

# CAROLINA COMMONS MEDICAL CENTER

6237 CAROLINA COMMONS DRIVE  
INDIAN LAND, SOUTH CAROLINA



GREG MCINTOSH  
704-562-2153  
greg@FlagshipHP.com

WILL ROBERTSON  
704-996-5824  
will@FlagshipHP.com

## FOR LEASE

# PROPERTY OVERVIEW

## CAROLINA COMMONS MEDICAL CENTER

6237 Carolina Commons Drive is a well-located, multi-tenant medical office building for available for lease in the growing Indian Land/Fort Mill submarket. The property offers strong healthcare tenancy, convenient patient access, and excellent visibility just off Highway 521, serving the greater South Charlotte market.

### PROPERTY SUMMARY

- Three story, Class A, multi-tenant medical office building
- Branding Opportunities
- Excellent Opportunity to access a large patient base in the Lancaster/ Fort Mill South Charlotte
- Adjacent to highly successful Sun City Carolina Lakes – an active adult community, and across the street from Atrium-Carolina Lakes Medical Plaza.
- Co-tenants include OrthoCarolina and Metrolina Eye Associates.



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**TOTAL BUILDING AREA:**  
60,000 SF



**AVAILABLE SPACE:**  
Suite 100: 3,898 RSF  
2nd Floor: 21,113 RSF  
Suite 320: 2,308 RSF



**LEASE RATE:**  
\$36.00/SF, Full Service



**YEAR BUILT:**  
2025

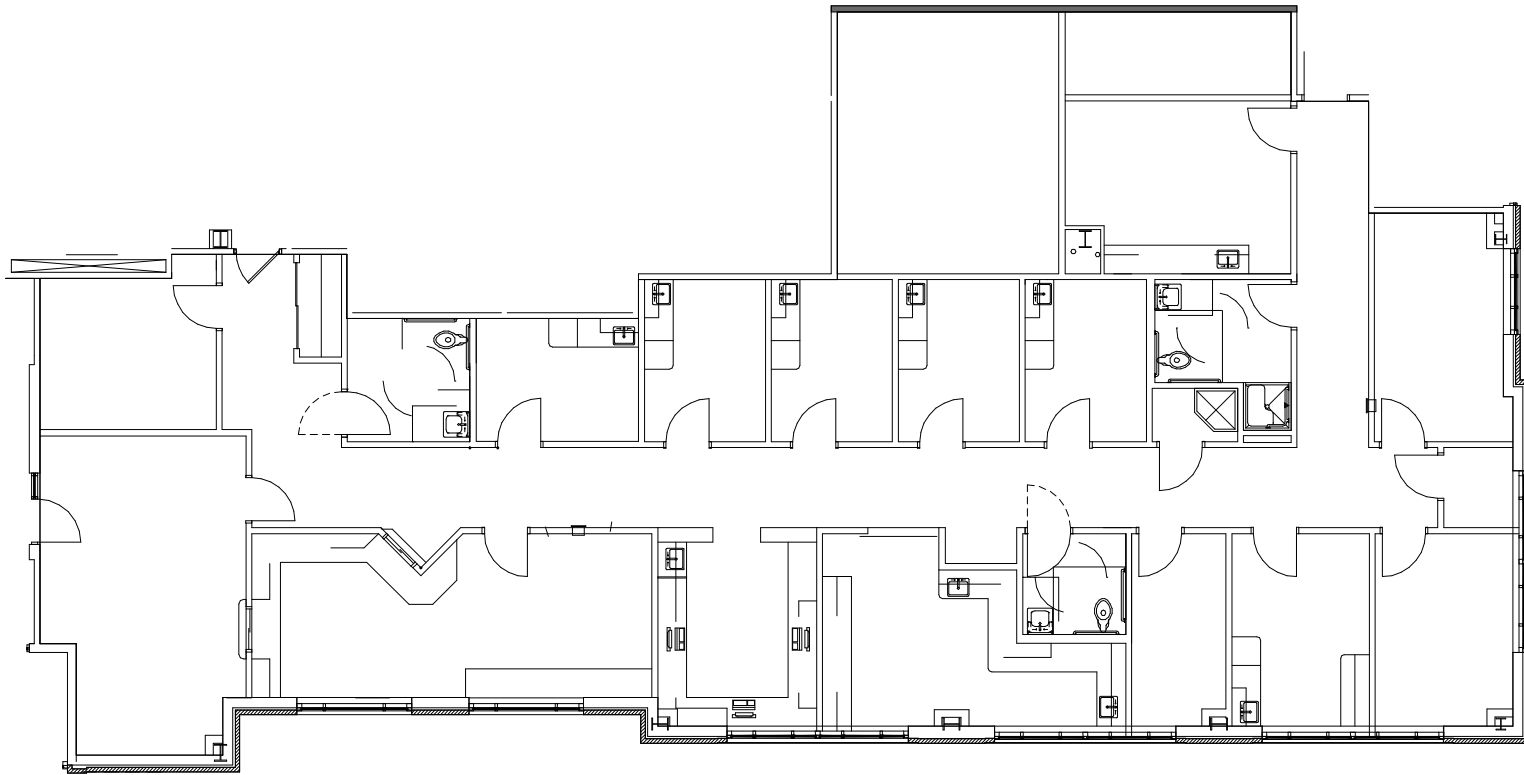


**PARKING:**  
174 Spaces

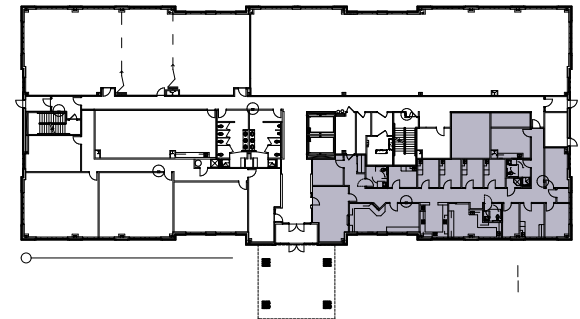
# SITE PLAN



# FLOOR PLAN: SUITE 100

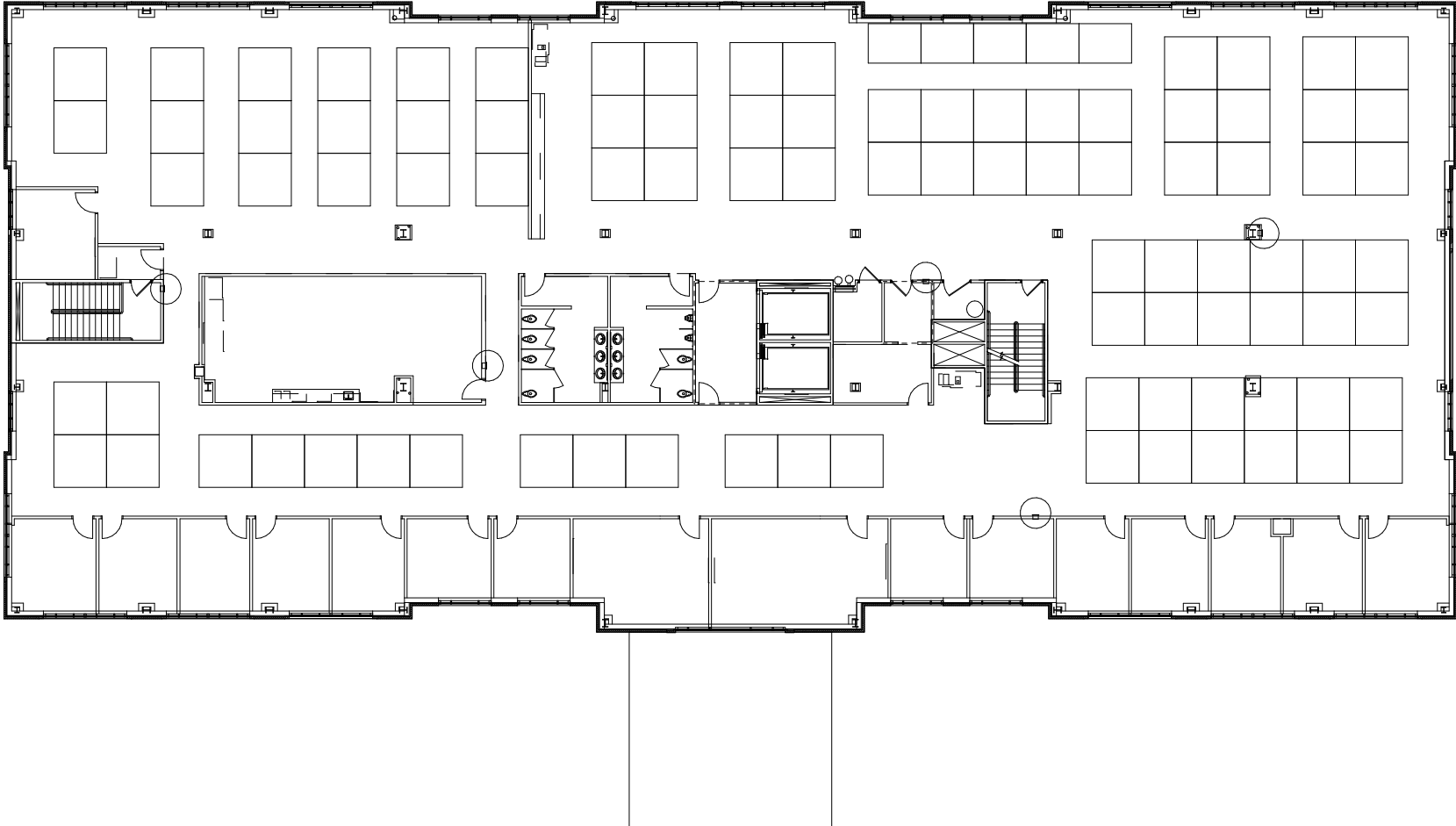


**SUITE 100: 3,898 RSF**



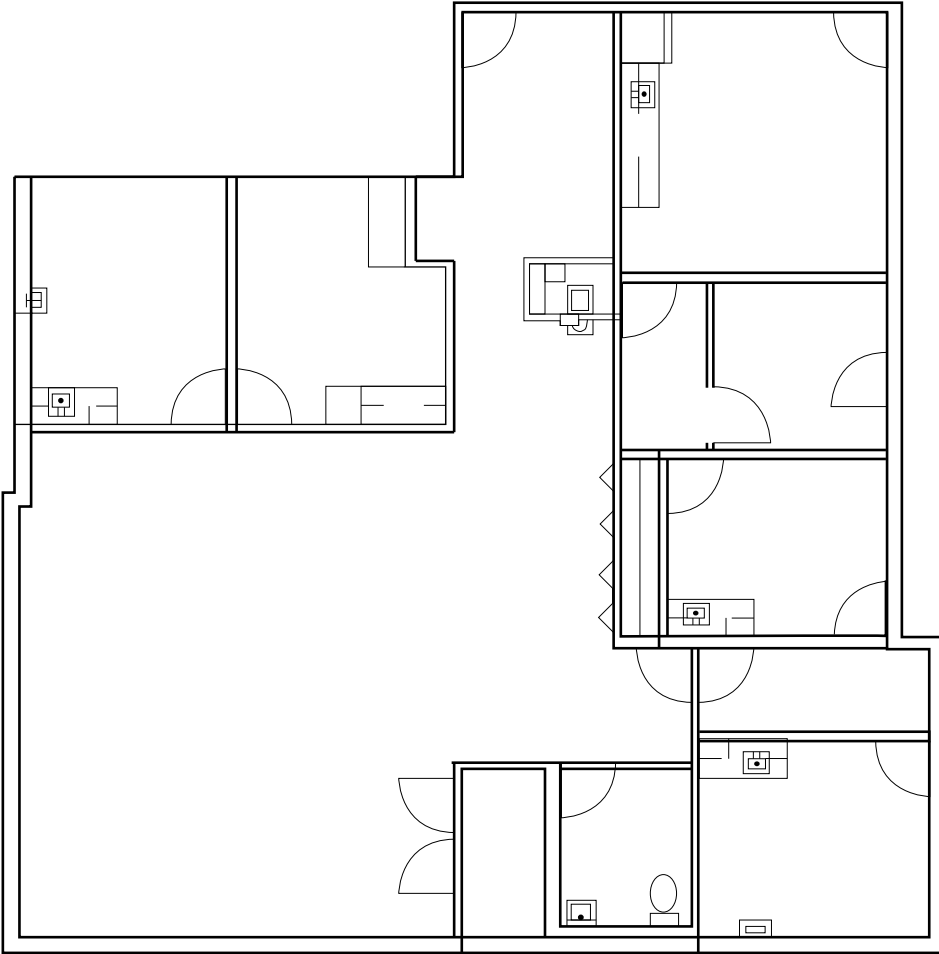
# FLOOR PLAN: 2ND FLOOR

2ND FLOOR: 21,113 RSF



# FLOOR PLAN: SUITE 320

SUITE 320: 2,308 RSF



# AERIAL MAP



Del Webb  
Library

Wendy's

Zaxby's

CVS

6237 Carolina  
Commons Dr

Carolina Commons  
Dentistry

Harris Teeter

UPS

Truist

Starbucks

Firehouse Subs

Chili's

Walgreens

Chipotle

CornerStone ENT

# AREA MAP

