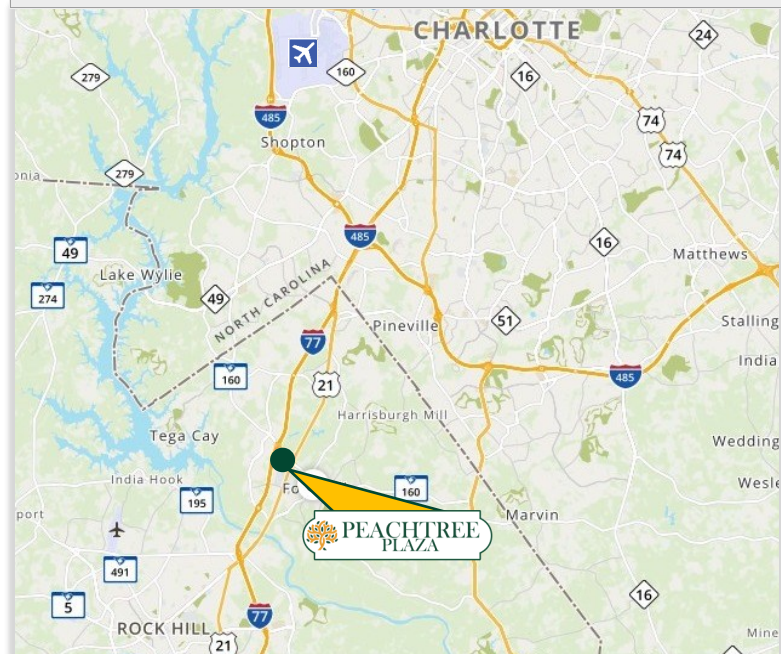




### 308 Springcrest Drive Fort Mill, South Carolina

- Endcap Space available for Office use on 2nd floor - 1,600 sq. ft.
- Located in two-story 7,000 SF mixed-use building, with balcony in front & back of suite
- Across from Kingsley Town Center (major new mixed use development) & Piedmont Medical Center (a 100-bed hospital)
- Excellent visibility from Hwy 160
- Easy access to and from I-77 (off exit 85)
- Only 16 miles south of Uptown Charlotte
- Traffic Counts:
  - I-77: 125,800 VPD
  - SC 160: 38,700 VPD

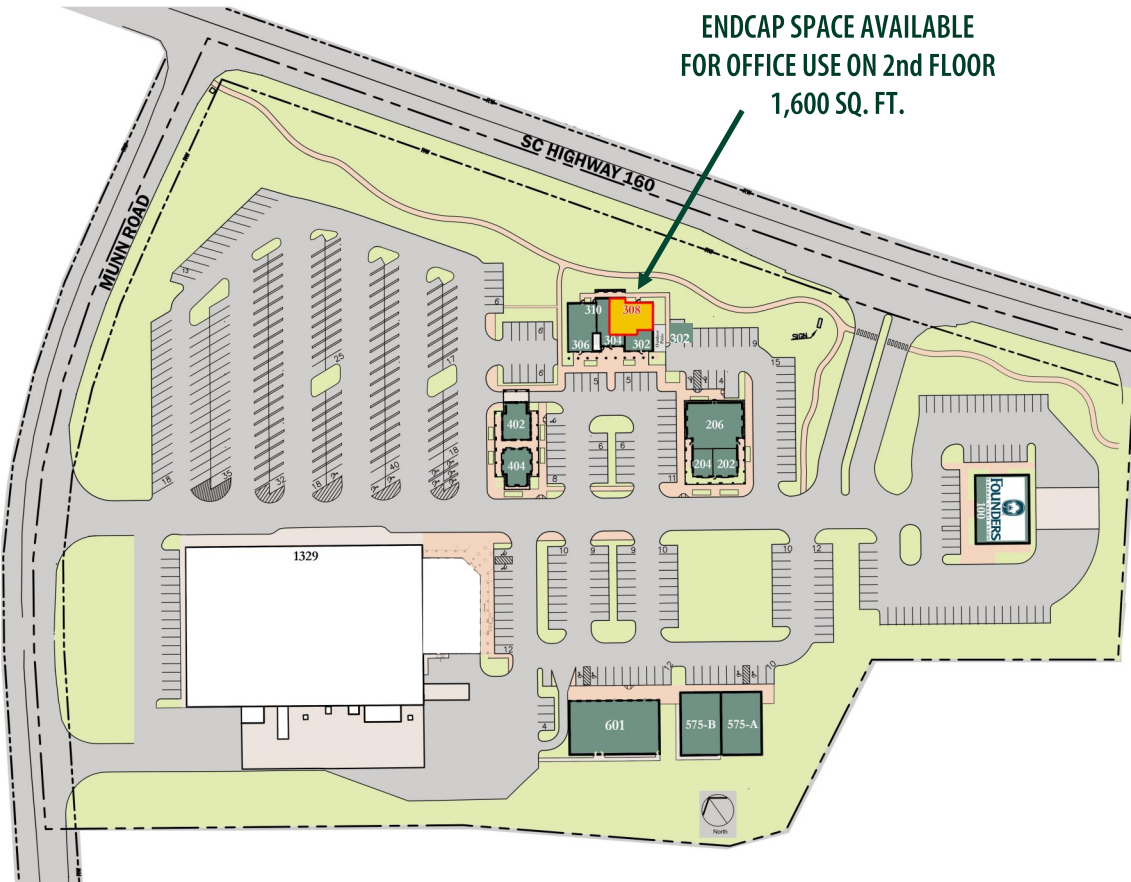
Demographics	1 Mile	3 Mile	5 Mile
Population	4,770	41,168	129,737
Average HH Income	\$138,143	\$142,393	\$145,879
Households	1,892	15,780	48,401
Business Establishments	275	1,335	2,848
Daytime Employment	3,914	16,856	33,924





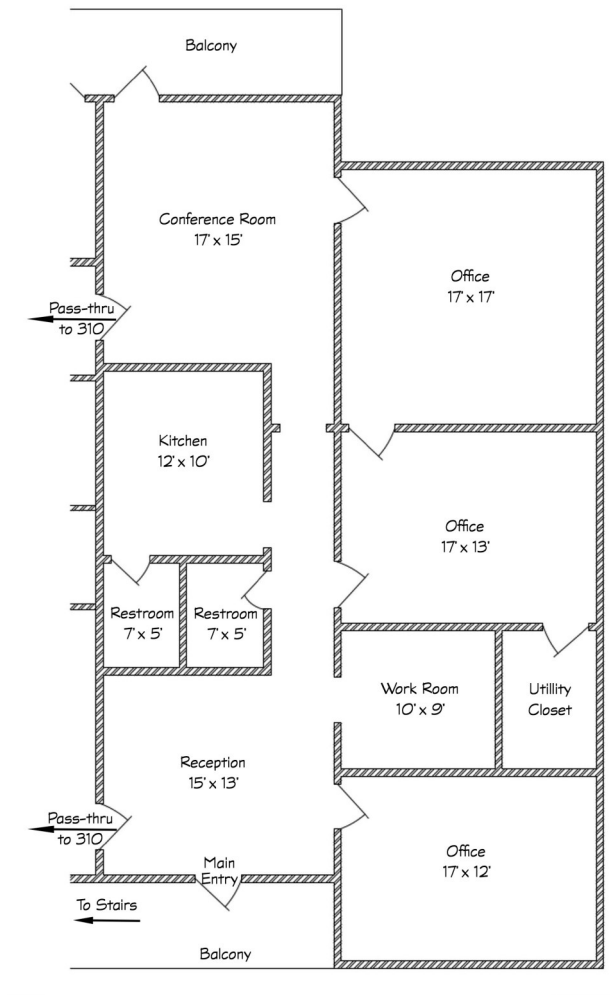


**ENDCAP SPACE AVAILABLE  
FOR OFFICE USE ON 2nd FLOOR  
1,600 SQ. FT.**



DIRECTORY	
UNIT	TENANT
100	Founders FCU
202	The Wellnes Way
204	Sessoms & Sons Jewelers
206	Phoenix Rehabilitation & Health Services
302	Sink or Swim Tattoo
304	Sign Techniques, Inc.
306	City by City
<b>308</b>	<b>AVAILABLE</b>
310	Primo Management
402	Kelly Wascher, CPA
404	Bridge Financial
575-A	D&R Dentistry
575-B	Springs Insurance
601	Adult Enrichment Center
1329	AVAILABLE





Peachtree Plaza - Suite #308 - 1,600 SF





AVAILABLE FOR LEASE ON SECOND FLOOR - 1,600 SQ. FT.





AVAILABLE FOR LEASE ON SECOND FLOOR - 1,600 SQ. FT.

