

105 Ben Casey Dr, Suite 115

TEGA CAY MEDICAL OFFICE SPACE FOR LEASE

Medical office space available for lease at 105 Ben Casey Dr, Suite 115 in Fort Mill. This 2,330 SF second-generation medical suite is designed for efficient patient flow and is well suited for specialty practices or outpatient services. The space is located within an established medical office park with excellent visibility, ample parking, and convenient access to SC-160 and I-77. Positioned near growing residential neighborhoods and nearby retail amenities, this location offers an excellent opportunity for healthcare providers seeking a strong presence in a high-demand market.

Property Highlights:

- ▶ 2,330 SF second-generation medical office
- ▶ Existing medical layout with exam and support rooms
- ▶ Strong visibility and easy accessibility
- ▶ Ample on-site parking
- ▶ Convenient access to SC-160 and I-77



3D MATTERPORT TOUR



Rent
\$30/sf

2,330
SF

Lease Type
Triple Net Lease (NNN)

Zoning
Office & Institutional

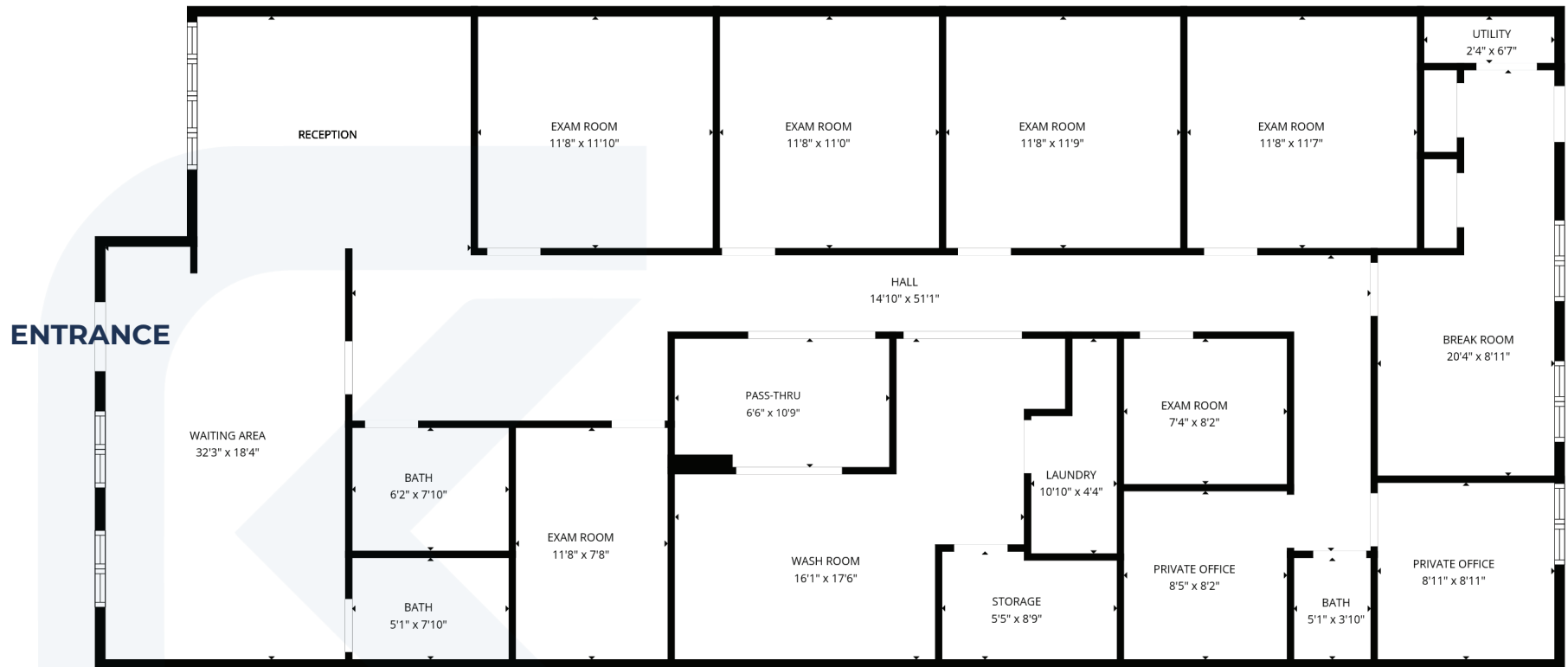
TICAM (est)
\$8.11

PROPERTY DEMOGRAPHICS

STATISTIC	1 MILE	3 MILES	10 MILES
Population	10,058	47,631	427,327
Households	4,111	19,186	177,552
Avg. Household Income	\$133,457	\$140,218	\$110,147
Daytime Employees	2,858	13,355	207,744



FLOOR PLAN

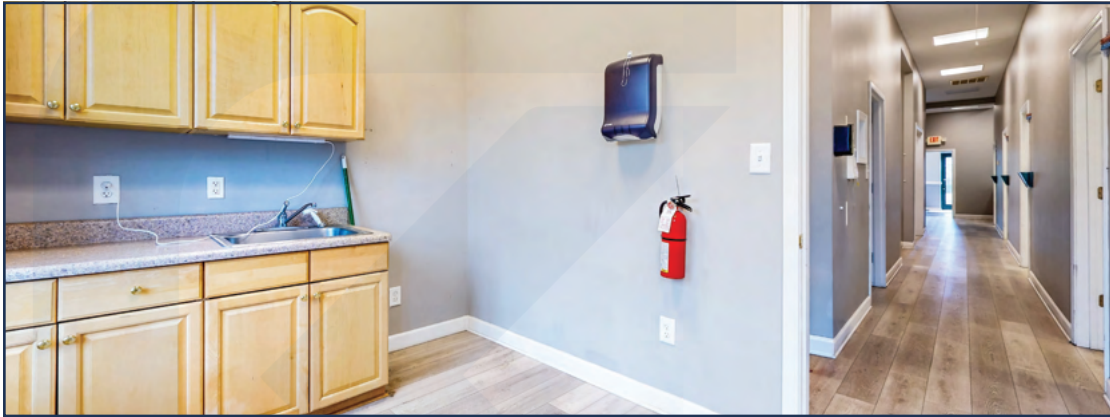


3D MATTERPORT
TOUR



PROPERTY DETAILS

Address	105 Ben Casey Dr Suite 115 Fort Mill, SC 29708
Zoning	Office & Institutional (OI)
Square Footage	2,330 SF
Rent	\$30/SF
Lease Type	Triple Net Lease (NNN)
TICAM (est)	\$8.11/SF



**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