



2670 Mills Park Dr, Suite 100

ROCK HILL OFFICE/MEDICAL SPACE FOR LEASE

Position your medical or professional practice in a highly accessible Rock Hill location. The first floor of this established medical office building at 2670 Mills Park Drive offers a premier, turnkey environment for large-scale clinical operations. The expansive layout features a large entry and reception area, over 30 individual private exam rooms, multiple nursing stations, and dedicated private offices. While fully equipped for a substantial medical practice, the floor plan remains highly flexible and can be easily subdivided to meet the specific square footage needs of your clinic or firm.

Property Highlights:

- ▶ First floor suite in an established medical office building
- ▶ Turnkey clinical layout featuring a large entry and reception area
- ▶ Includes over 30 individual private exam rooms, nursing stations, and private offices
- ▶ Highly flexible floor plan that can be easily subdivided
- ▶ Strategic Rock Hill location with convenient access for staff and patients



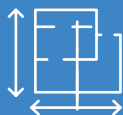
**3D MATTERPORT
TOUR**



Rent
\$26/SF



TICAM est.
\$6.03



**14,334
SF**



Lease Type
**Triple Net
(NNN)**

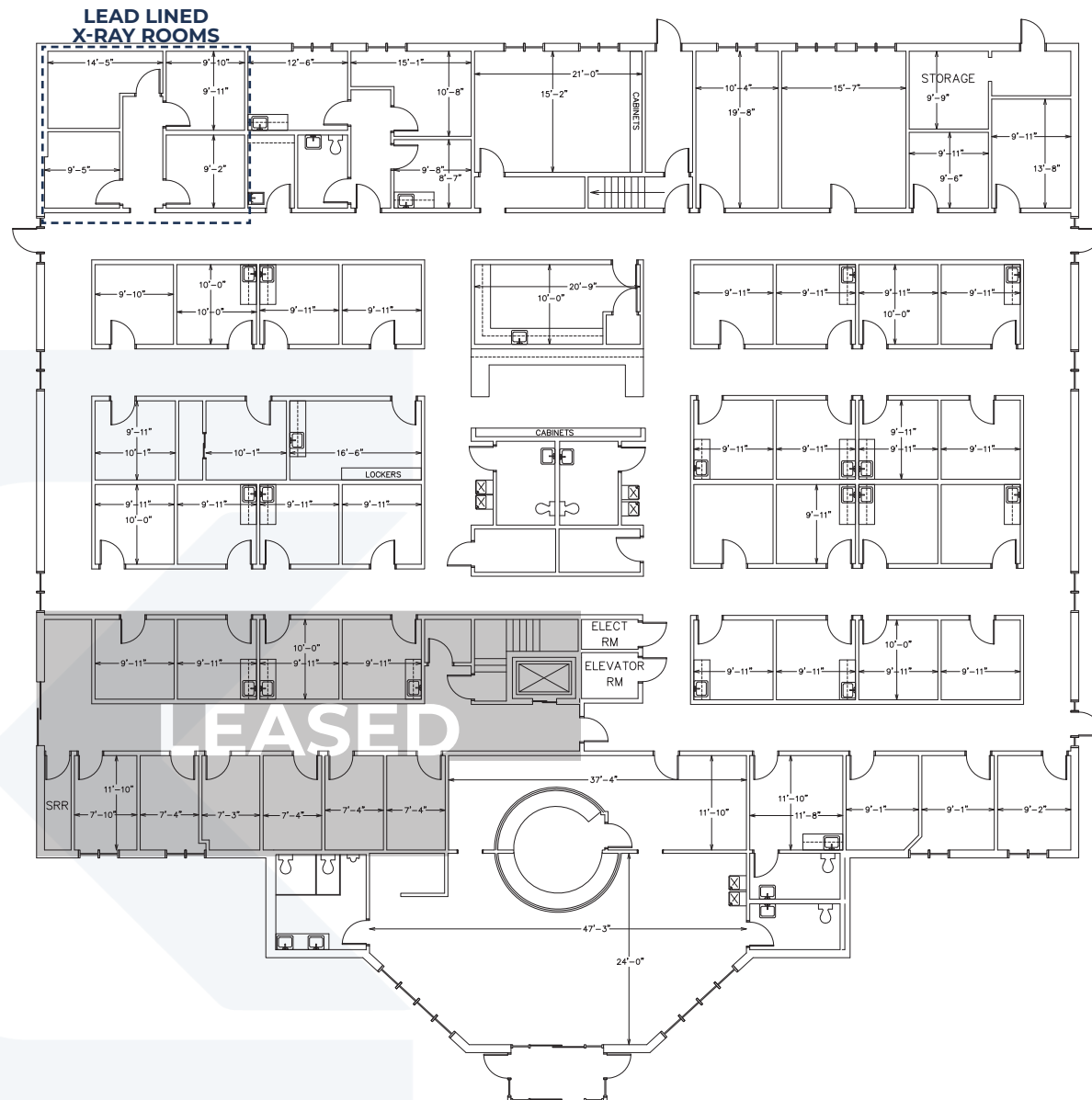


Zoning
**General
Commercial
(GC)**



PROPERTY DEMOGRAPHICS			
STATISTIC	1 MILE	3 MILES	10 MILES
Population	6,264	51,389	309,682
Households	2,585	20,838	118,565
Avg. Household Income	\$107,684	\$92,484	\$121,886
Daytime Employees	1,642	23,245	97,631

FLOOR PLAN



3D MATTERPORT TOUR

2670 MILLS PARK DR
ROCK HILL SC
14,694 TOTAL GROSS SF

**PROPERTY DETAILS**

Address	2670 Mills Park Dr. Suite 101 Rock Hill, SC 29732
Zoning	General Commercial (GC)
Square Footage	12,767 SF
Rent	\$26/SF
TICAM (est)	\$6.03
Lease Type	Triple Net (NNN)

**Kuester
Commercial****803.578.7788****127 Ben Casey Dr
STE 101
Fort Mill, SC 29708****ROGER METZ**
704.604.2964
roger@kuestercre.com**ALEXIS MILLER**
803.207.0191
alexis@kuestercre.com