



1520 Onyx Ridge, Suites 107 & 109

FORT MILL RETAIL SPACE FOR LEASE

Second-generation 1,548 SF (Suite 107) & 1,834 SF (Suite 109) retail spaces offering a highly functional layout. Each suite features two large open rooms and multiple bathrooms. The layout features access to a large patio area. Both suites can be combined for a total of 3,382 SF. The property is ideally positioned off of Gold Hill Rd., directly beside the Four Seasons 55+ community, providing easy access to I-77, Tega Cay, and the greater Fort Mill area.

Property Highlights:

- ▶ Two suites featuring 2 large rooms each, front and rear entry
- ▶ Can be combined into single space
- ▶ Large patio area
- ▶ Ample shared parking
- ▶ Directly beside Four Seasons 55+ community
- ▶ Quick access to I-77, Tega Cay, and surrounding residential density



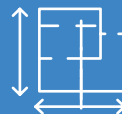
**3D MATTERPORT
TOUR**



Rent
\$29/SF



TICAM est.
\$7.00



**1,548-3,382
SF**



Lease Type
**Triple Net
(NNN)**



Zoning
**Planned
Development
(PD)**

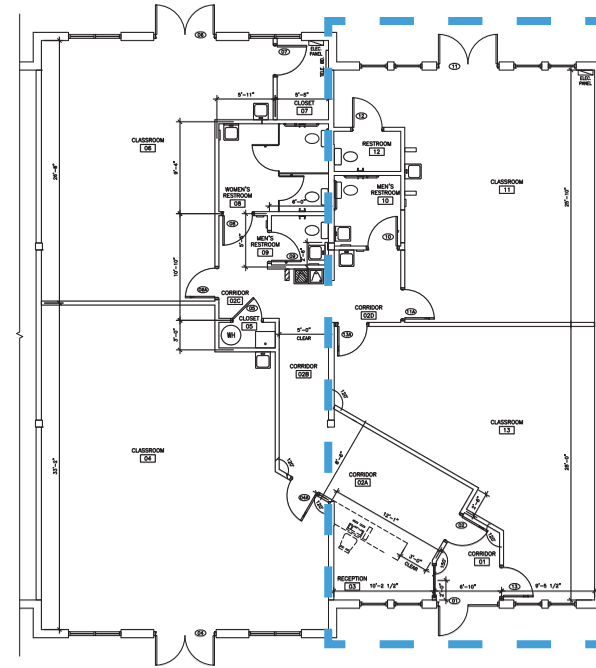


SUITE 107

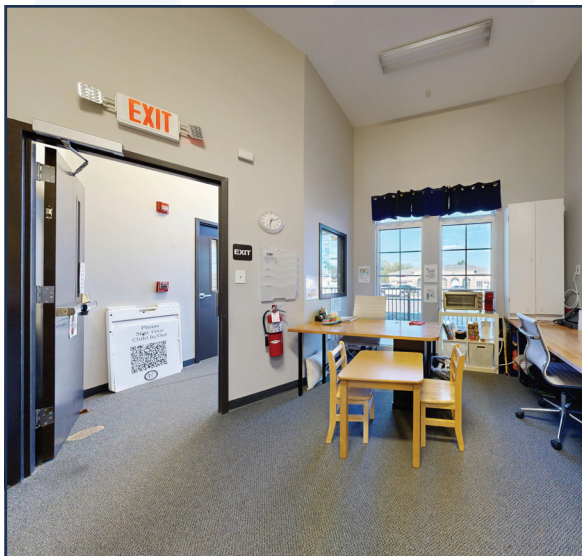
Square Footage	±1,548 SF
Rent	\$29/SF
Lease Type	NNN

Suite Highlights:

- ▶ Two large rooms
- ▶ Secure entry area
- ▶ Two bathrooms
- ▶ Front and rear entry



**3D MATTERPORT
TOUR**



1520 ONYX RIDGE, STE 107, FORT MILL | RETAIL SPACE FOR LEASE | KUESTER COMMERCIAL | 127 BEN CASEY DR, STE 101 | FORT MILL, SC 29708 | 803.578.7788 | KUESTERCRE.COM

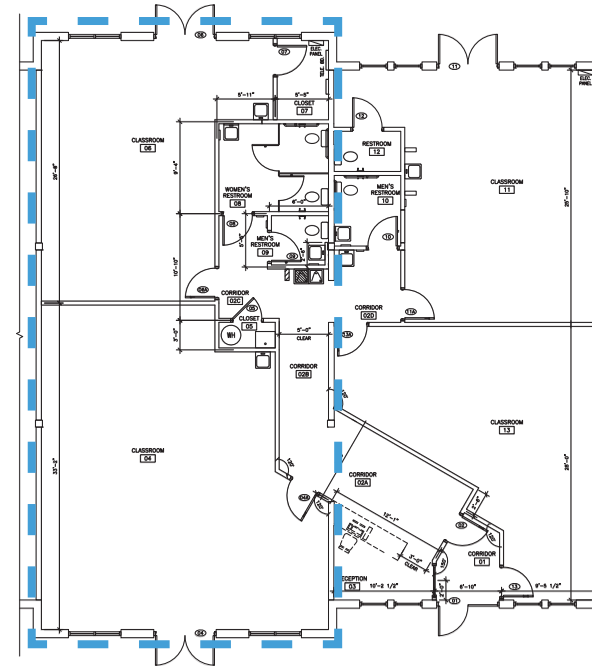
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SUITE 109

Square Footage	±1,834 SF
Rent	\$29/SF
Lease Type	NNN

Suite Highlights:

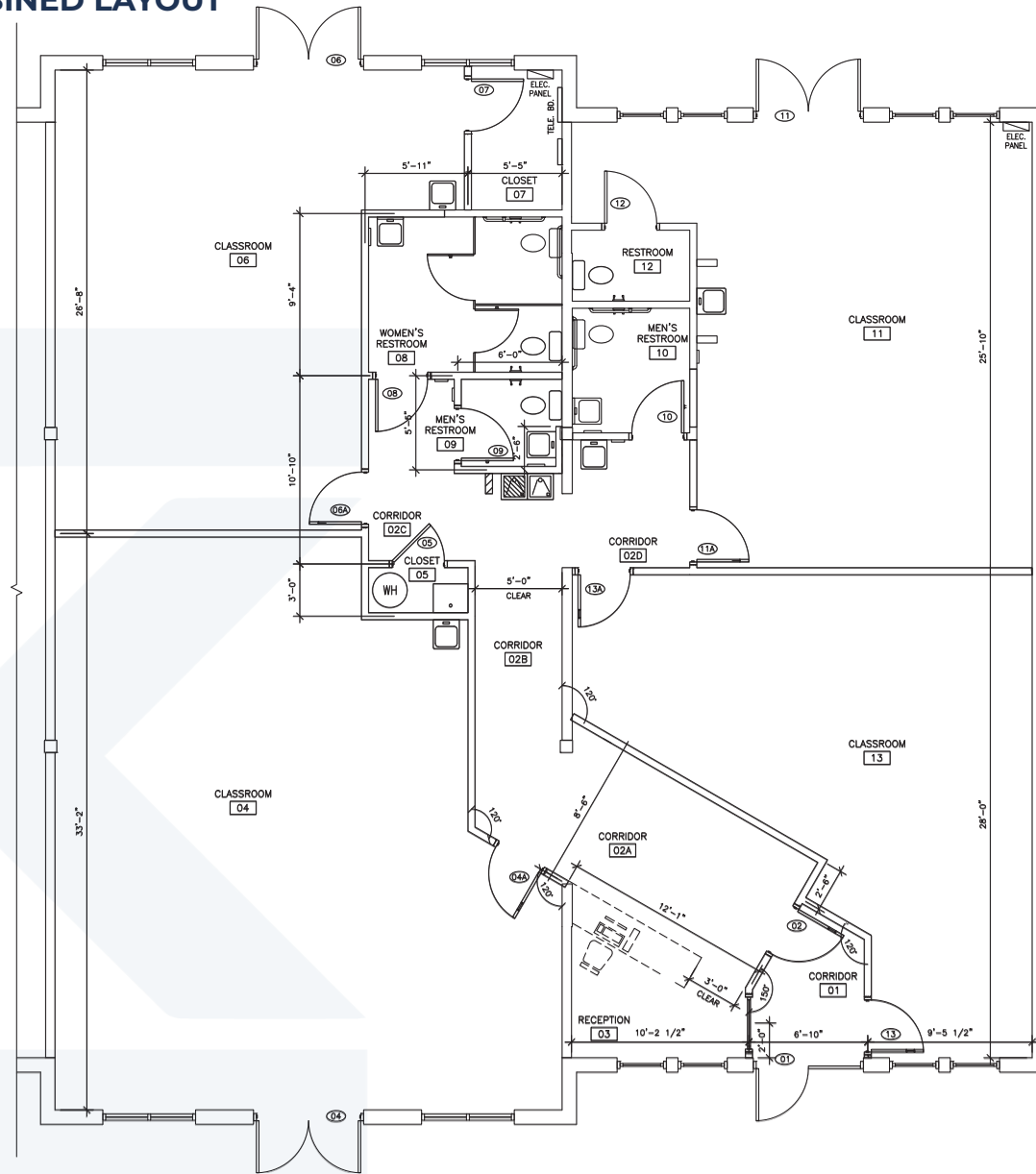
- ▶ Two large rooms with connecting hallway
- ▶ Two bathrooms, storage closets
- ▶ Front and rear entry



**3D MATTERPORT
TOUR**



FLOOR PLAN - COMBINED LAYOUT



**3D MATTERPORT
TOUR**


PROPERTY DETAILS

Address	1520 Onyx Ridge Suite 107 Fort Mill, SC 29708
Zoning	Planned Development (PD)
Square Footage	Suite 107 - 1,548 SF Suite 109 - 1,834 SF Both - 3,382 SF
Rent	\$29/SF
TICAM (est)	\$7.00
Lease Type	Triple Net (NNN)


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