

Rutledge Building at 521

1061 RED VENTURES DRIVE, FORT MILL, SC 29707

Office

FOR

Lease

SIZE

±2,820 RSF

PRICE

\$28 PSF



Overview

Available:

Suite A: 1,498 RSF

Suite B: 1,322 RSF

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

\$28 PSF full service

Suite A and Suite B are currently combined (2,820 RSF), but they can be subdivided

Office Space 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

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Property Overview

Demographics

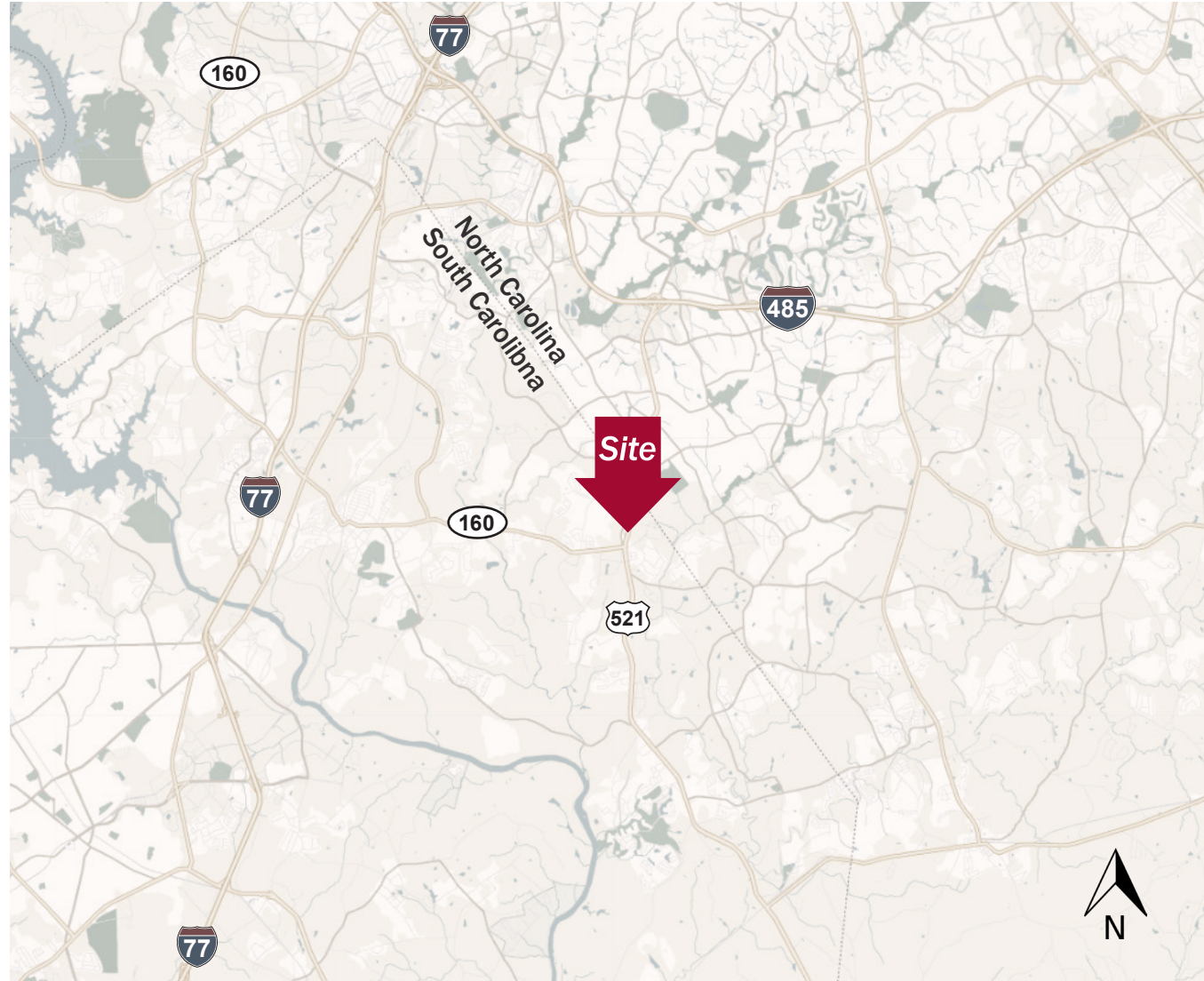
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,361	57,054	143,859
Growth Rate	4.72%	1.99%	1.41%
Avg. HH Income	\$105,476	\$170,930	\$165,947

Traffic Count

Source: SCDOT

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



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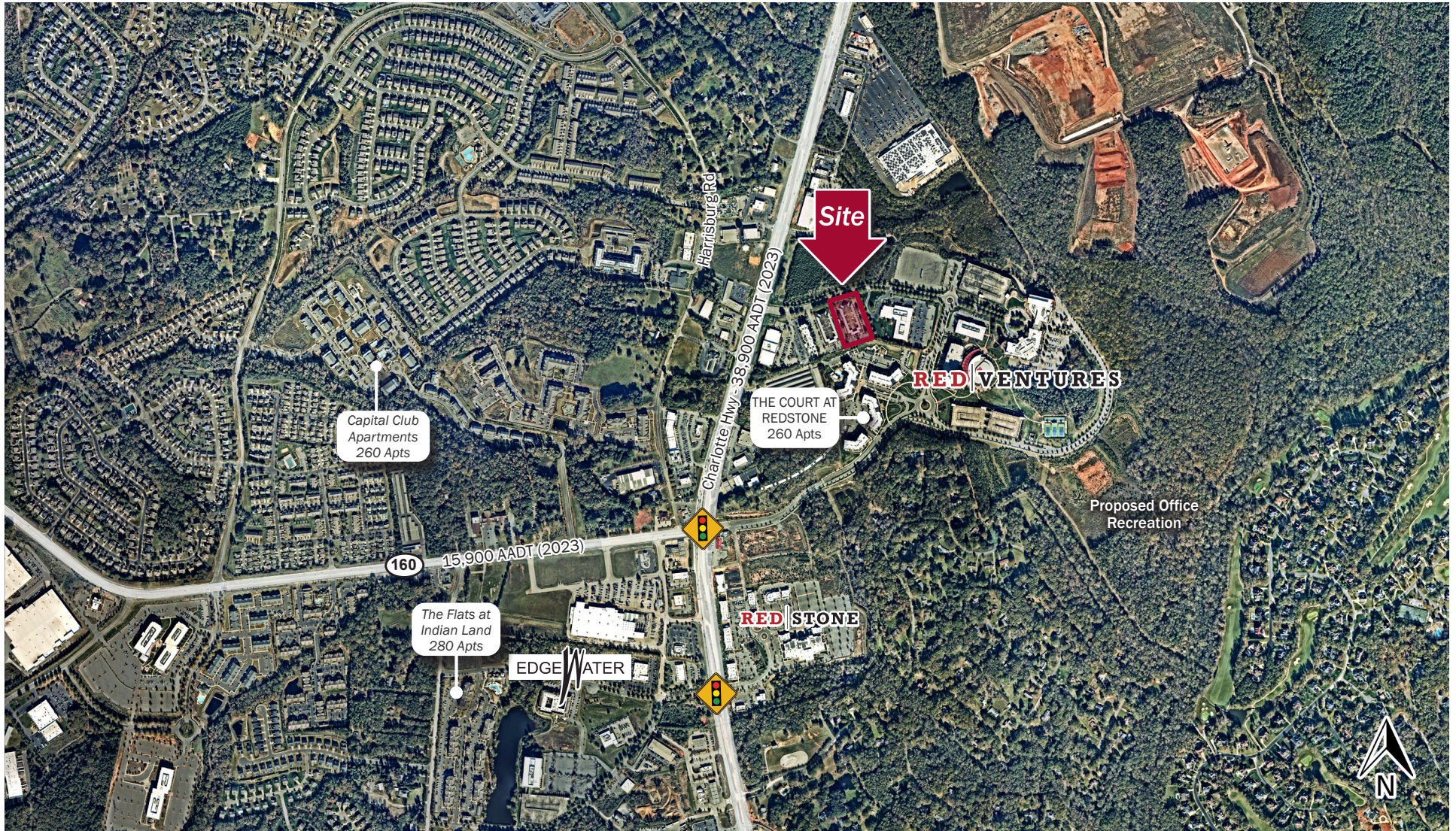
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Market Aerial



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Availability

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Available
Suite B – 1,322 RSF



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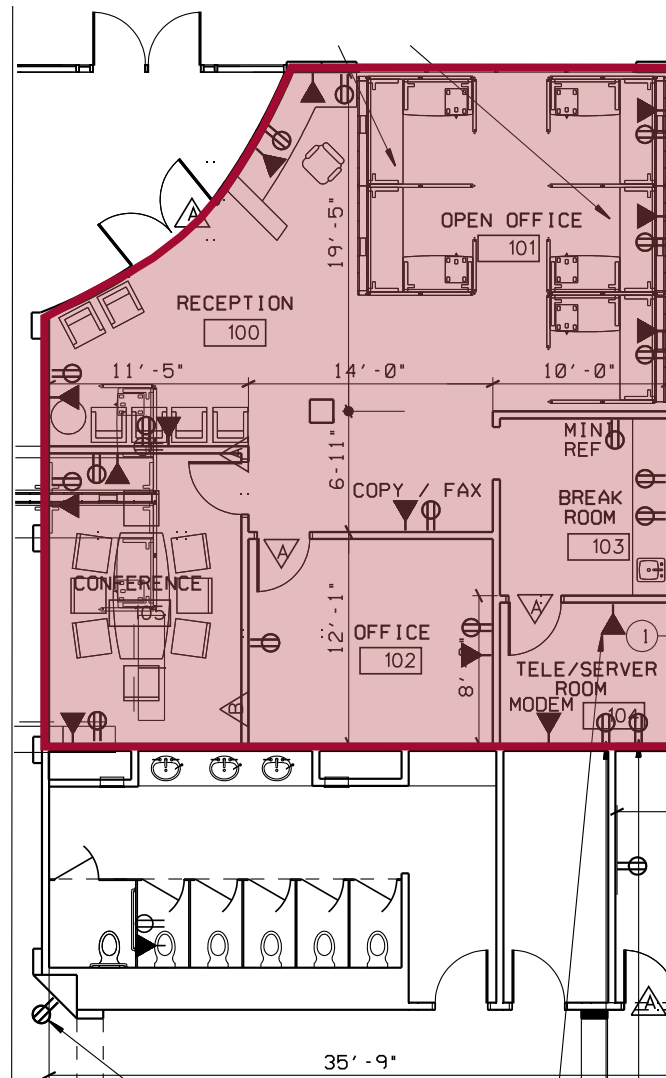
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Floor Plan – Suite A



1,498 RSF



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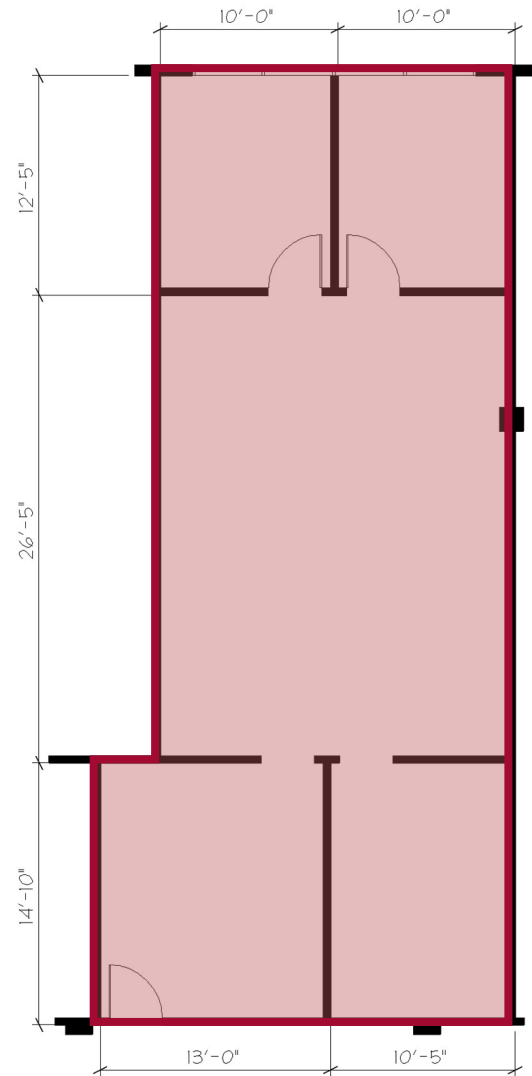
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Floor Plan – Suite B



1,322 RSF



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Medical | Industrial | Retail | Land | Investment | Office

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