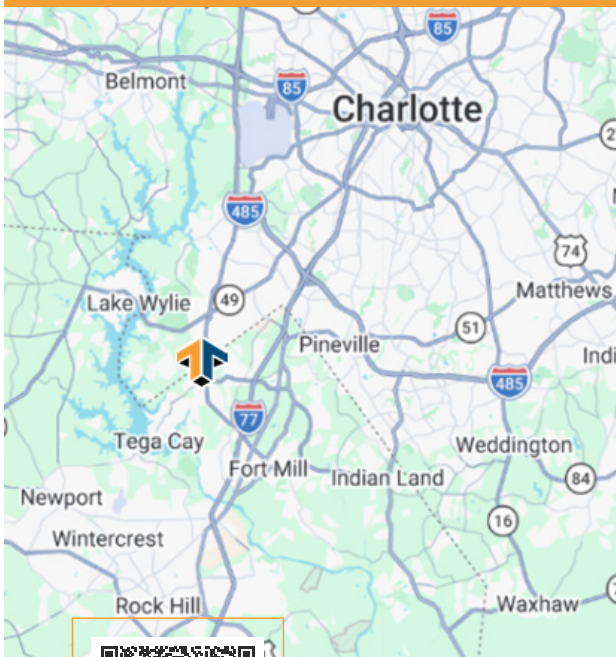


FOR LEASE**\$30/SF MG****SOUTH LAKE CENTER OFFICE SPACE**

- ±2,163 SF Office Suite For Lease
- Previously Operated as a Fitness Studio, Offering an Open Floor Plan, Excellent Office, Medical/Wellness, Studio, or Fitness/Recreational Opportunity
- Great Visibility on Gold Hill Road Near Highway 160, Just ±1.5 Miles to Interstate 77 (Exit 88)
- Across Gold Hill Road from Stockbridge Commons, near Tega Cay Village, Stonecrest at Tega Cay, Restaurants, Retail and Office
- Excellent Income Demographics & Traffic Counts

**Miles Curley**

Senior Commercial Agent

803-366-1014 | Miles@tuttleco.com



±2,163 SF Office Space

1741 Gold Hill Road, Suite #108, Fort Mill, South Carolina 29708

PROPERTY SPECIFICATIONS

Market Snapshot | 5-Mile Radius

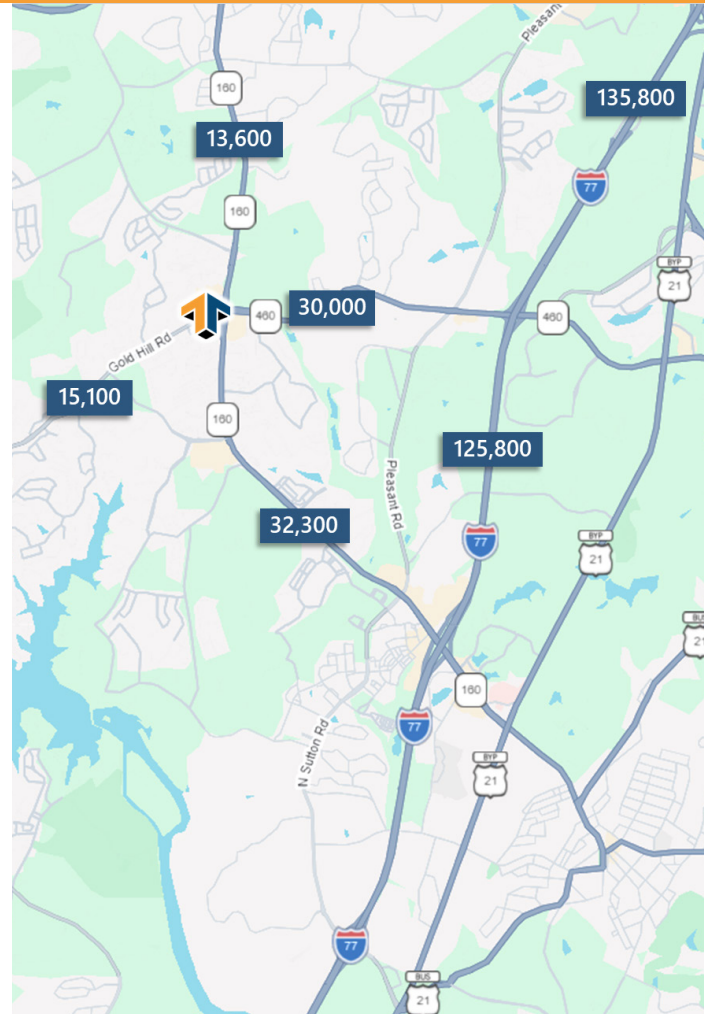
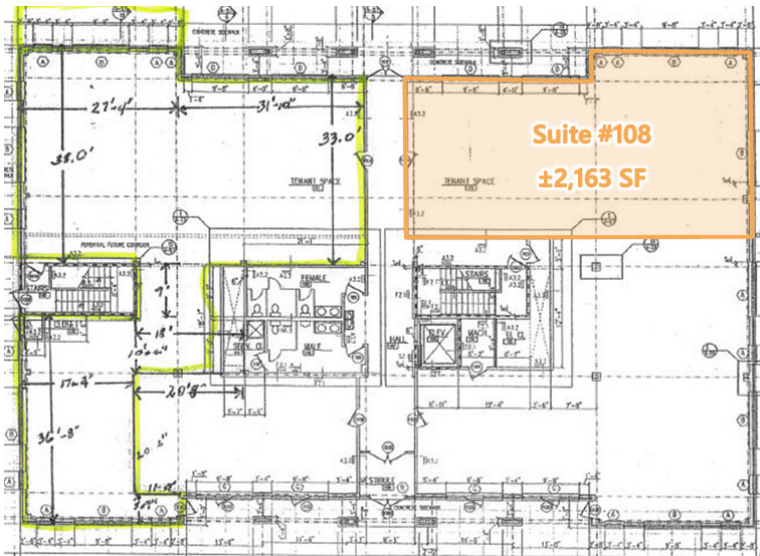
2025 Population ±125,018

Projected Population Growth (2025 - 2030) ±1.5%

Median Household Income ±\$111,582

Average Household Income ±\$137,505

Total Households ±47,329



Building Size	±19,800 SF
Available SF	±2,163 SF
Building Built	1998
Lot Size	±0.64 AC
Parking	72 Spaces
Zoning	GC - General Commercial
Market	Charlotte
Submarket	York County



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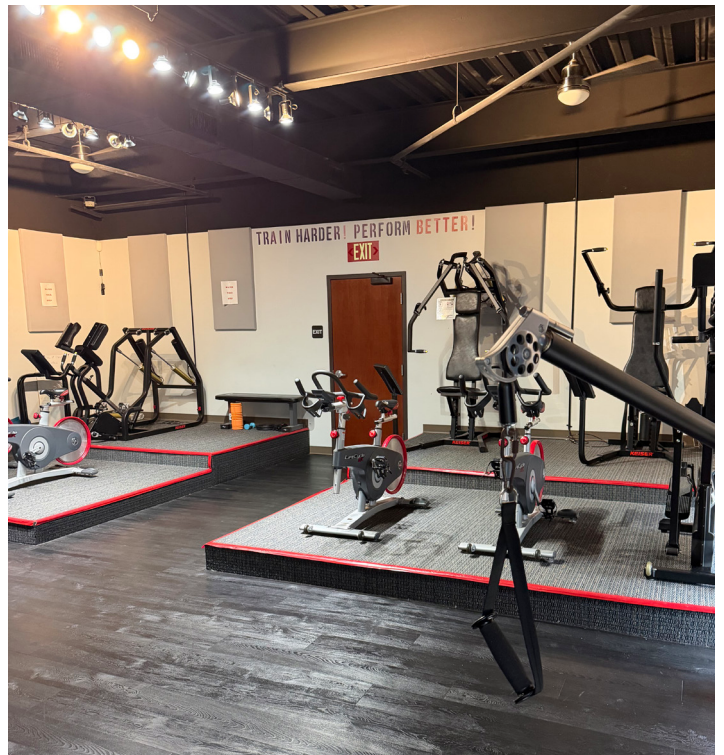
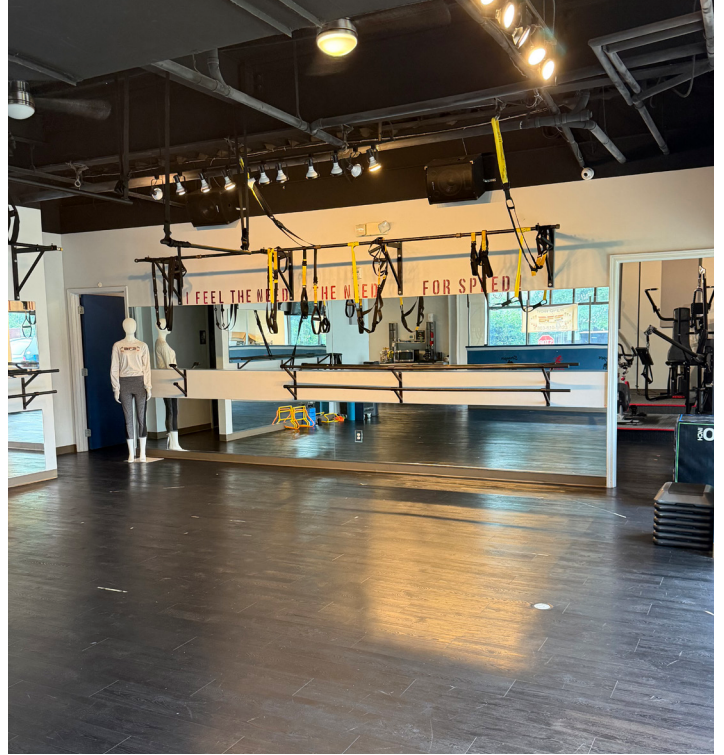
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±2,163 SF Office Space

1741 Gold Hill Road, Suite #108, Fort Mill, South Carolina 29708

INTERIOR PHOTOS



Miles Curley

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PROPERTY AERIAL



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AREA AMENITIES & ATTRACTIONS



- Fort Mill is South Carolina's fastest growing city with a 10.1% population annual growth rate.
- Fort Mill's School District Ranks in the Top 1% Nationwide
- The Fort Mill Area is home to major employers such as Piedmont Medical Center, Black & Decker, LPL Financial and Atrium Health.
- Located ±20 Miles from Downtown Charlotte, Fort Mill has a Vibrant Downtown, Extraordinary Dining and Multiple Shopping Districts.



Kingsley

± 2,100 AC Heirloom Community
with ±238 Multi-Family Units,
±1,350,000 SF of Shops,
Offices and Restaurants
and an Existing Hotel
with a Future
Hotel Site



Baxter Village

± 1,033 AC Pedestrian Village
Market with ±1,500 Homes,
±250,00 SF of Shops,
Offices and Restaurants
and ±400 AC of Open
Space with Parks
and Trails



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