



# 4184 Dobys Bridge Rd, Suite 100

## INDIAN LAND/FORT MILL OFFICE SPACE FOR LEASE

This modern 2,934 SF professional office space presents a premier leasing opportunity right in the heart of Indian Land's booming commercial corridor. As Indian Land experiences unprecedented residential and retail growth. Featuring prominent road frontage, excellent signage visibility, and General Business (GB) zoning, the suite is highly adaptable for a variety of professional uses.

**Property Highlights:**

- ▶ Turn-key ground level space
- ▶ Surrounded by numerous residential neighborhoods
- ▶ Prominent road frontage and signage visibility on Dobys Bridge Rd
- ▶ Across the street from Indian Land Elementary

MATTERPORT  
VIRTUAL TOUR



Rent  
**\$32/sf**

TICAM  
**\$6.55**

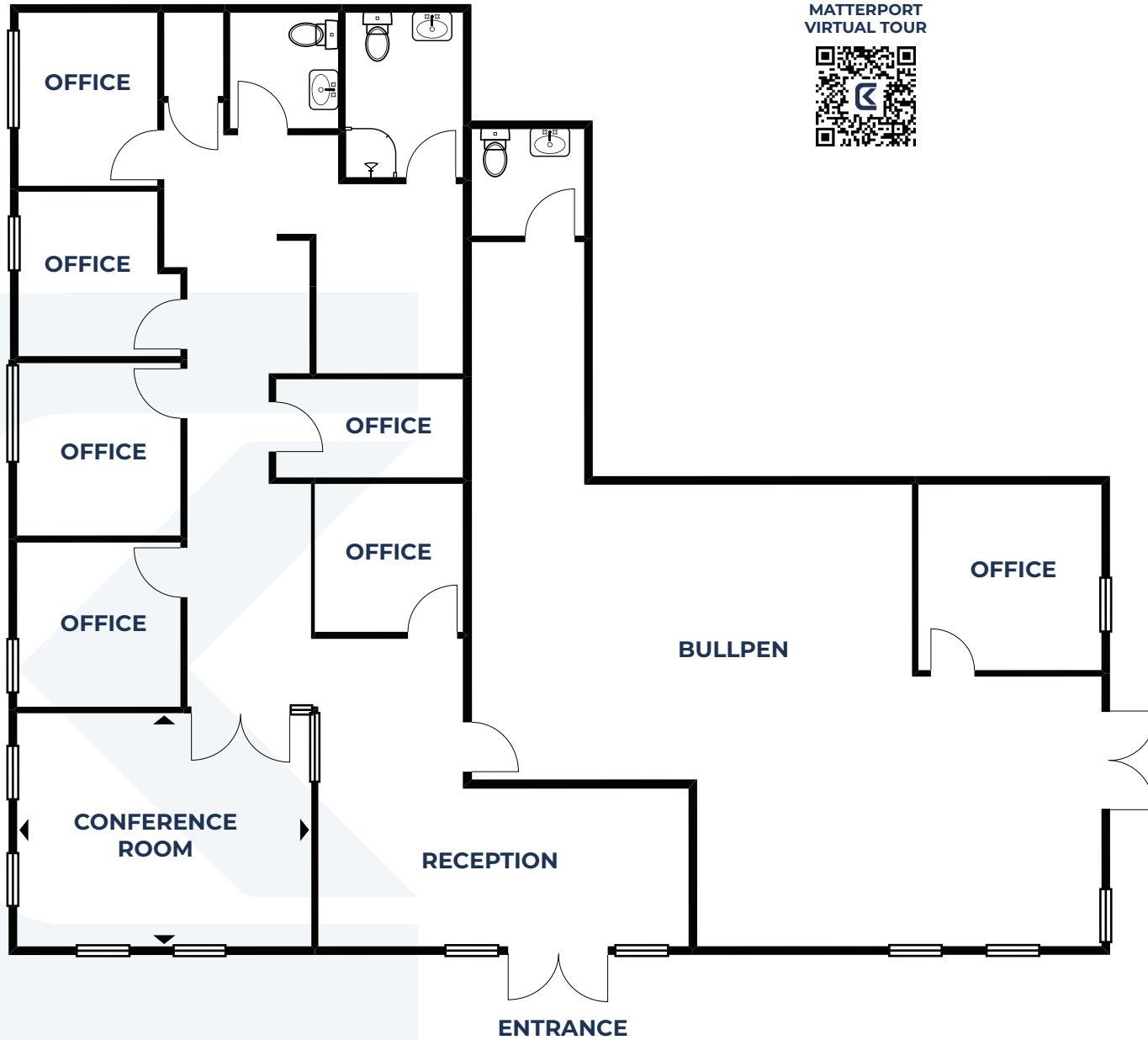
**2,934**  
SF

Lease Type  
**Triple Net  
Lease (NNN)**

Zoning  
**General  
Business**

**FLOOR PLAN**

MATTERPORT  
VIRTUAL TOUR





**PROPERTY DEMOGRAPHICS**

STATISTIC	1 MILE	3 MILES	10 MILES
<b>Population</b>	3,051	29,048	357,681
<b>Households</b>	1,387	11,594	133,945
<b>Avg. Household Income</b>	\$93,351	\$125,910	\$128,144
<b>Daytime Employees</b>	1,509	8,104	129,498



**PROPERTY DETAILS**

<b>Address</b>	4184 Dobys Bridge Rd Suite 100 Fort Mill, SC 29707
<b>Zoning</b>	General Business
<b>Square Footage</b>	2,934 SF
<b>Rent</b>	\$32/SF
<b>Lease Type</b>	Triple Net Lease (NNN)
<b>TICAM</b>	\$6.55/SF



**Kuester Commercial**  
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