

Piedmont Medical Center – Fort Mill

986 WELLNESS WAY, FORT MILL, SC 29715



Medical

FOR

| Lease

SIZE

| 1,904 – 5,290 SF

PRICE

| Call for Pricing



[▶ See Property Video](#)

Overview

3-story 60,000 SF medical office building completed in 2023

3 suites available ranging from 1,904 SF to 5,290 SF in size

Generous TIA packages available

Enclosed walkway connection to Piedmont Medical Center Regional Hospital (100 beds)

Conveniently located off I-77

400 designated surface parking spaces

Availability:

1st Floor 5,290 SF

2nd Floor 3,649 SF

3rd Floor 1,904 SF

Hospital Anchored Medical Office Space



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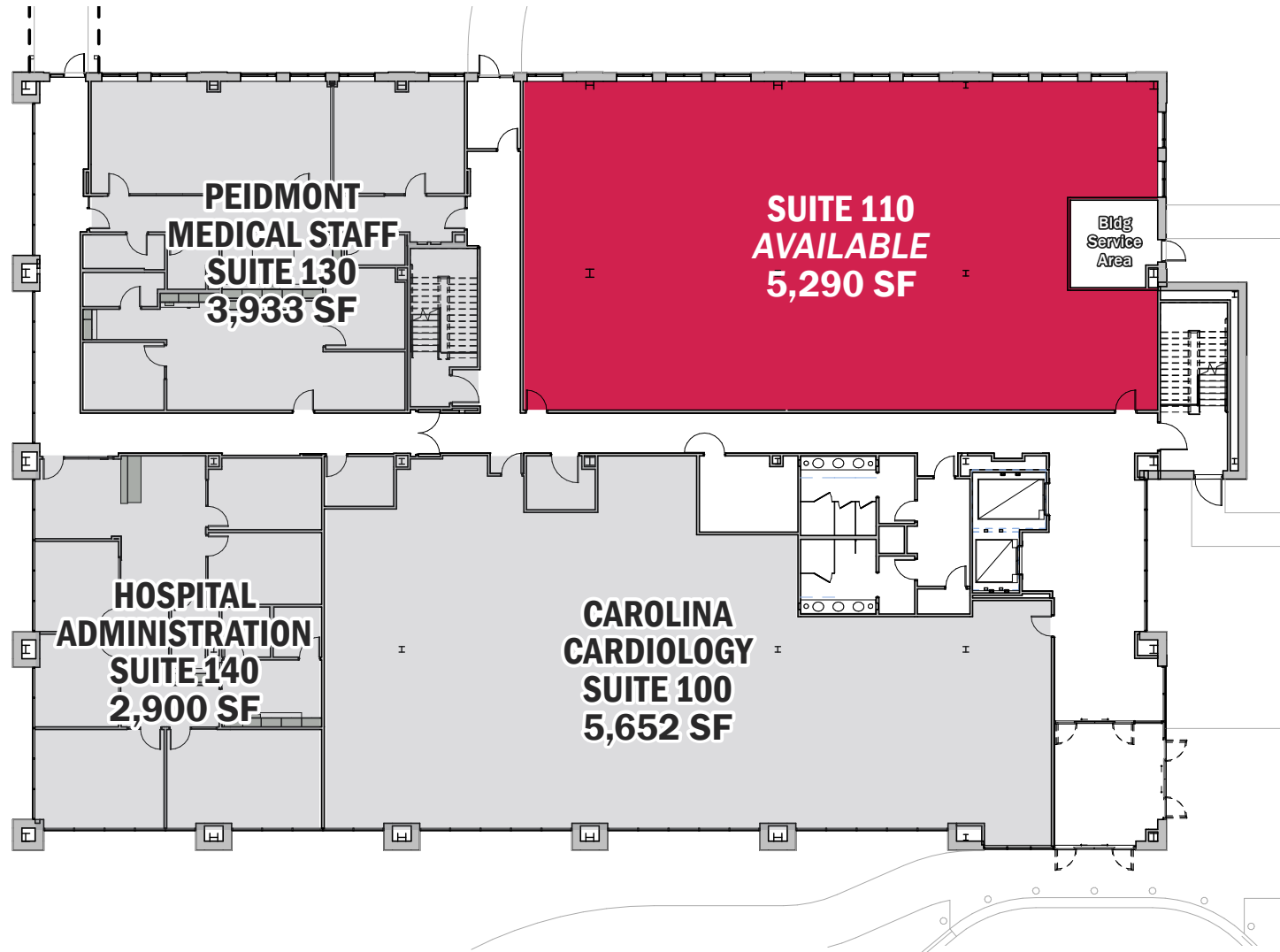
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Floor Plans

First Floor



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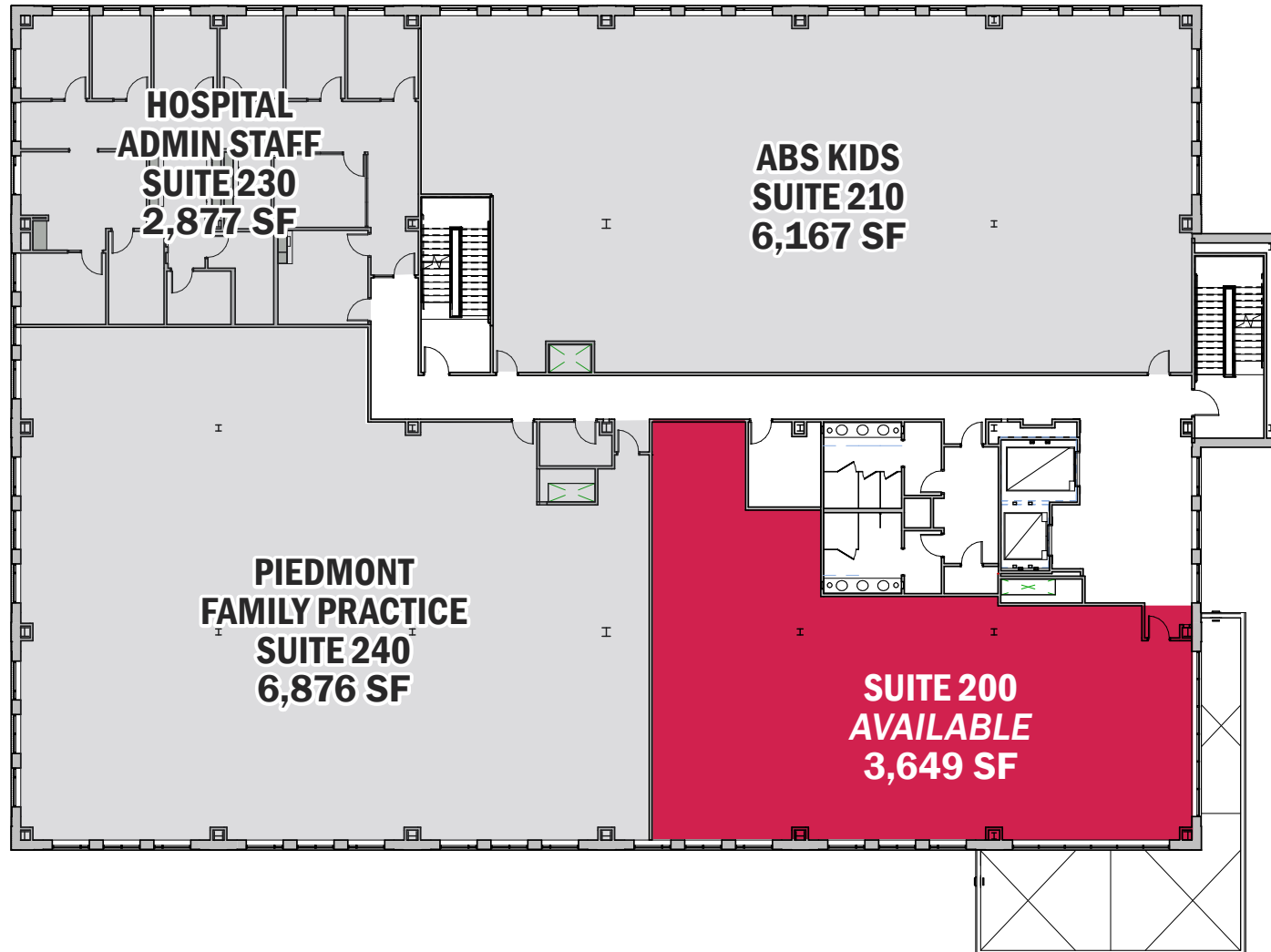
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Floor Plans

Second Floor



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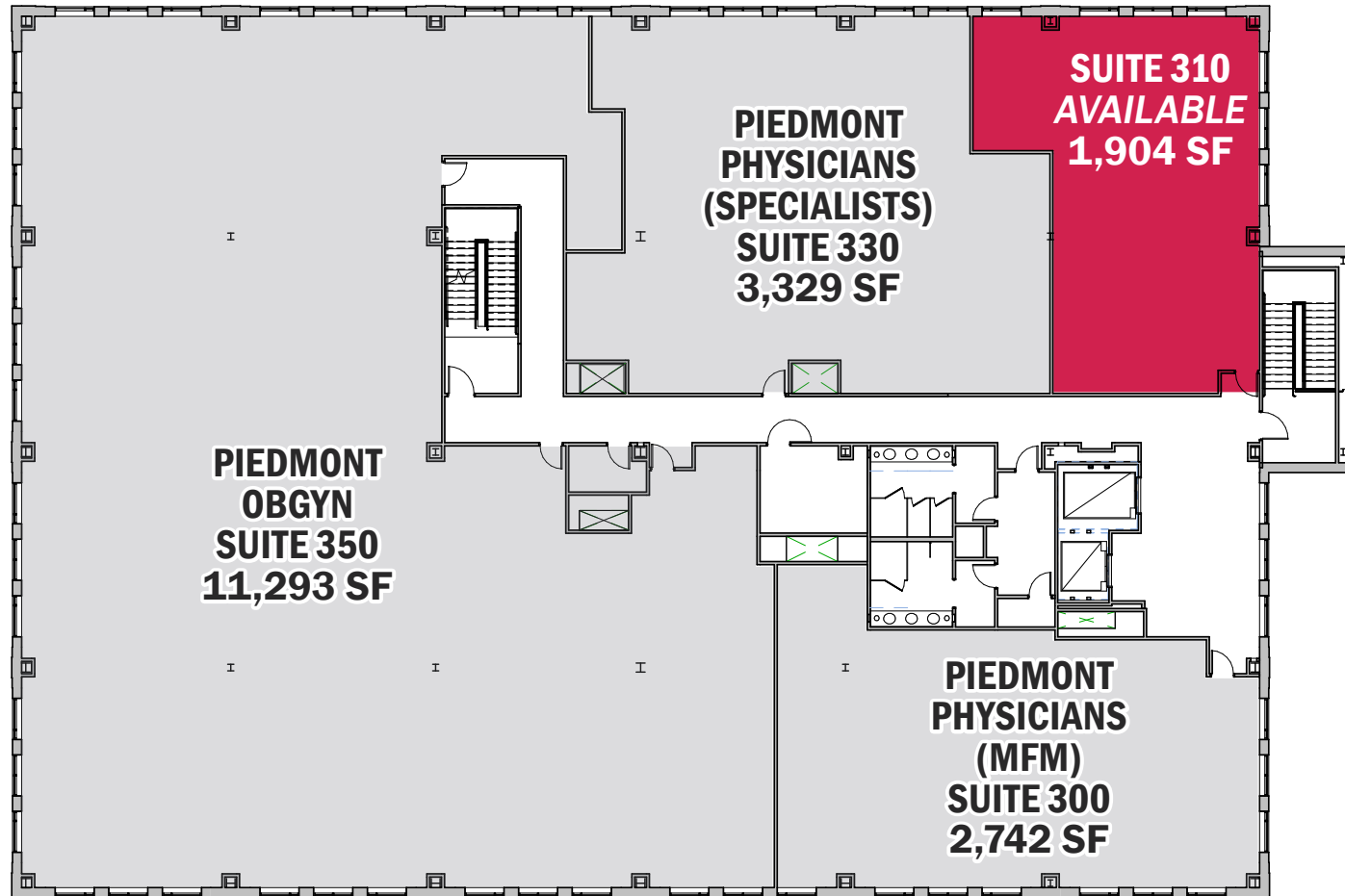
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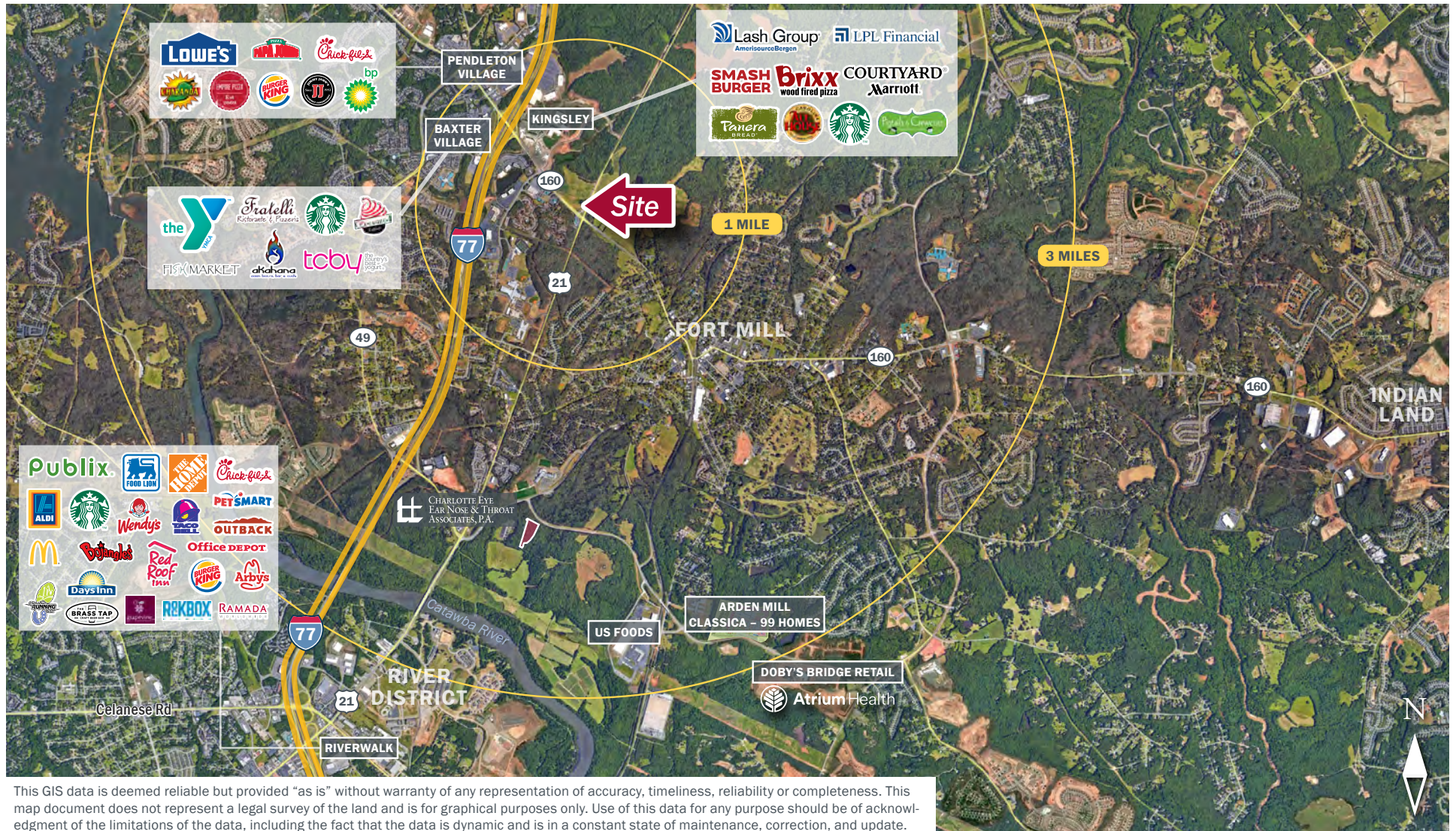
Third Floor



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Market Aerial



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Property Overview

Demographics

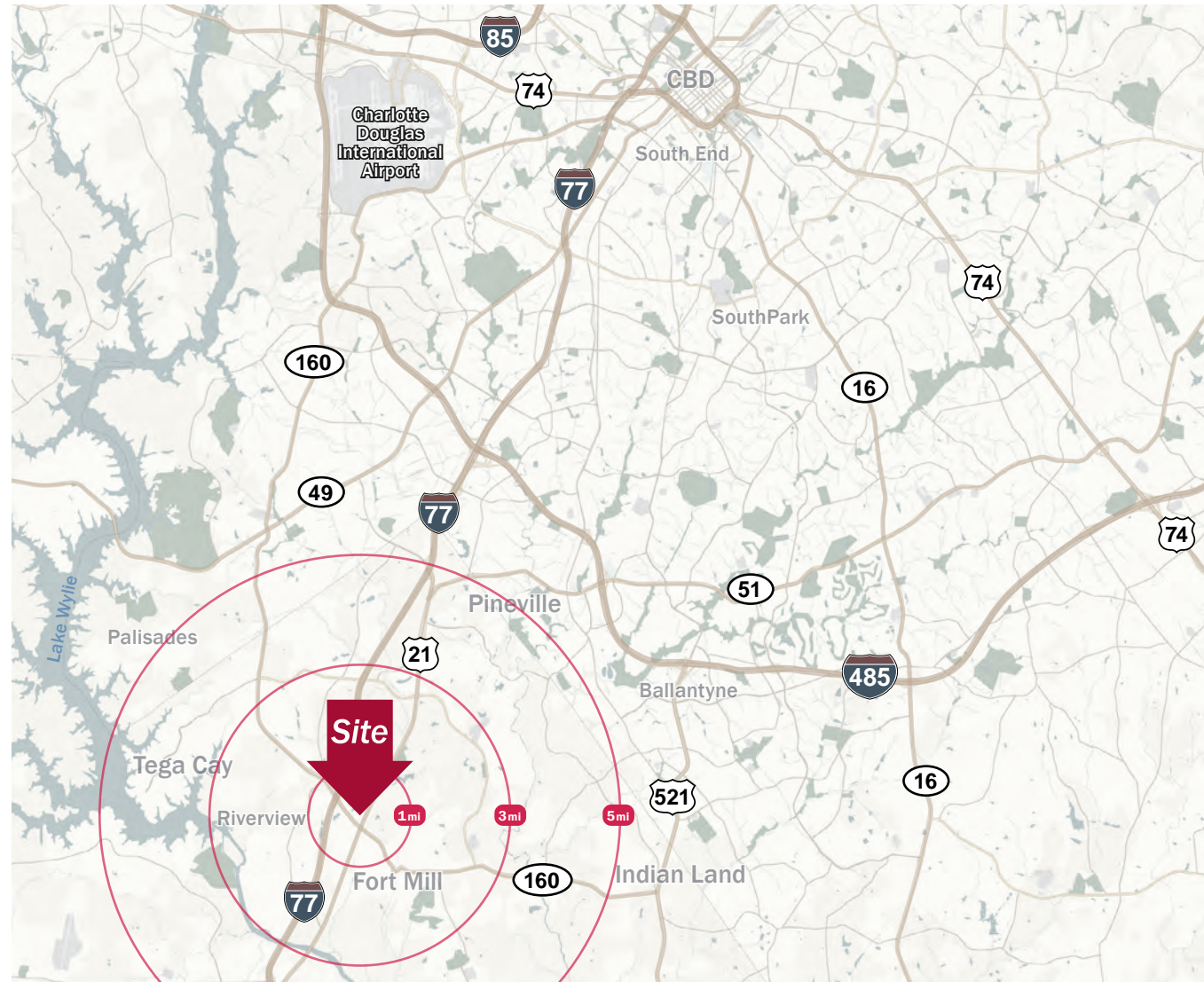
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	3,773	40,227	132,103
Housing Units	1,672	15,921	51,389
Avg. HH Income	\$129,300	\$145,923	\$145,222

Traffic Count

Source: SCDOT

	AADT
Highway 160	22,200 (2023)
Highway 21	8,400 (2023)



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Campus Map & Nearby Retail



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Residential Activity

Housing Activity within 3 Miles

Source: Zonda® 2023

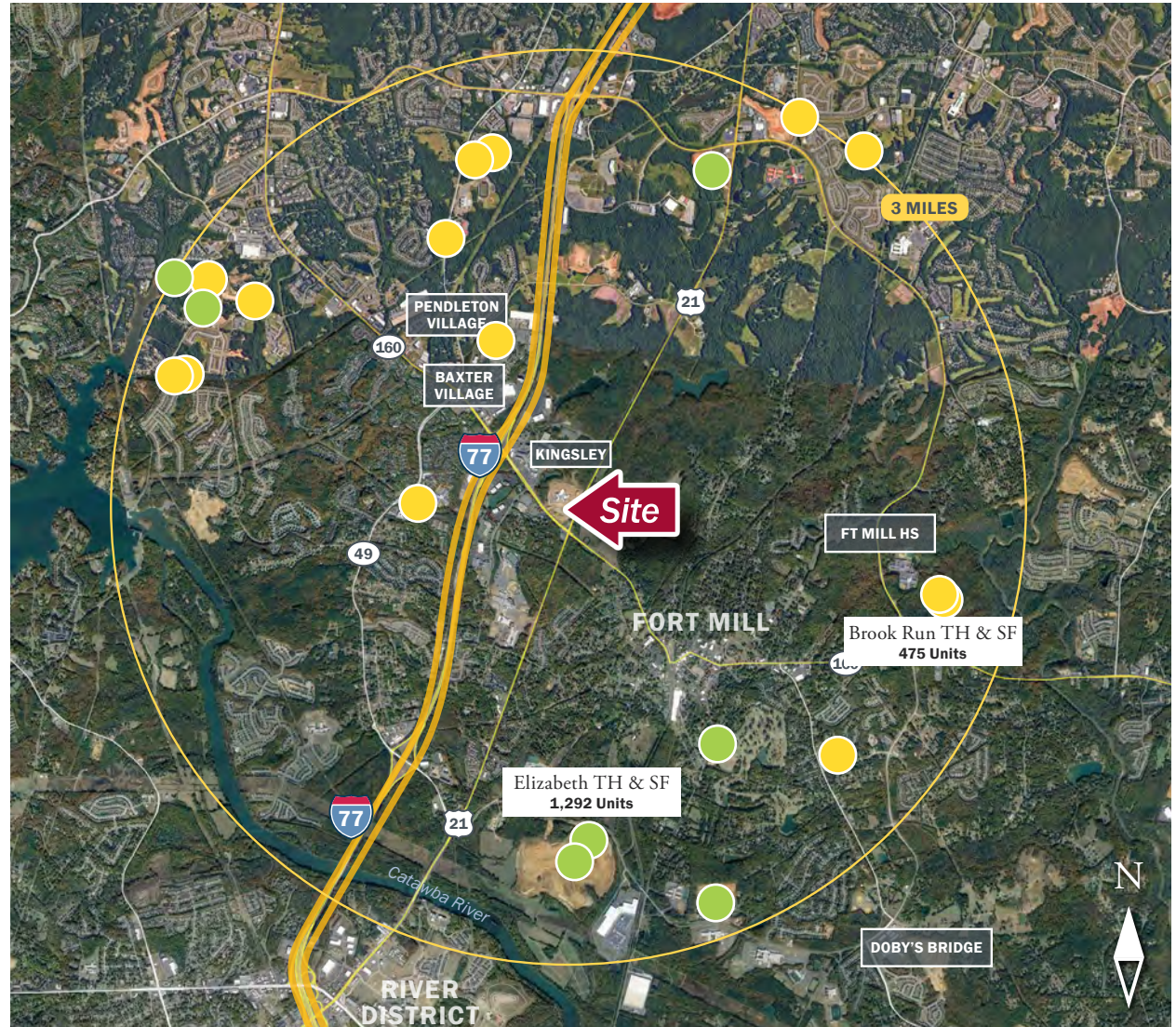
	3 miles
Existing Units ¹	15,034
Active Units (Under Construction)	748
Future Units	2,340
Total	18,122
	Units within 3 miles

¹Source : Esri® 2023

Subdivision Status

- Future
- Active

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Property Photos



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Property Photos



Enclosed Walkway to Hospital



Side Entrance



Building with Directional Signage



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Property Photos



Elevator Lobby



Automatic Doors



Covered Entrance



Entrance to Medical Campus



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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