

Wellman Building at 521

1041 RED VENTURES DRIVE, FORT MILL, SC 29707



Office

FOR

| Lease

SIZE

| ±3,874 SF

PRICE

| \$25.50 PSF



Overview

±3,874 RSF available

Located in 521 Corporate Center

Excellent visibility with Highway 521 frontage

Immediate proximity to Ballantyne and south Charlotte amenities

First class office park and professional environment

\$25.50 PSF full service

Office Spaces For Lease at
521 Corporate Center in
Lancaster County, SC



Michael Bilodeau
Development Partner

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2400 South Boulevard | Suite 300
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Property Overview

Demographics

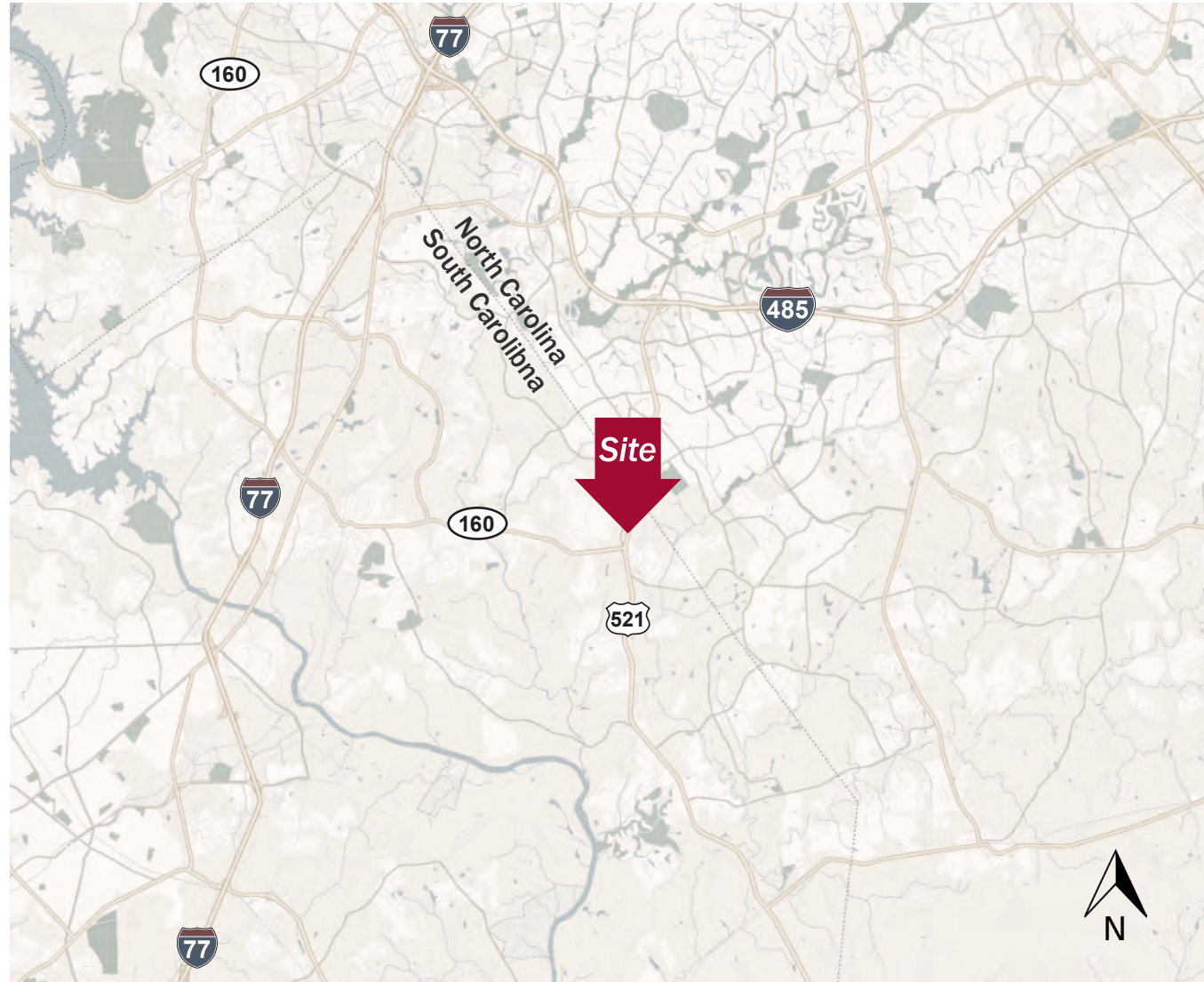
Source: Esri® 2023

	1 mile	3 mile	5 mile
Population	4,390	54,264	140,863
Growth Rate	21.71%	3.39%	1.99%
Avg. HH Income	\$130,286	\$170,647	\$159,428

Traffic Count

Source: SCDOT

	AADT
Hwy 521	38,900 (2023)
Hwy 160	15,800 (2023)



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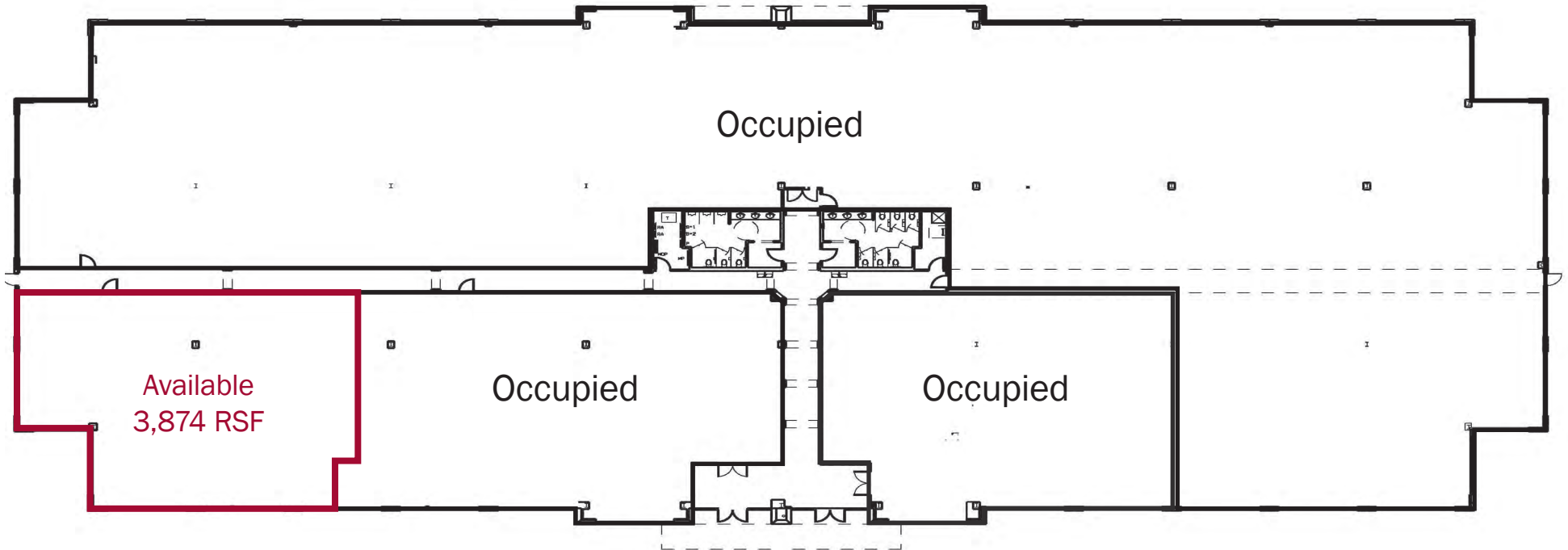
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Floor Plan



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Market Aerial



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Working Together

Medical | Industrial | Retail | Land | Investment | Office

contact

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