



**PINCKNEY BUILDING | FLEXIBLE OFFICE
SUBLEASE IN 521 CORPORATE CENTER**

**1057 RED VENTURES DRIVE
SUITE 100, INDIAN LAND, SC 29707**

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Indian Land, SC

VALUE PROPOSITION

Why Work with Us
The Beacon Group
KW Commercial Group



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DISCLOSURE

The information contained in the Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Todd Akers and should not be made available to any other person or entity without the written consent of Todd Akers. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Todd Akers has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Todd Akers has not verified, and will not verify, any of the information contained herein, nor has Todd Akers conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Todd Akers or its parent, nor any affiliated entity has directly or indirectly endorsed or verified the information in this offering.

EXECUTIVE SUMMARY

The available sublease offers a highly functional office and warehouse layout designed to accommodate a wide variety of professional and operational users. The space features twelve standard windowed offices, two executive offices, a warehouse with two windowed warehouse offices, a dedicated logistics office, mail room, IT room, reception area, large employee break room, and two conference rooms—including a large divisible conference room for team meetings or client presentations. The flexible layout supports businesses seeking an efficient combination of administrative and operational space within the professionally managed 521 Corporate Center.



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LEASE HIGHLIGHTS



Flexible office and warehouse configuration



12 private offices plus 2 executive offices



Warehouse with dedicated logistics office



Two warehouse offices with natural light



Two conference rooms including divisible large conference room



Large employee break room



Reception area for visitors and clients



Dedicated IT room and mail room



Ideal for office, logistics, distribution support, engineering, technology, professional services, and regional headquarters users



Located within 521 Corporate Center near Hwy 521 and Hwy 160

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THE OFFERING

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PROPERTY DETAILS

Property Name	Pinckney Building
Address	1057 Red Ventures Drive, Suite 100 Indian Land, SC 29707
Property Type	Office Sublease
Available Space	7,200 SF – roughly 14,400 SF
Listing price	Contact Broker for Availability and Pricing
Layout	• 12 Standard Offices with Windows • 2 Executive Offices with Windows • Warehouse Area • 2 Warehouse Offices with Windows • Dedicated Logistics Office within Warehouse • Mail Room • IT Room • 2 Conference Rooms ◦ Large Conference Room with Divider ◦ Standard Conference Room • Large Break Room • Reception Area
Location	521 Corporate Center
Access	Near Hwy 521 and Hwy 160



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PROPERTY PHOTOS

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INTERIOR PHOTOS

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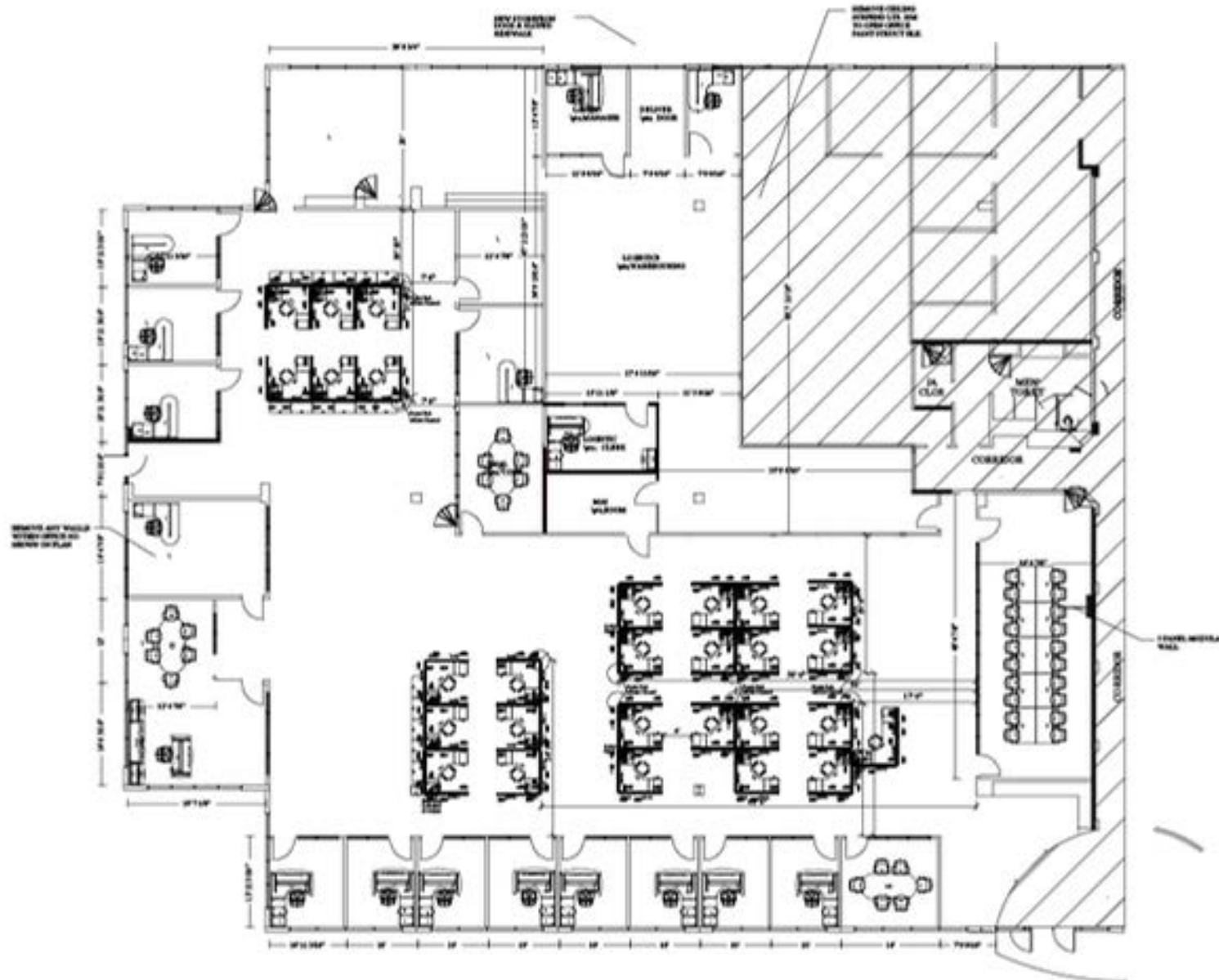


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FLOOR PLAN

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DEMOGRAPHIC SUMMARY

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136,949

Population



151,795

Projected Population



40

Median Age



\$146,795

Avg Household Income



\$417.335

Median Home Value

Employees

49,670

Businesses

5,244

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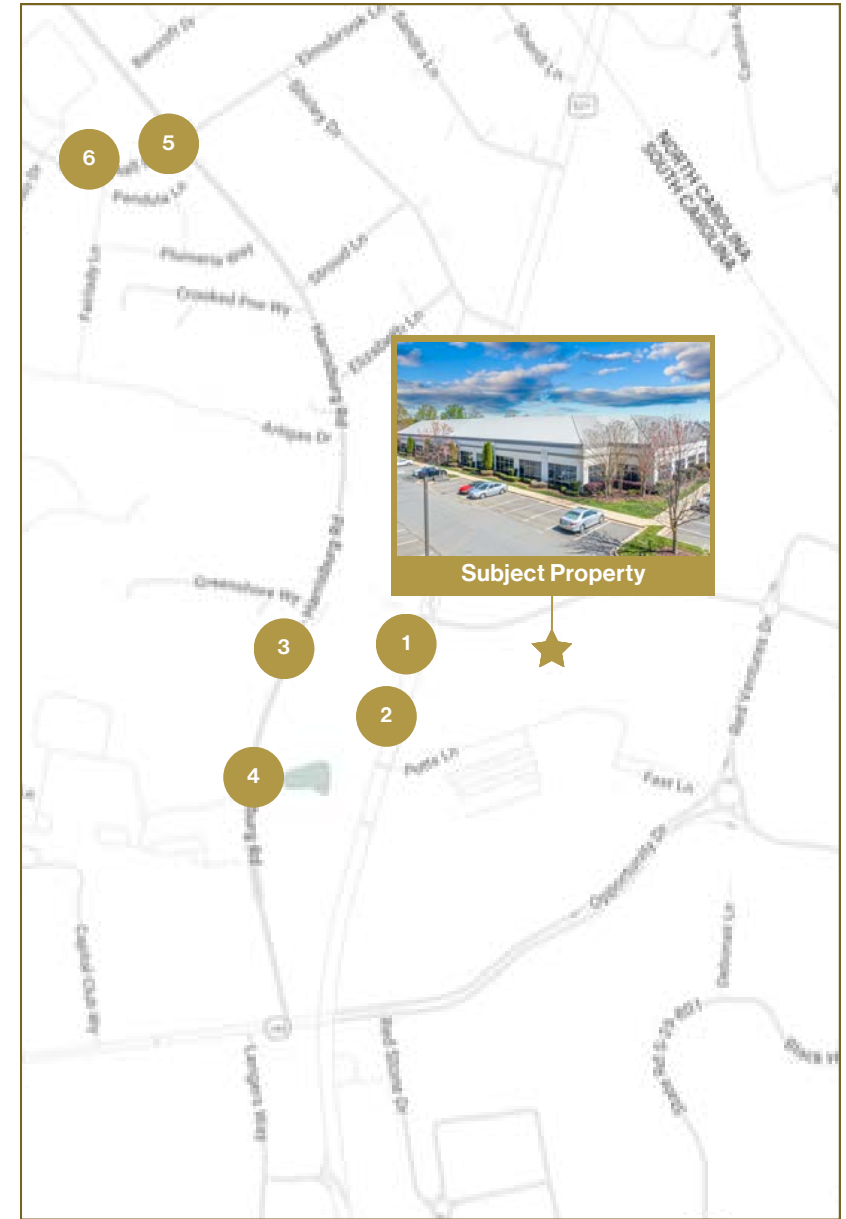
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TRAFFIC COUNT REPORT

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No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Charlotte Hwy	Clan Ln	0.06 SW	2025	37,206	MPSI	0.14
2	Charlotte Highway	House Ln	0.10 SW	2025	38,934	MPSI	0.15
3	Harrisburg Rd	Nims Ln	0.04 S	2024	3,520	MPSI	0.24
4	Harrisburg Rd	Nims Ln	0.04 S	2025	3,507	MPSI	0.24
5	Calvin Hall Road	Glen Laurel Dr	0.09 W	2025	5,645	MPSI	0.79
6	Calvin Hall Rd	Glen Laurel Dr	0.09 W	2024	5,652	MPSI	0.80



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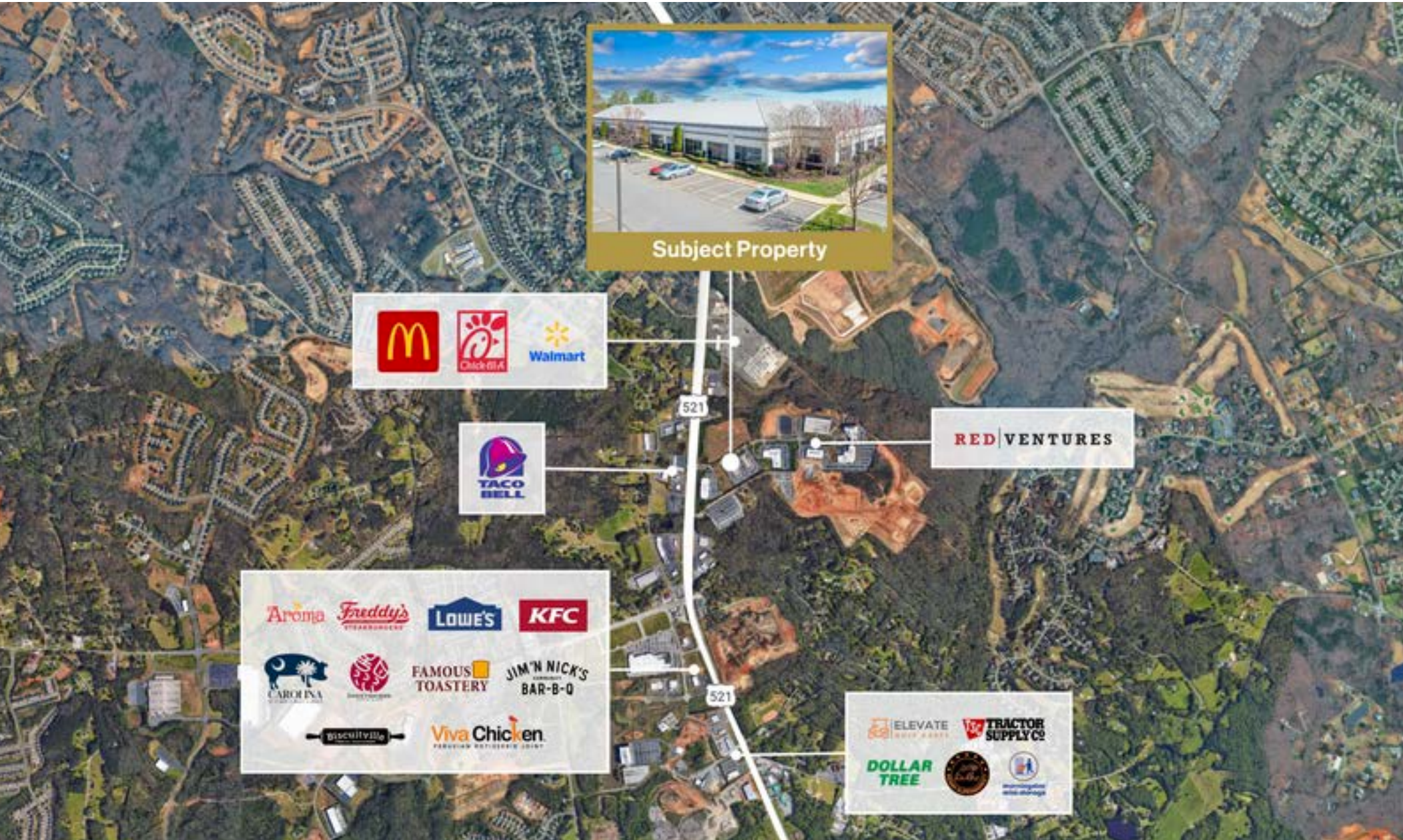


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NEARBY ESTABLISHMENTS

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REGIONAL CONTEXT MAP

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INDIAN LAND, SOUTH CAROLINA

Indian Land continues to benefit from its position within the broader Charlotte metropolitan growth corridor. The area offers a strong mix of residential expansion, corporate activity, professional services demand, and regional accessibility, making it a strategic location for companies seeking a business-friendly South Carolina address with direct access to Charlotte-area clients, employers, and talent.

The surrounding market is supported by strong population growth, expanding residential development, increased commercial investment, continued employment growth, and rising demand for quality office space. Nearby business hubs such as Ballantyne, RedStone, the Indian Land Business District, and the Fort Mill Business Corridor further enhance the property's appeal for office users seeking visibility, convenience, and access to a highly skilled workforce.

This offering presents an excellent opportunity for companies establishing or expanding their Charlotte-area presence. The flexible short-term sublease provides an ideal solution for businesses relocating to the region or experiencing rapid growth that require immediate occupancy while planning or securing a long-term headquarters, allowing them to maintain operational continuity without a long-term lease commitment.



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30,000+
Residents

40
Median Age

~2-3%
Work & Life (Low Unemployment Rate)

High Growth Rate
Fast-Growing Charlotte Metro Community

1.4M+
Workers in the Region

amshoa.com



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Why Work with Us

Todd Akers specializes in urban infill, land assemblage, and development strategy. With over 24 years of commercial real estate experience, he has earned multiple #1 broker rankings at KW Commercial (NC & SC) and is recognized as one of the top land brokers in the Carolinas. His military discipline, integrity, and sharp negotiation skills make him a trusted partner for complex projects. From entitlement hurdles to capital introductions, Todd delivers tailored, high-impact solutions that move deals forward.

The Beacon Group

At The Beacon Group (KW Commercial), we provide strategic guidance and marketing solutions for commercial investors, owners, and developers across the Charlotte MSA and the Southeast US. Backed by Keller Williams/KW Commercial and 35+ years of combined experience, our team delivers data-driven insight, proven execution, and measurable results.

KW Commercial Network

With KW Commercial, it's not just business — it's about building partnerships that last. Backed by the power of KW Commercial, which operates in over 300 brokerage locations across 55+ countries and 5 continents, with over 2,000 commercial specialists across the US and 140,000+ KW Partners globally, our expansive reach offers unmatched access to capital, buyers, and off-market opportunities.

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