

Pinckney Building at 521

1057 RED VENTURES DRIVE, FORT MILL, SC 29707



Office

FOR

Lease

SIZE

±7,961 SF

PRICE

\$28 PSF



Overview

Available:

Suite A*: 4,951 RSF

Suite B: 1,875 RSF

Suite C: 1,135 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 can be subdivided into 2 suites of 2,932 RSF and 2,019 RSF

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

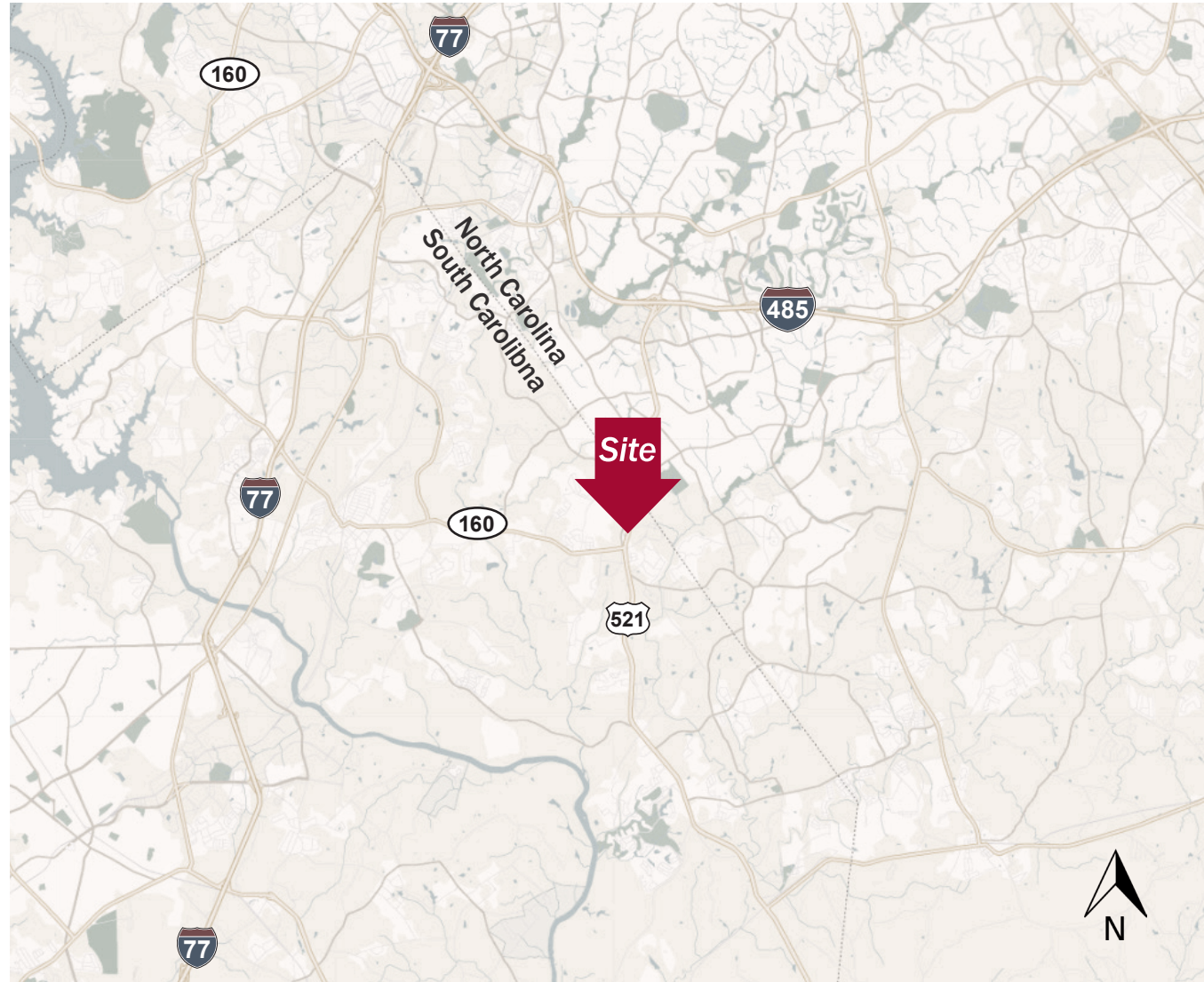
Source: Esri® 2024

	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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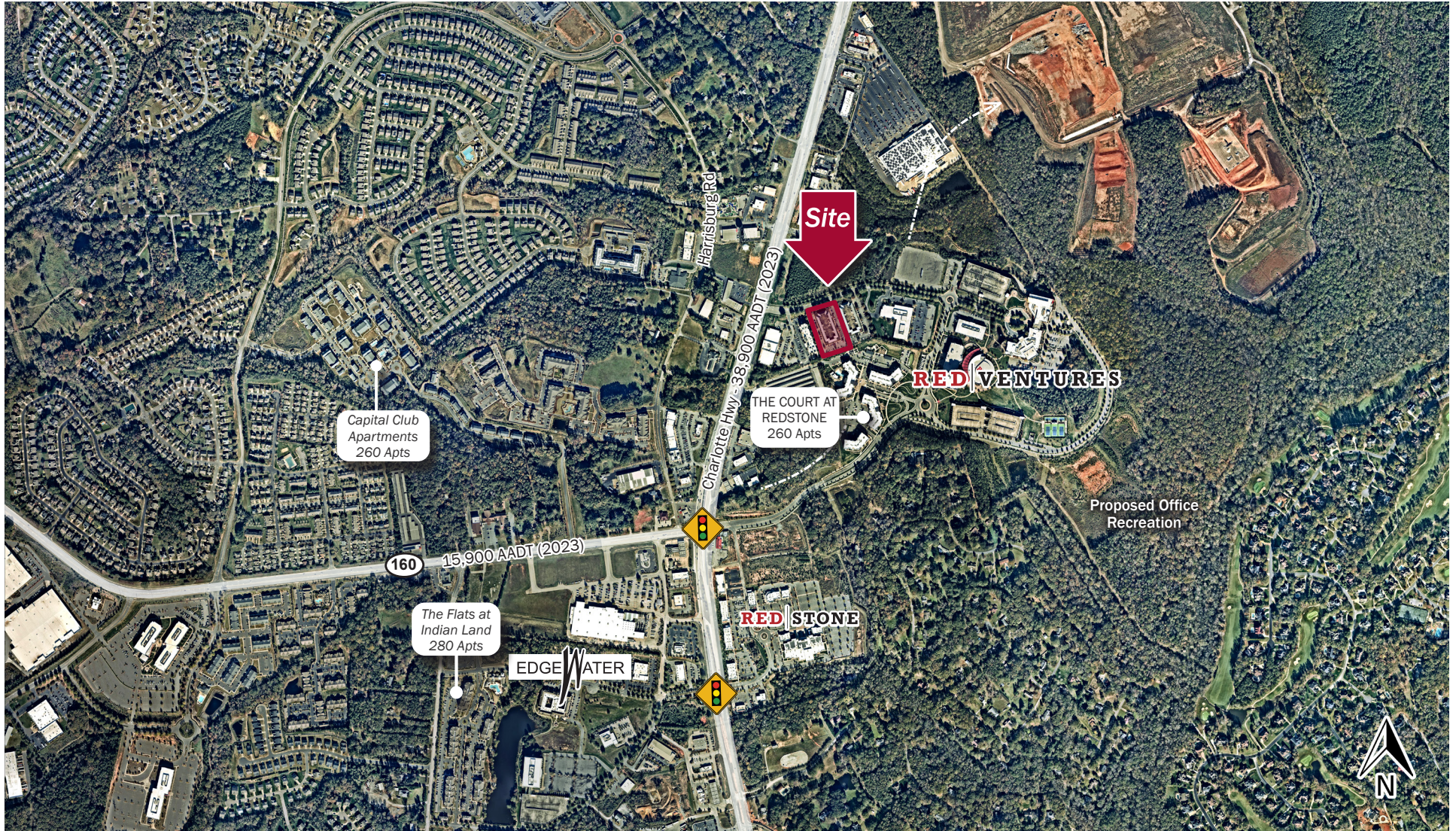
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Market Aerial



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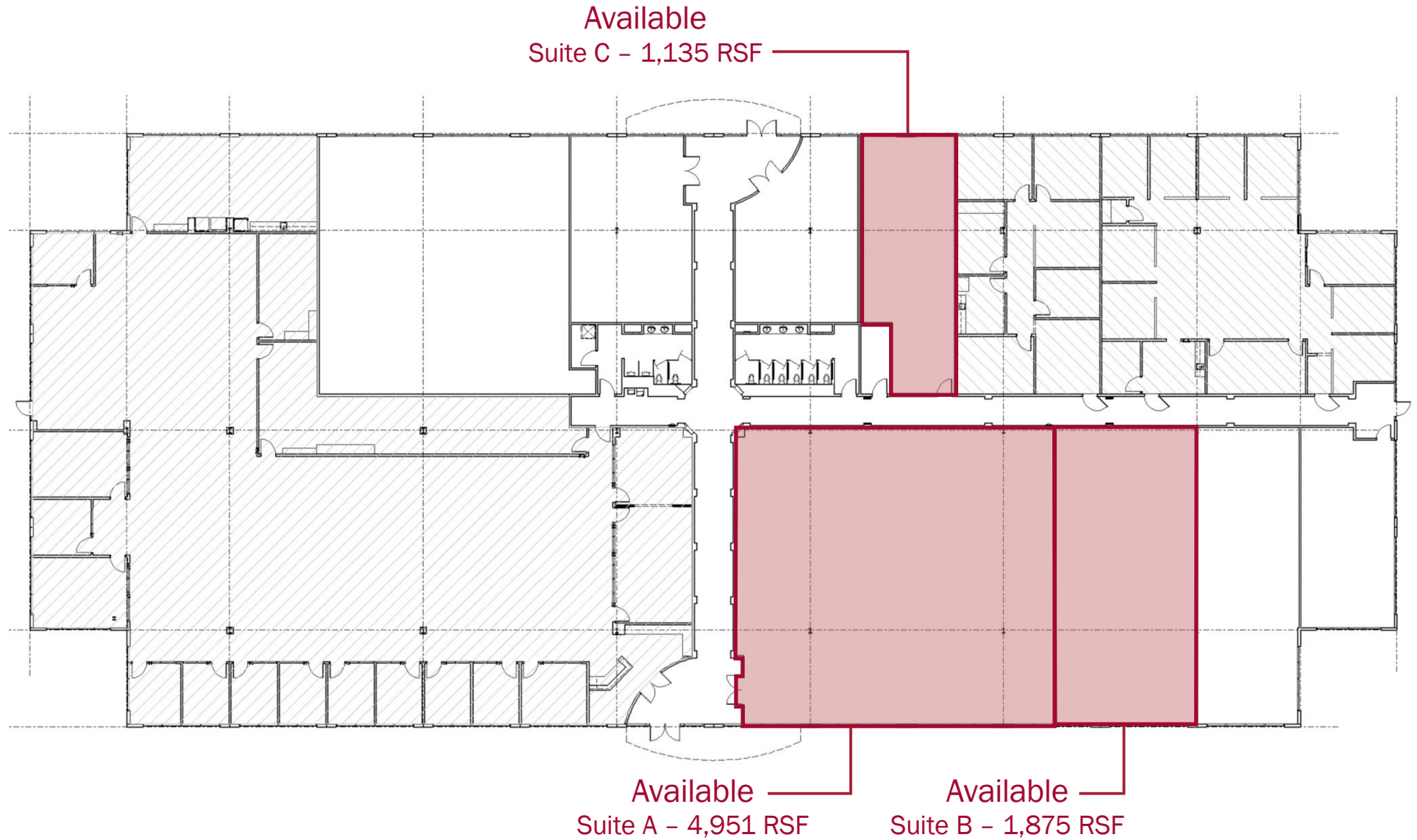
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Availability



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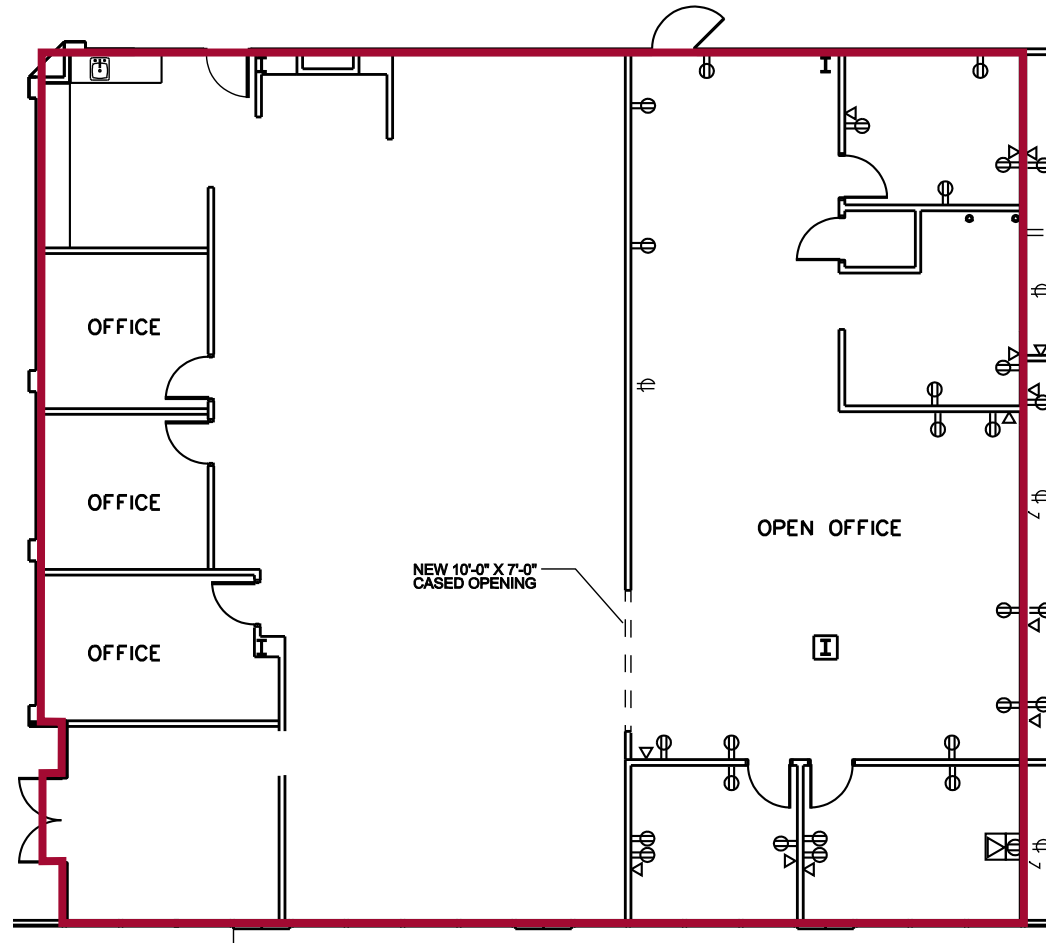
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Floor Plan – Suite A*



4,951 RSF

*Suite A can be subdivided into two suites of 2,932 RSF and 2,019 RSF



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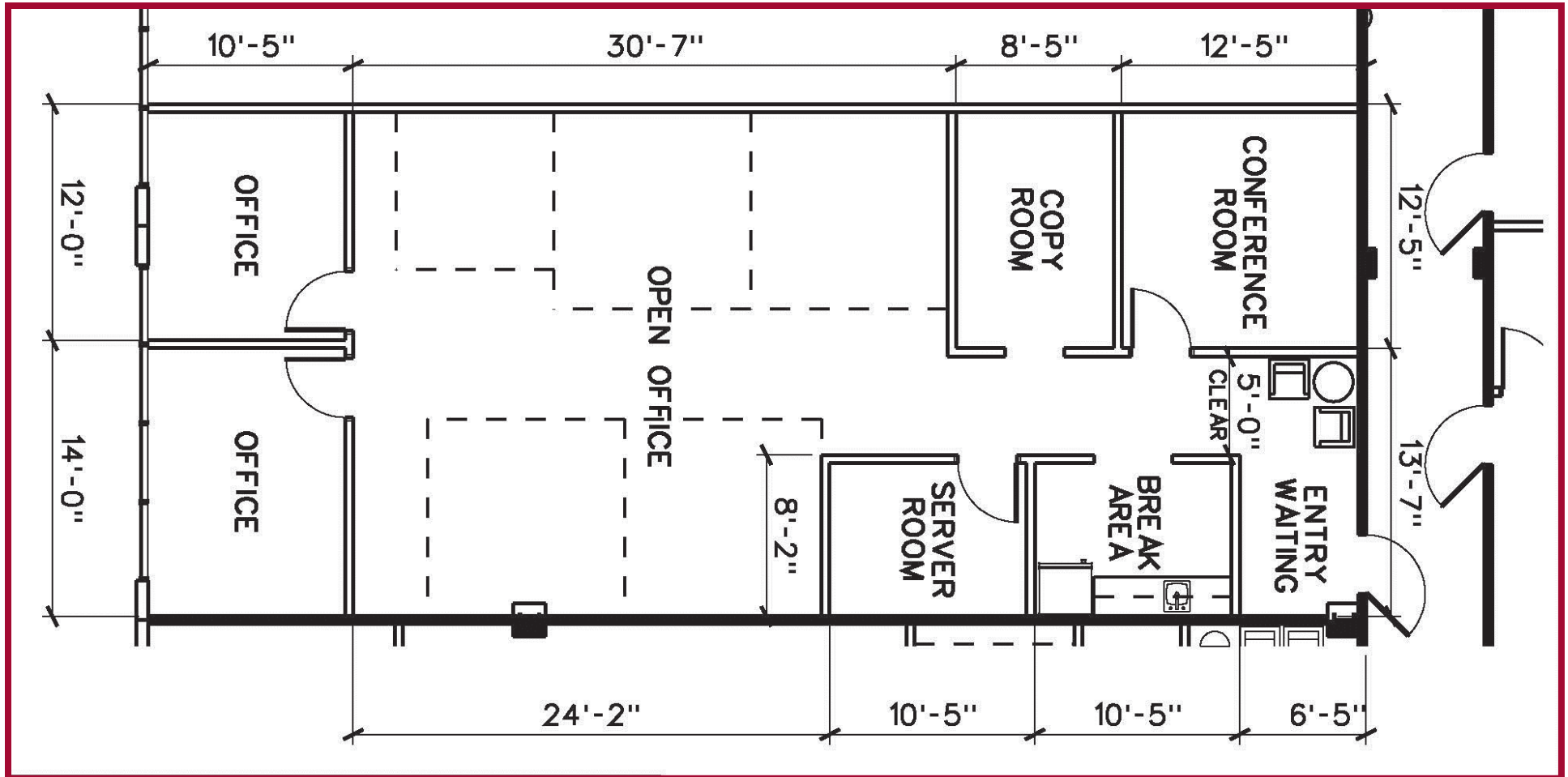
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Floor Plan - Suite B



1,875 RSF



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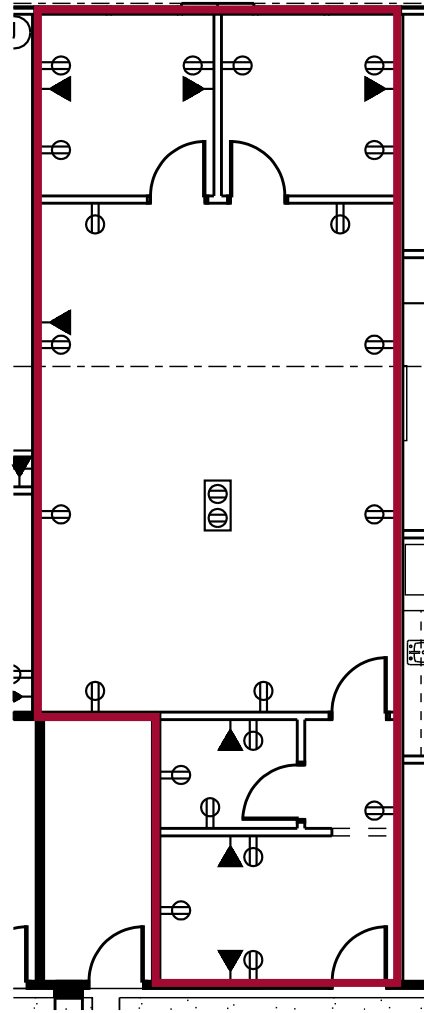
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Floor Plan – Suite C



1,135 RSF



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Medical | Industrial | Retail | Land | Investment | Office

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