



# ONE SIXTY WEST III

342 Patricia Lane, Fort Mill, SC 29708

## MEDICAL OFFICE ► FOR LEASE



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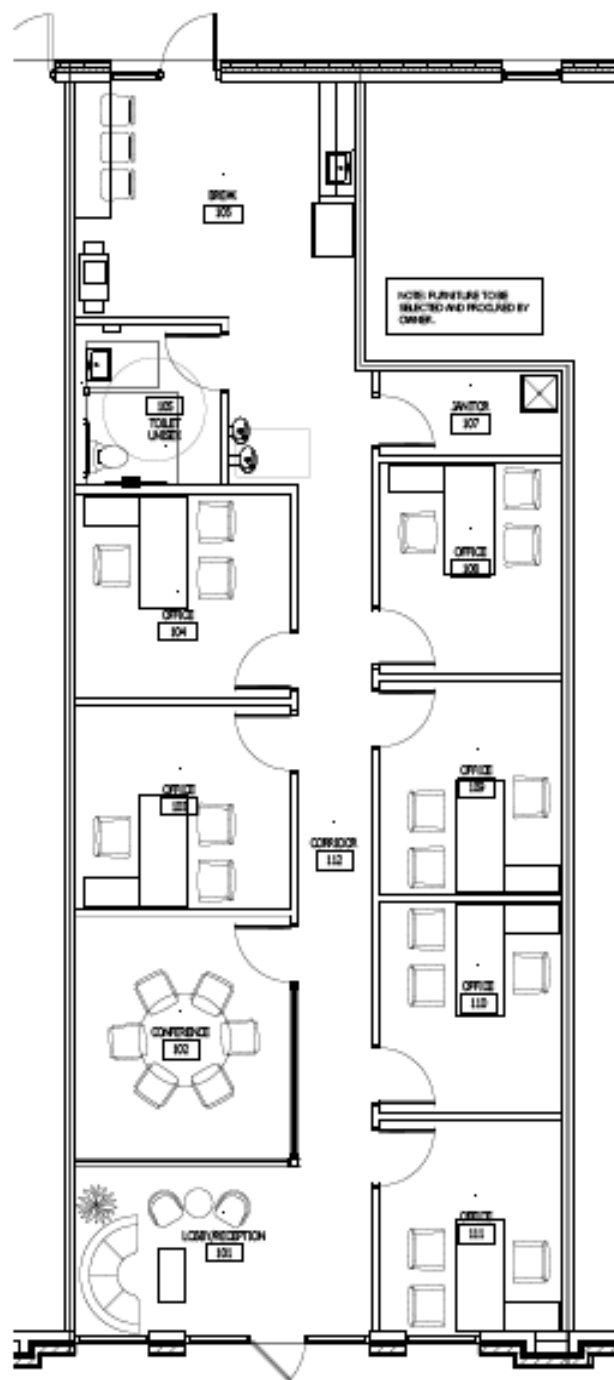


ONE SIXTY WEST	Unit 102	Unit 103
Available SF:	1,701	2,201
Price Per SF:	\$27.00	\$29.50
Lease Type:	Triple Net	Triple Net
TICAM:	\$9.47	\$9.47
Zoning:	OI	OI
County:	York	York

- 2 Miles from Baxter Village and Kingsley Park
- Easy Access to I-77
- Turn Key Medical Space
- Close to restaurants and retail shops

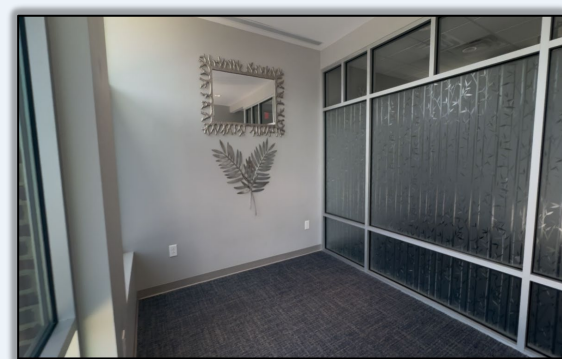


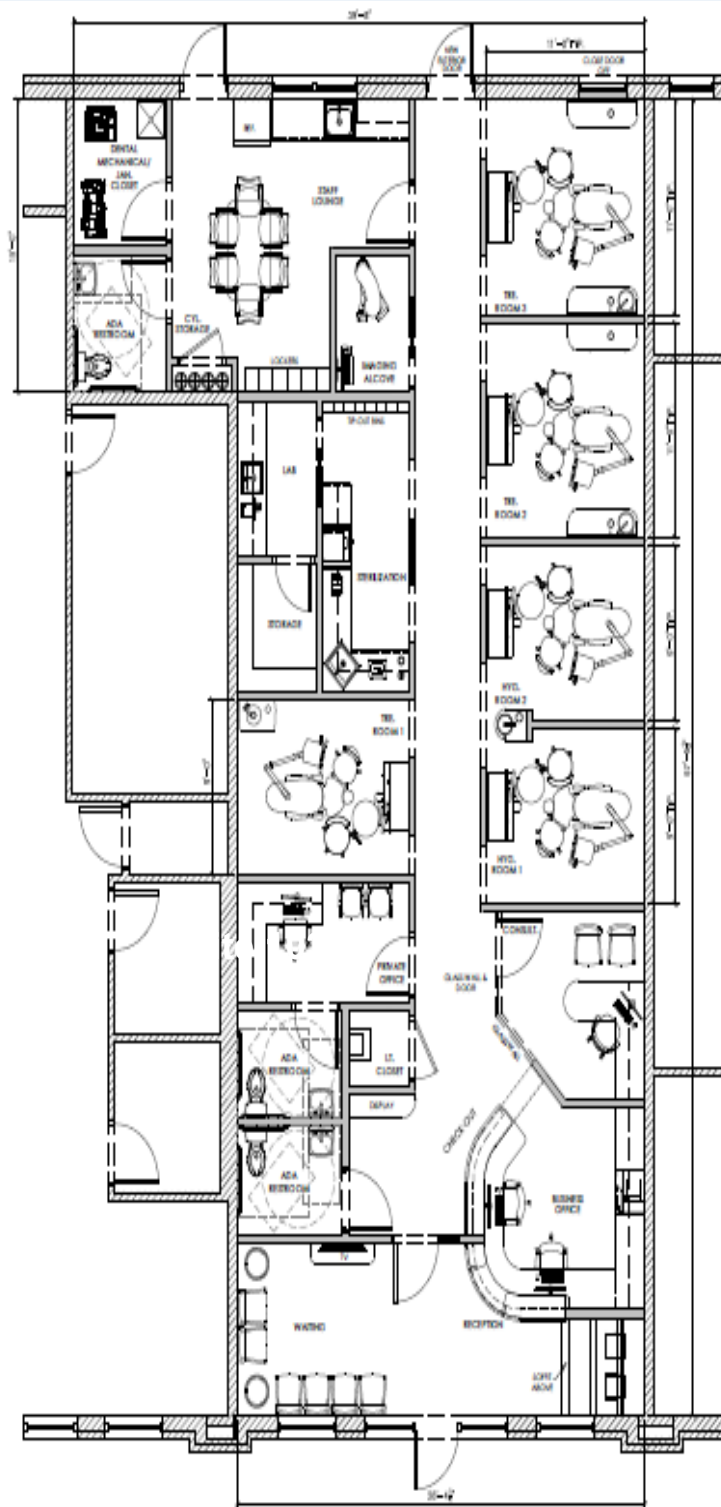




**Suite 102**

- ➔ **1,701 SF**
- ➔ **Turn-Key Professional office**
- ➔ **Close to restaurants and retail shops**
- ➔ **Can be combined with adjacent suite**
- ➔ **(3,902 combined SF)**





## Suite 103

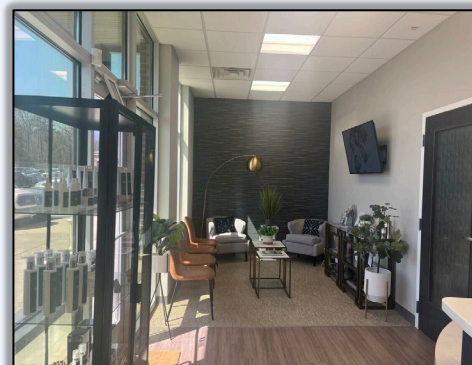
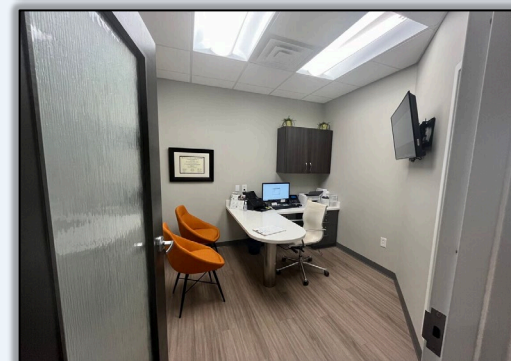
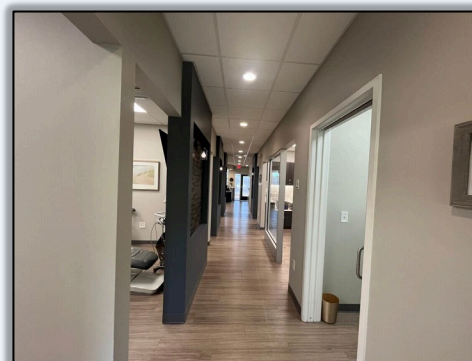
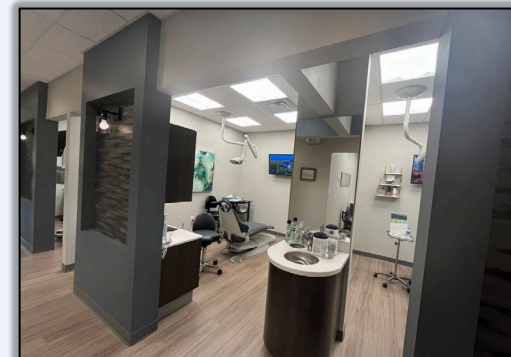
➔ **2,201 SF**

➔ **2<sup>nd</sup> Generation Medical**

➔ **Includes reception and break room**

➔ **Can be combined with adjacent suite**

➔ **(3,902 combined SF)**





# WHY FORT MILL, SC

**Charlotte and its nearby towns are growing across the board**, according to recently released data from the U.S. Census Bureau — but Fort Mill, S.C., is outpacing them all.

- From 2010 through the first half of 2021, the population in York County (SC) has grown by more than 56,000 residents and, during that 11-year period, the city of Fort Mill's population increased by more than 150%, adding nearly 11,000 people over the last 18 months to reach a current population of more than 27,000 people.



Fort Mill growth rate faster rate than any other Charlotte Suburb



Fort Mill / Tega Cay ranks tenth in "SC highest income per capita"



20 miles from downtown Charlotte



- Currently, Fort Mill is South Carolina's fastest-growing city with a population growth rate of 10.1% annually.
- The median household income is approximately \$91,000 versus \$65,700 for the entire United States (as of 2019).
- According to Niche, the Fort Mill School District is ranked first in the state and York County ranks second overall in the category of "Best Counties for Families" in South Carolina.

