

CAROLINA COMMONS MEDICAL CENTER

6237 CAROLINA COMMONS DRIVE
INDIAN LAND, SOUTH CAROLINA



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FOR LEASE

PROPERTY OVERVIEW

CAROLINA COMMONS MEDICAL CENTER

6237 Carolina Commons Drive is a well-located, multi-tenant medical office building for available for lease in the growing Indian Land/Fort Mill submarket. The property offers strong healthcare tenancy, convenient patient access, and excellent visibility just off Highway 521, serving the greater South Charlotte market.

PROPERTY SUMMARY

- Three story, Class A, multi-tenant medical office building
- Branding Opportunities
- Excellent Opportunity to access a large patient base in the Lancaster/ Fort Mill South Charlotte
- Adjacent to highly successful Sun City Carolina Lakes – an active adult community, and across the street from Atrium-Carolina Lakes Medical Plaza.
- Co-tenants include OrthoCarolina and Metrolina Eye Associates.



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TOTAL BUILDING AREA:
60,000 SF



AVAILABLE SPACE:
Suite 100: 3,898 RSF
2nd Floor: 21,113 RSF



LEASE RATE:
\$36.00/SF, Full Service



YEAR BUILT:
2025

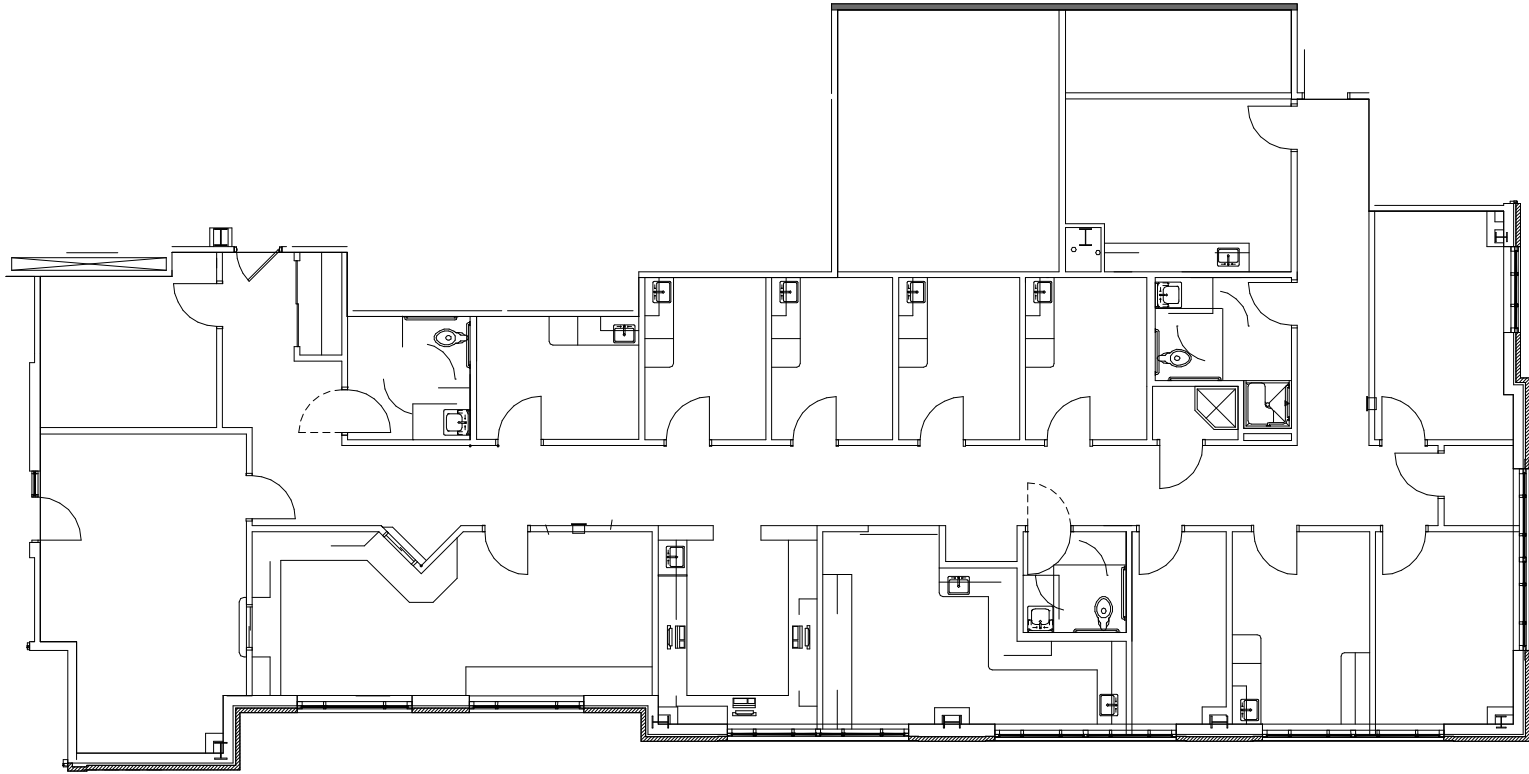


PARKING:
174 Spaces

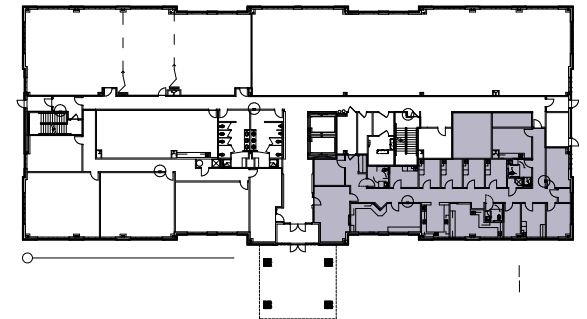
SITE PLAN



FLOOR PLAN: SUITE 100

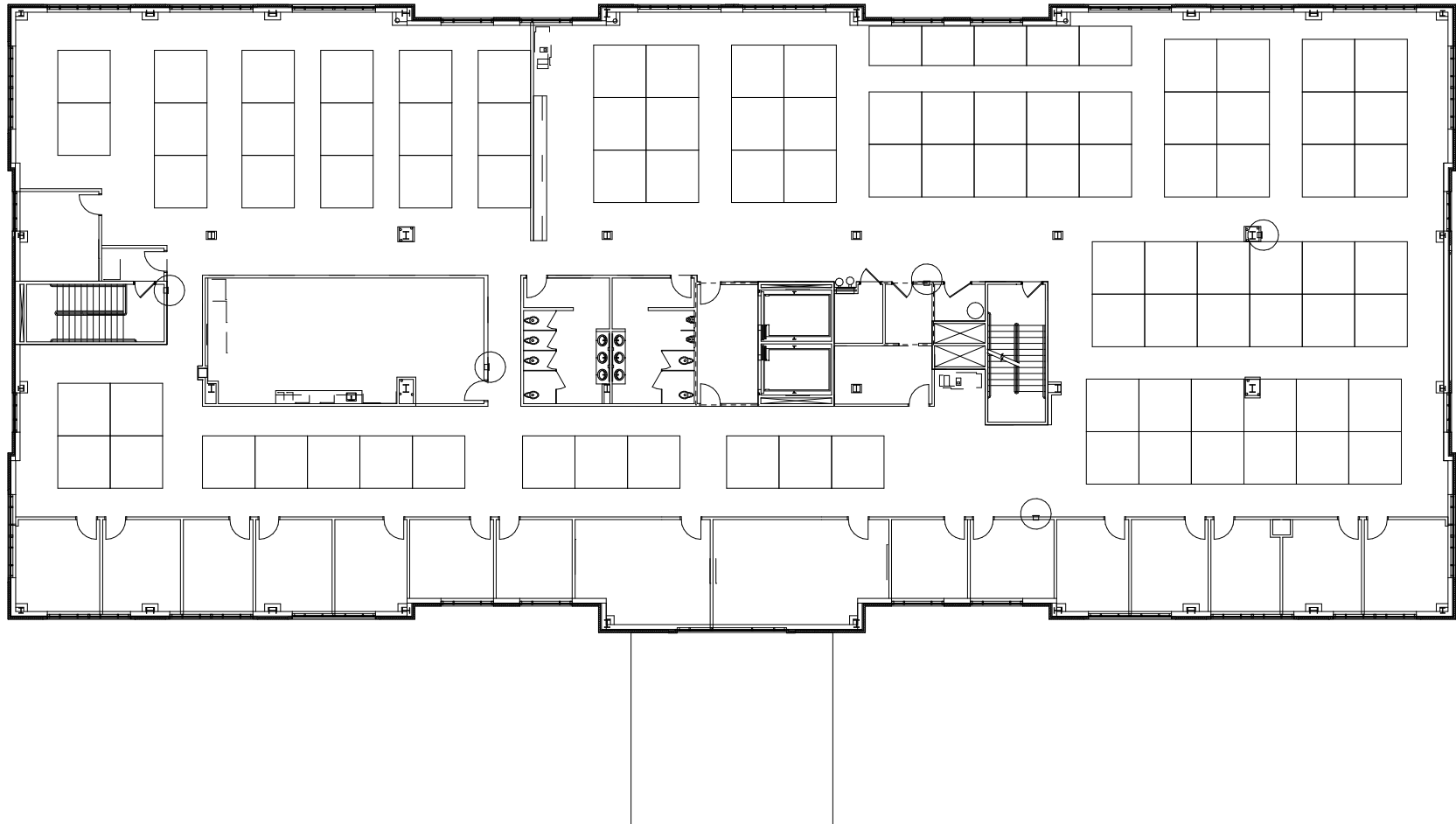


SUITE 100: 3,898 RSF



FLOOR PLAN: 2ND FLOOR

2ND FLOOR: 21,113 RSF



AERIAL MAP



Del Webb
Library

Wendy's

Zaxby's

CVS

CornerStone ENT

Chipotle

Walgreens

6237 Carolina
Commons Dr

Carolina Commons
Dentistry

Truist

Harris Teeter

UPS

Starbucks

Firehouse Subs

Chili's

AREA MAP

