

## FORT MILL PROFESSIONAL PARK



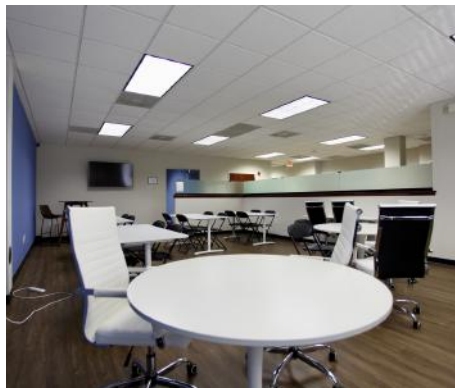
**FOR LEASE**  
NOW AVAILABLE

1698 Highway 160 | Fort Mill, SC 28083

Tenant occupied, lease to expire April 30th, 2023, please do not disturb.\*\* Newly renovated first floor office in Fort Mill Professional Park, just off I-77 at Hwy. 160 and across from Baxter Village. Fort Mill Professional Park is conveniently located less than 1/2 mile from I-77 in Fort Mill, near Tega Cay SC. Fort Mill is minutes from Charlotte and only 1 hour north of Columbia, SC. York County is the fastest growing county in South Carolina.

- ✓ RATE: \$14.50 SF / NNN (\$5.95)
- ✓ 3,303 SF OFFICE SPACE
- ✓ +/- 36,200 CPD
- ✓ NEAR WALMART SUPERCENTER
- ✓ PRIVATE ENTRY (1ST FLOOR)

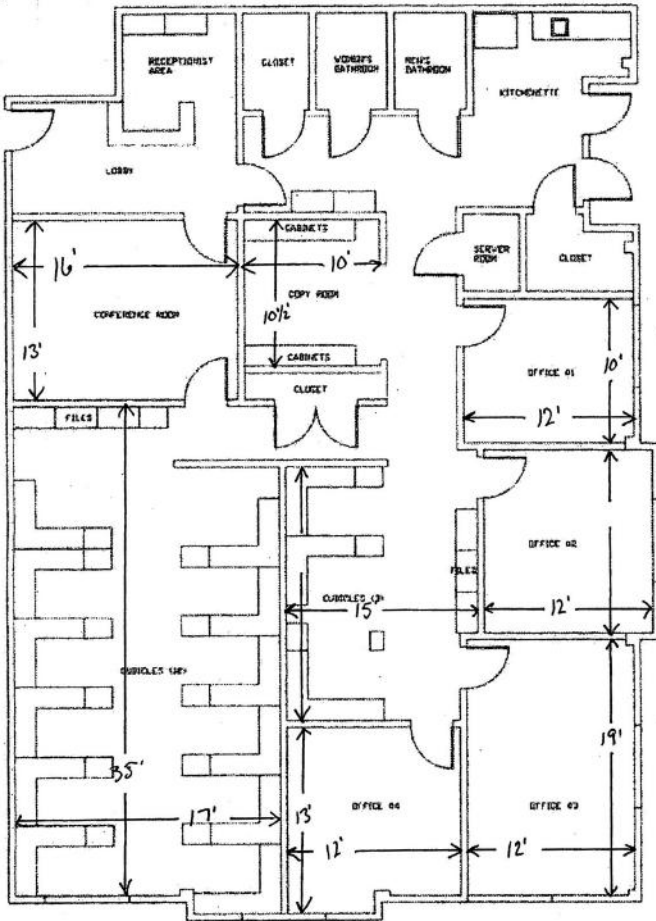
*\*All information needs to be independently verified.*



## MARKET DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,256	34,137	93,872
Median HH Income	\$113,685	\$106,269	\$99,277
Pop. Growth ('17-'22)	12.3%	13%	12.8%

# FLOOR PLAN



**Ryan Kinney**

Broker

704.786.8888

RyanK@newbranchre.com

**Mark Hermans**

Broker

704.787.4542

Markh@newbranchre.com