



1474 SC-160, Suite 108

FORT MILL FLEX SPACE FOR LEASE

Rare end-unit flex space available directly on the highly traveled Hwy 160 corridor. This layout delivers a hard-to-find balance of professional workspace and functional storage, featuring a large conference room, three private offices, and ±1,150 SF of warehouse space complete with a roll-up door. Positioned within an established commercial center, it provides excellent visibility and straightforward access to I-77, Ballantyne, Indian Land, and the surrounding Fort Mill community.

Property Highlights:

- ▶ Flex layout with dedicated office & warehouse
- ▶ 3 private offices & a large conference room
- ▶ ±1,150 SF of warehouse space with a roll-up door
- ▶ Ample shared parking within established retail center
- ▶ Easy access to downtown Fort Mill, Indian Land, & Ballantyne



**3D MATTERPORT
TOUR**



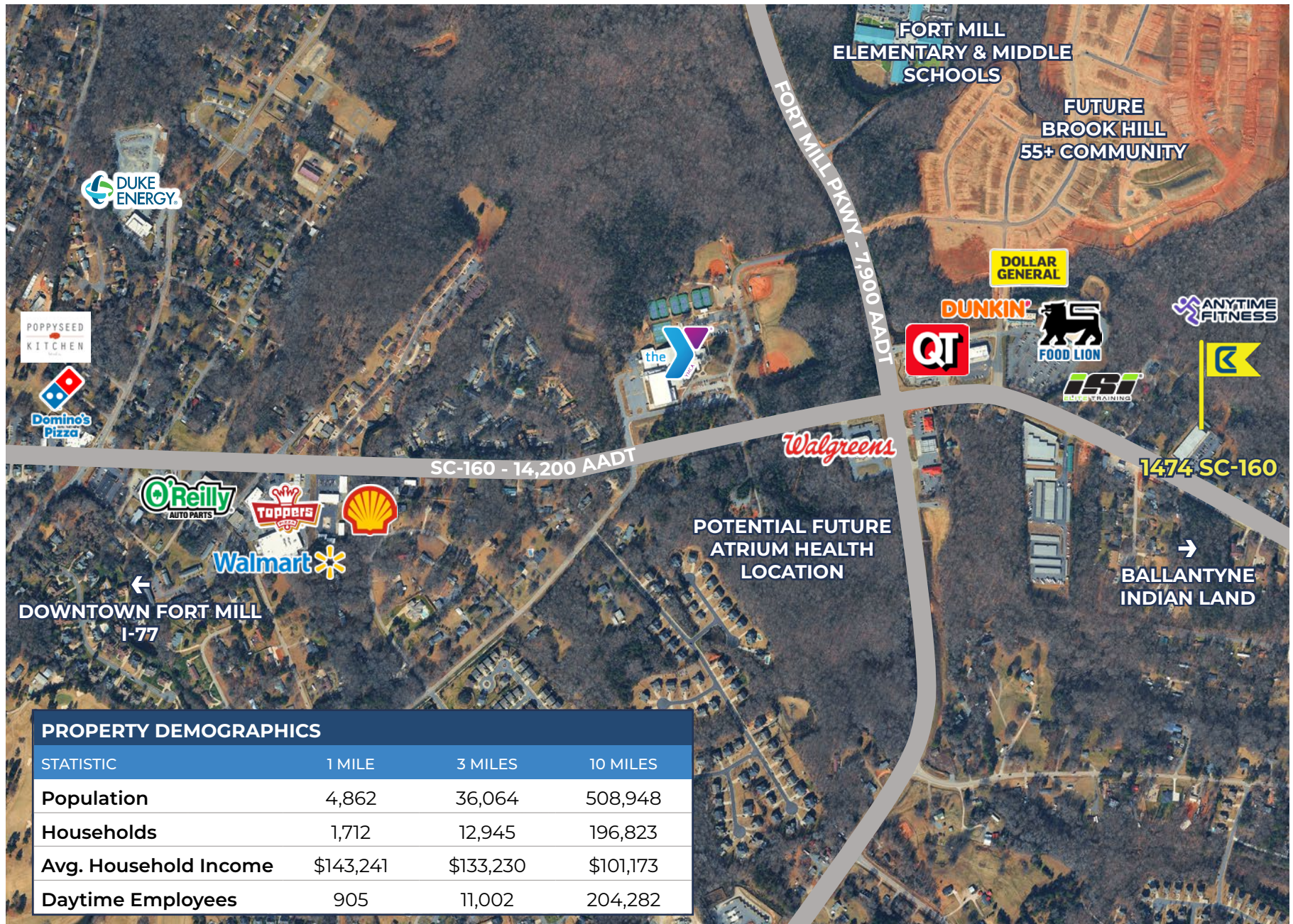
Rent
\$17/SF

TICAM est.
\$8.00

**2,480
SF**

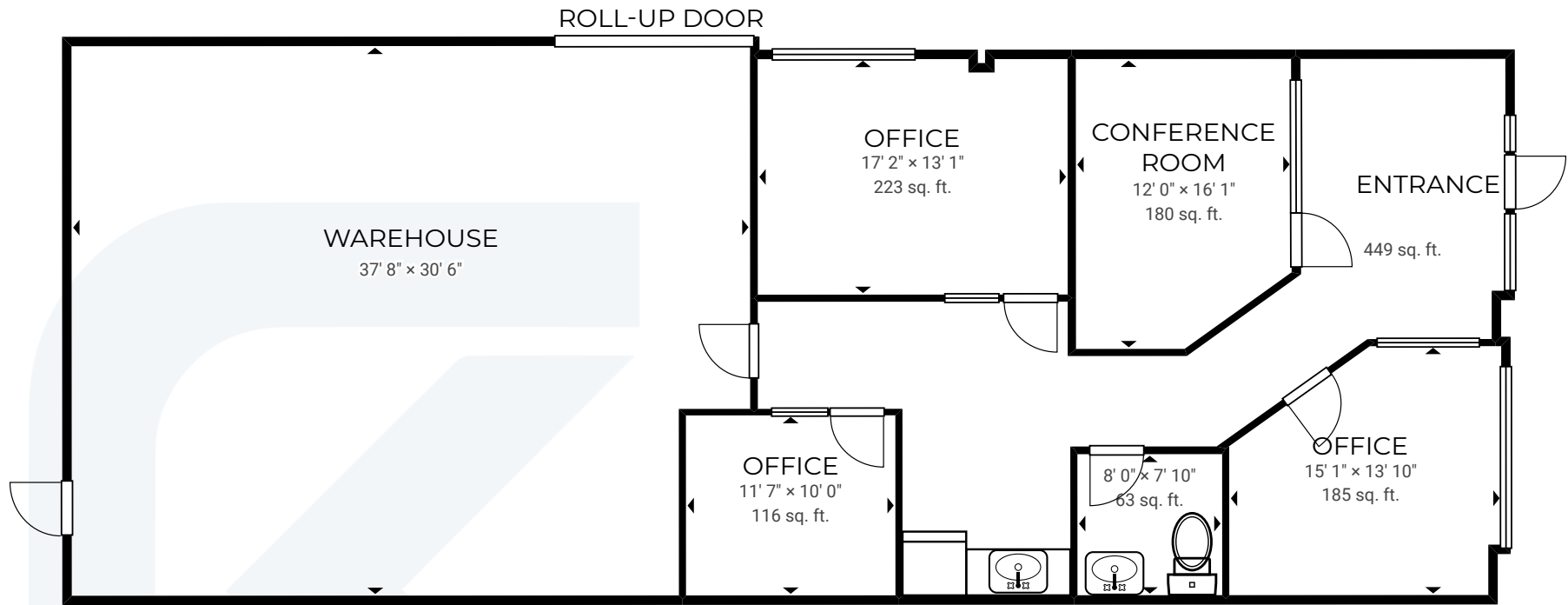
Lease Type
**Triple Net
(NNN)**

Zoning
**Highway
Commercial
(HC)**



PROPERTY DEMOGRAPHICS			
STATISTIC	1 MILE	3 MILES	10 MILES
Population	4,862	36,064	508,948
Households	1,712	12,945	196,823
Avg. Household Income	\$143,241	\$133,230	\$101,173
Daytime Employees	905	11,002	204,282

FLOOR PLAN



**3D MATTERPORT
TOUR**



PROPERTY DETAILS

Address	1474 SC-160 Suite 108 Fort Mill, SC 29715
Zoning	Highway Commercial (HC)
Square Footage	2,480 SF
Rent	\$17/SF
TICAM (est)	\$8.00
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