

Rutledge Building at 521

1061 RED VENTURES DRIVE, FORT MILL, SC 29707



Office

FOR

| Lease

SIZE

| ±3,066 SF

PRICE

| \$25 PSF



Overview

±3,066 RSF available; can be subdivided

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

\$25 PSF full service

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

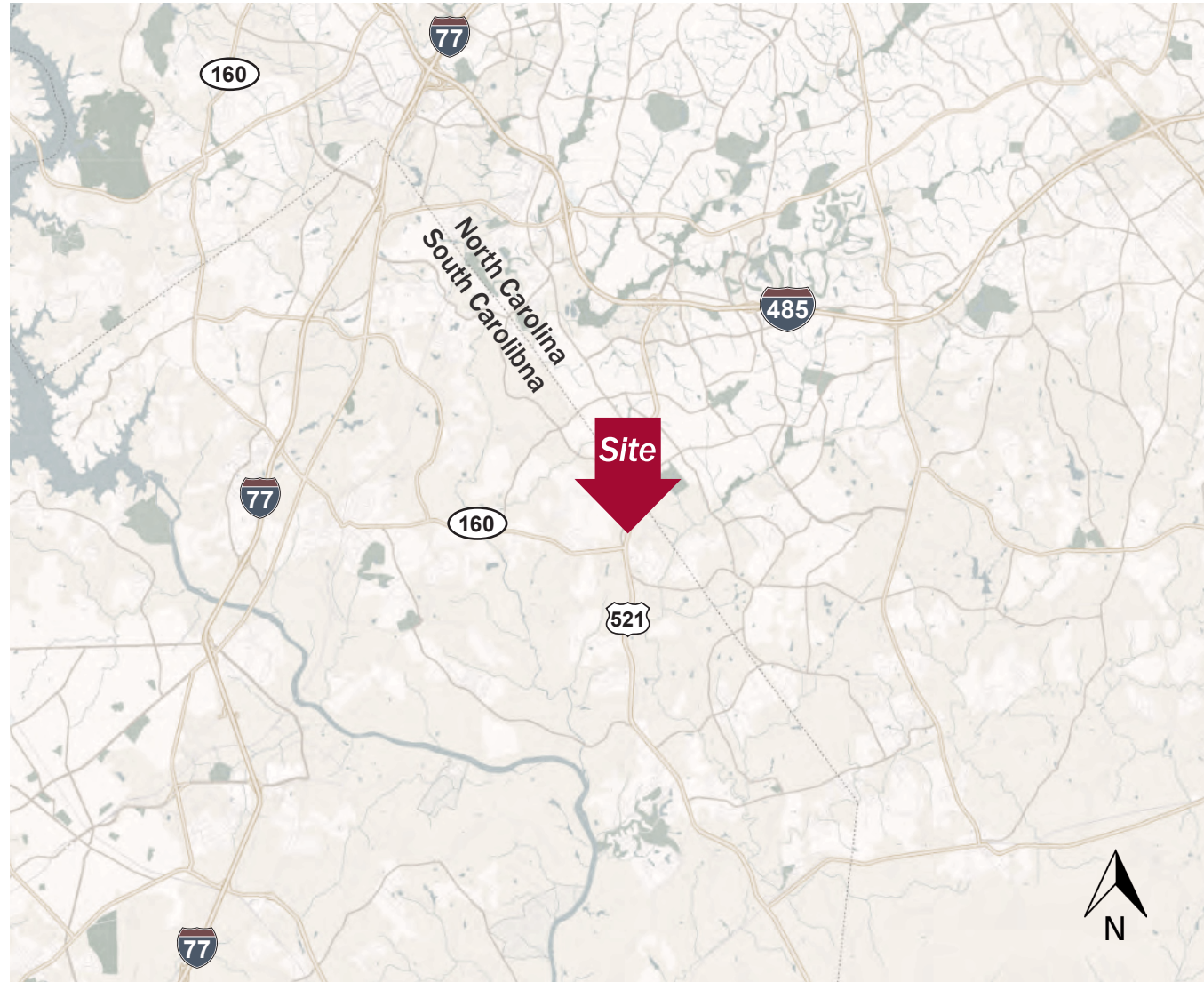
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	4,390	54,264	140,863
Growth Rate	21.71%	3.39%	1.99%
Avg. HH Income	\$130,286	\$170,647	\$159,428

Traffic Count

Source: SCDOT

	AADT
Hwy 521	38,900 (2023)
Hwy 160	15,800 (2023)



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Market Aerial



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Availability



Available
3,066 RSF



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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