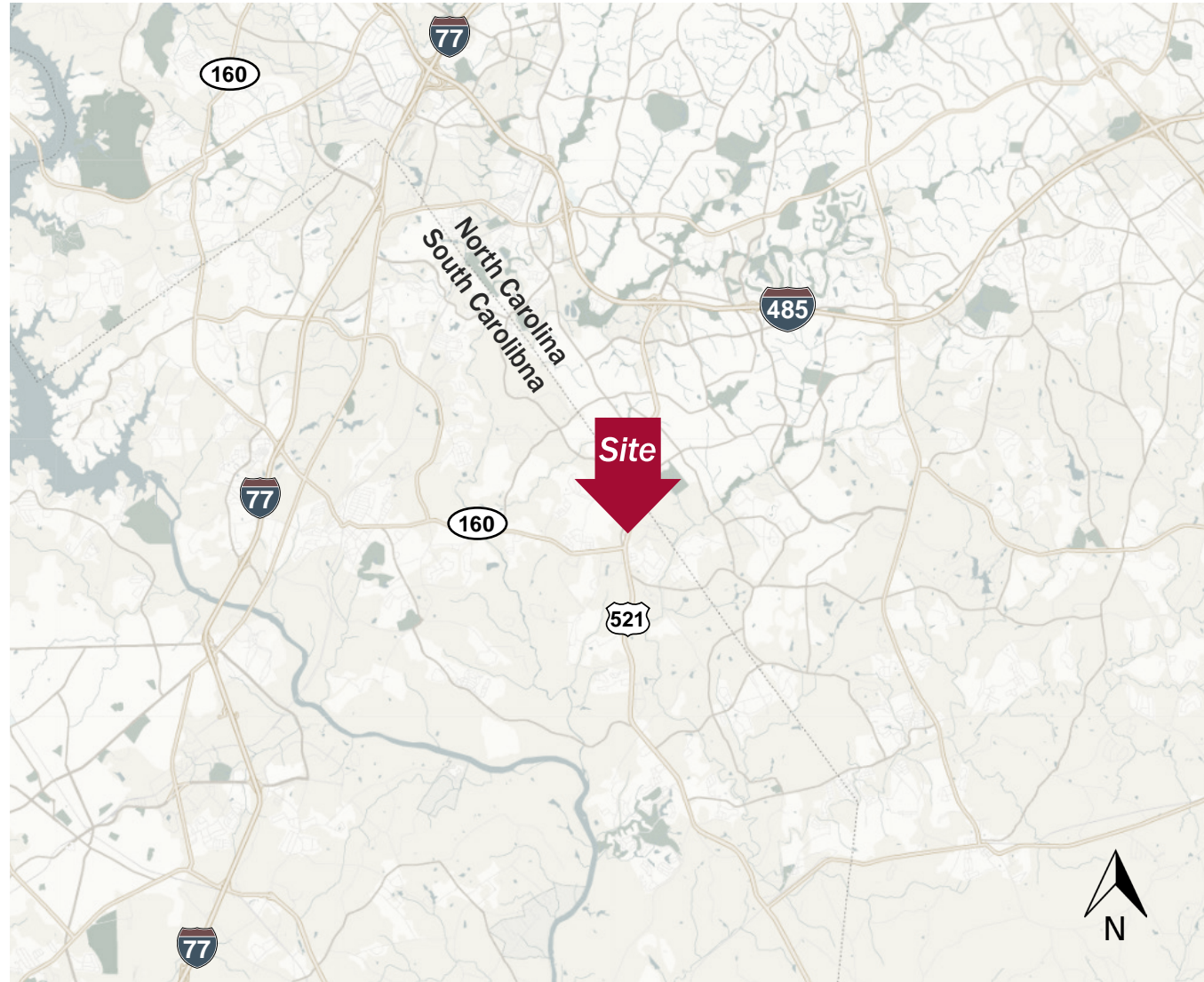
Source: Esri® 2023

	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)



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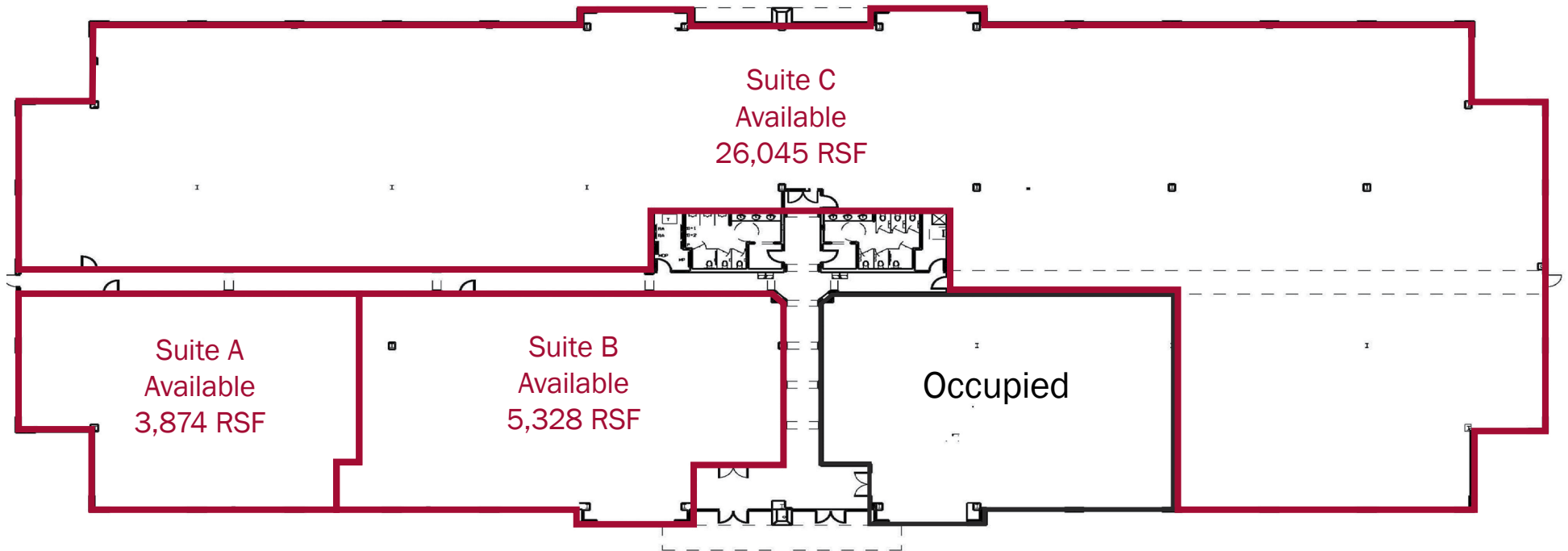
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## Floor Plan



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Market Aerial



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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