

ROSEMONT



FOR LEASE
OFFICE

1245 ROSEMONT DRIVE
BUILDING 4A
INDIAN LAND, SC 29707

LISTING PRESENTED BY:

Debra M. Buck
SOLE PROPRIETOR

Exterior Photo

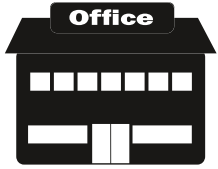


FOR MORE INFORMATION, PLEASE
CONTACT:

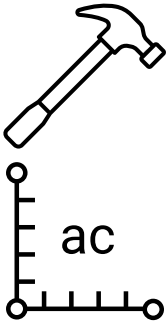
DEBRA M. BUCK
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Property Overview



BUILDING 4A
±25,000SF CLASS B
OFFICE BUILDING



BUILT IN 2011 &
RENOVATED IN 2024

±21 ACRE
DEVELOPMENT



ABUNDANCE OF PARKING



IN THE HEART OF RAPIDLY
GROWING INDIAN LAND,
LOCATED ON HWY 160 ACROSS
FROM RUGS.COM AND THE
MCMILLAN BUSINESS PARK & 1
MILE FROM 521.



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Interior Photos



1ST FLOOR



2ND FLOOR



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1st Floor - Availability

1ST FLOOR AVAILABILITY

SUITE #120 2,550RSF

SUITE #130 3,946RSF



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1st Floor - Floorplan



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1st Floor - Upfit Example Photos



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2nd Floor - Availability

SPACE AVAILABILITY

SUITE #203 - 1,325RSF
SPEC SUITE - AVAILABLE NOW



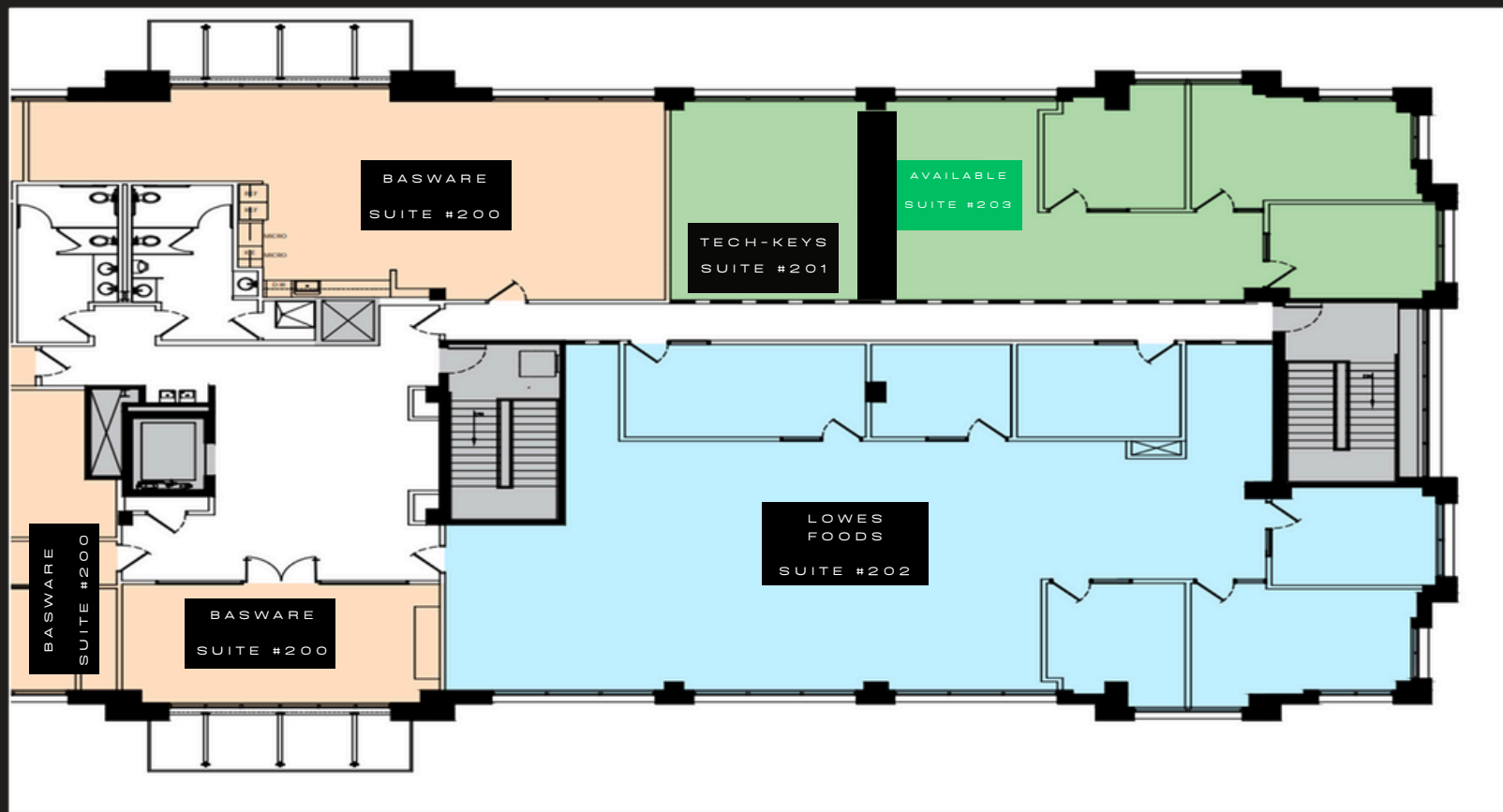
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2nd Floor - Floorplan



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2nd Floor - Spec Suite #203



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Site Plan



ROSEMONT COMMERCIAL PARK



SITE INFORMATION

OWNER / DEVELOPER:
ROSEMONT VILLAGE PARTNERSHIP
8571 MALLARD CREEK ROAD
CHARLOTTE, NC 28262

PROPERTY ZONED: PDD-33

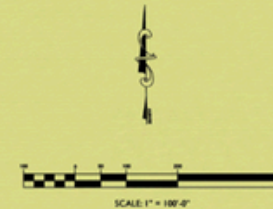
PARCEL NUMBERS: C-1, C-2
SITE AREA: 21.14 ACRES
PROPOSED USE: OFFICE / RETAIL

SITE TABULATIONS

PAD	PAD DIMENSION (FT)	PAD AREA (SF)	NUMBER OF STORIES	POTENTIAL BUILDING SIZE (SF)
1	85x30	6,450	1	6,450
2	80x30	6,400	1	6,400
3	80x30	6,400	1	6,400
4A	75x180	13,500	2	27,000
4B	75x120	9,000	2	18,000
5A	80x180	14,400	2	28,800
5B	80x120	9,600	2	19,200
6	120x140	16,800	2	33,600
V-E BLDG	120x180	21,600	2	43,200
8	70x180	12,600	2	25,200
9	80x120	9,600	2	19,200
TOTALS		124,850		254,750

PARKING AREA	NUMBER OF SPACES
1	154
2	108
3	202
4	102
5	315
TOTAL	881

PARKING TO BUILDING RATIO
3.74 PER 1,000 SF
PARKING RATE SHOWN
1 SPACE PER 265.3 SF



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Overview



EXCELLENT LOCATION
JUST OVER THE SOUTH
CAROLINA BORDER WITH
EASE OF ACCESSIBILITY

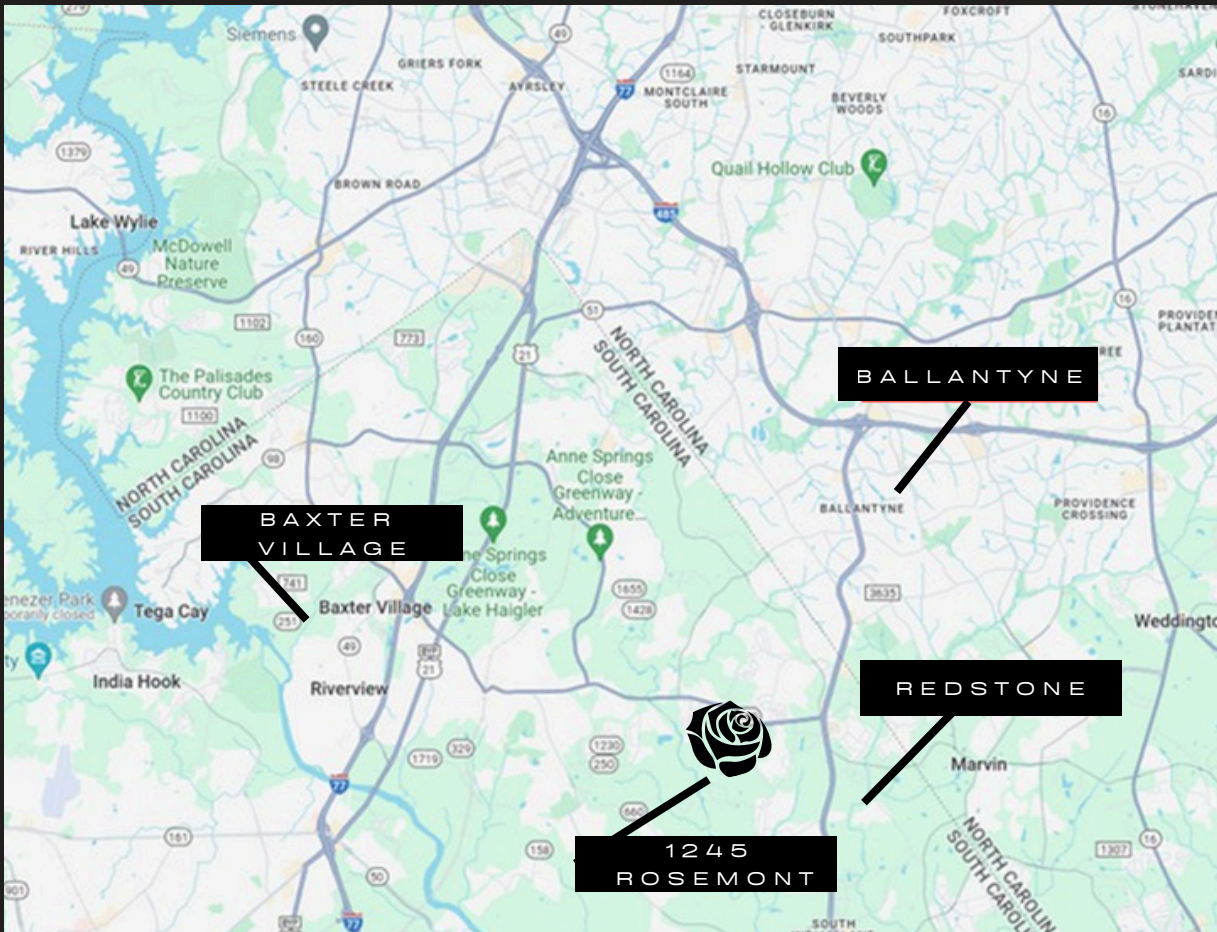


25 MILES



I-77 7 MILES

I-485 5.5 MILES



SC DOT TRAFFIC COUNT
2023 AADT 19,000

SC 160: COUNTY LINE-YORK TO
US 521 [CHARLOTTE HWY]

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