

ONE SIXTY WEST OFFICE PARK

317-345 Patricia Lane, Fort Mill, SC 29708

▶ FOR LEASE

2024

FORT MILL, SC

Represented By:



Roger Metz

Senior Broker SC / NC

M | 704.604.2964

O | 803.578.7734

TF 855.723.2500

Roger@KuesterCRE.com

Alexis Harder

Broker SC / NC

M | 803.201.0191

O | 803.578.7734

TF 855.723.2500

Alexis@KuesterCRE.com

TABLE OF CONTENTS

- 01** LOCATION / RENT INFO
- 02** COMPETITIVE SET
- 03** LEASE OUTLINE
- 04** RENDERS & DESIGN
- 05** WHY FORT MILL





Location / Lease Info

Location ▶ OSW V & VI



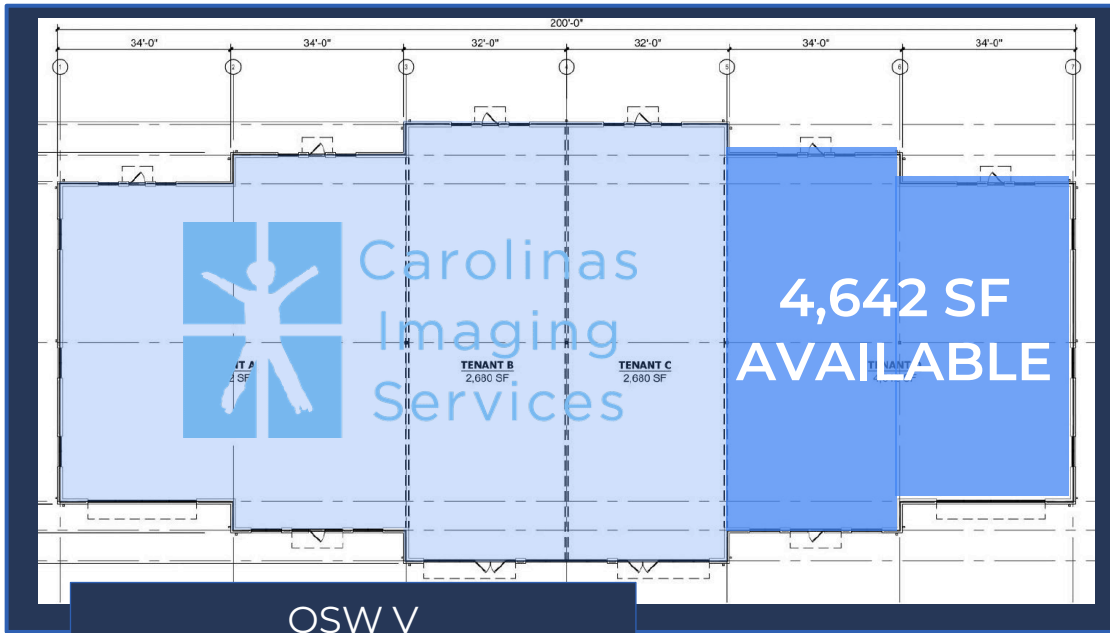
OSW	V	VI
<i>Total SF:</i>	14,464	17,976
<i>Min SF:</i>	4,642	1,980
<i>Max Contiguous:</i>	4,642	1,980
<i>Price \$ SF:</i>	\$29.50	\$29.50
<i>Lease Type:</i>	NNN	NNN
<i>Zoning:</i>	OI	OI
<i>County:</i>	York	York

- ▶ 2 Miles from Baxter Village and Kingsley Park
- ▶ Easy Access to I-77
- ▶ Abundant parking
- ▶ Close to restaurants and retail shops

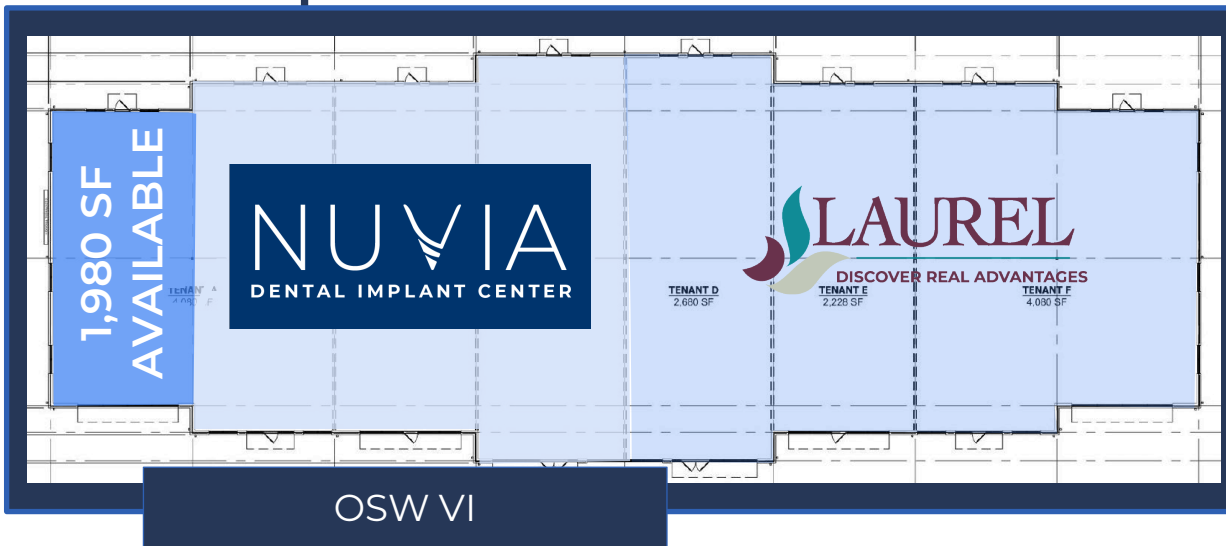


Lease Outline

Overview ► OSW V & VI



OSW V



OSW VI



Design and Renders

Overview ▶ OSW V & VI



OSW V



OSW VI



WHY FORT MILL, SC

Charlotte and its nearby towns are growing across the board, according to recently released data from the U.S. Census Bureau — but Fort Mill, S.C., is outpacing them all.

- From 2010 through the first half of 2021, the population in York County (SC) has grown by more than 56,000 residents and, during that 11-year period, the city of Fort Mill's population increased by more than 150%, adding nearly 11,000 people over the last 18 months to reach a current population of more than 27,000 people.



Fort Mill growth rate faster rate than any other Charlotte Suburb



Fort Mill / Tega Cay ranks tenth in "SC highest income per capita"



20 miles from downtown Charlotte



- Currently, Fort Mill is South Carolina's fastest-growing city with a population growth rate of 10.1% annually.
- The median household income is approximately \$91,000 versus \$65,700 for the entire United States (as of 2019).
- According to Niche, the Fort Mill School District is ranked first in the state and York County ranks second overall in the category of "Best Counties for Families" in South Carolina.

