

Rutledge Building at 521

1061 RED VENTURES DRIVE, FORT MILL, SC 29707

Office

FOR

Lease

SIZE

±6,278 RSF

PRICE

\$28 PSF



Overview

Available:

Suite A: 1,498 RSF

Suite B: 1,322 RSF

Suite C: 3,358 RSF

Suite A and Suite B are currently combined (2,820 RSF), but they can be subdivided

Located off of Highway 521 in rapidly growing Lancaster County

In close proximity to RedStone and just minutes from Ballantyne and I-485

Adjacent to retail amenities and multi-family housing

\$28 PSF full service

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



Michael Bilodeau
Development Partner

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2400 South Boulevard | Suite 300
Charlotte, NC 28203

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Property Overview

Demographics

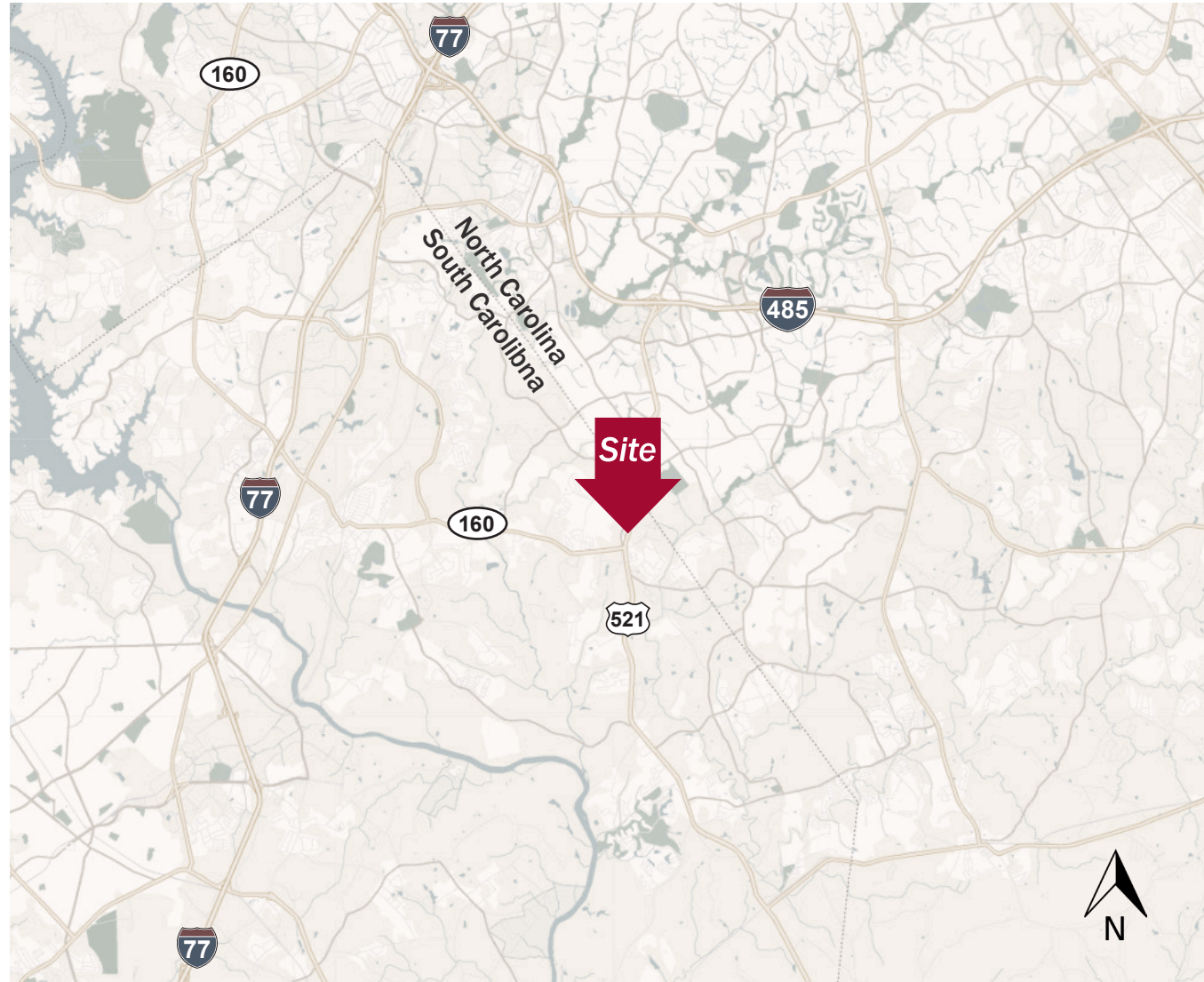
Source: Esri® 2024

	1 mile	3 mile	5 mile
Population	4,361	57,054	143,859
Growth Rate	4.72%	1.99%	1.41%
Avg. HH Income	\$105,476	\$170,930	\$165,947

Traffic Count

Source: SCDOT

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



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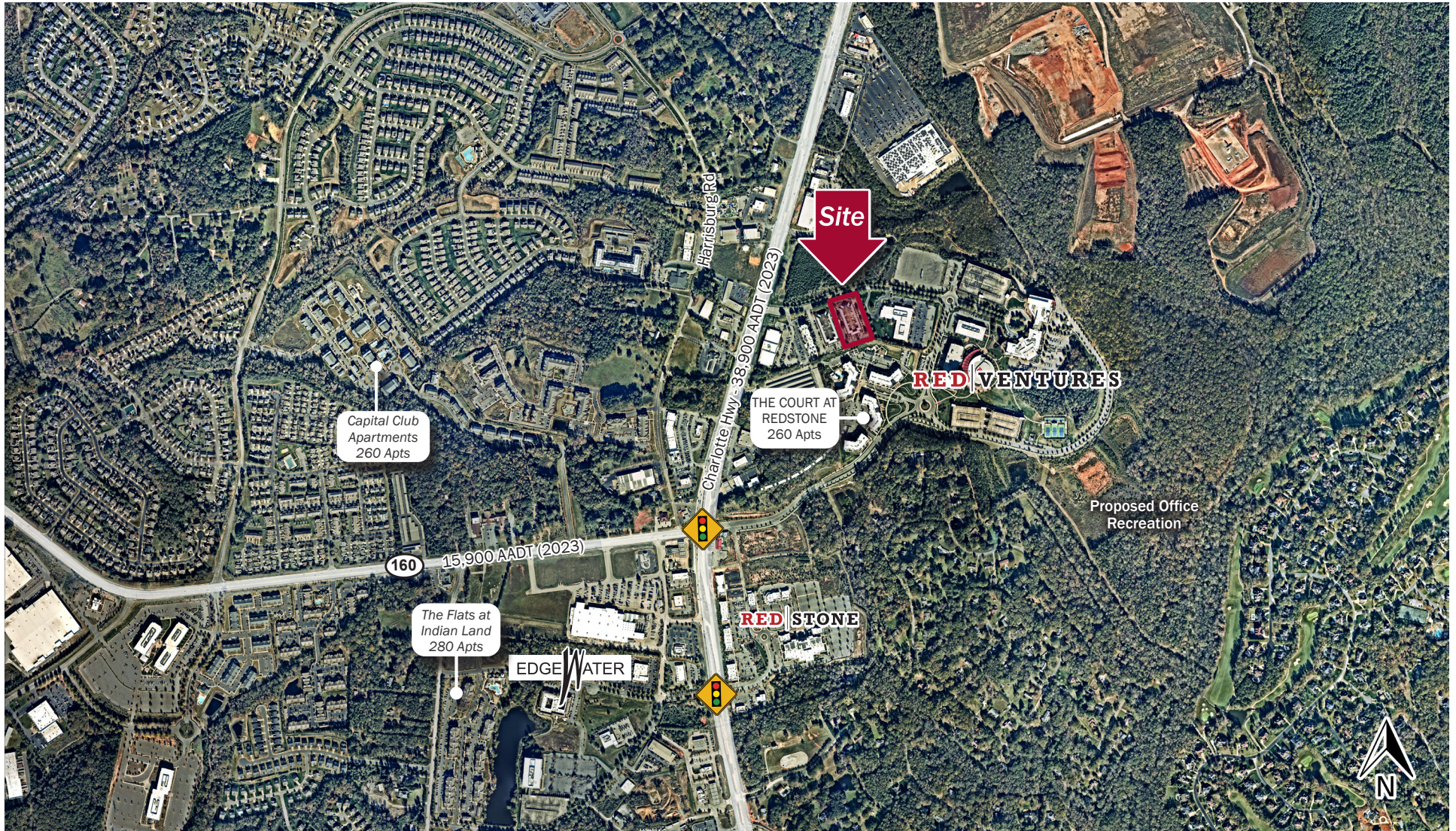
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Market Aerial



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Availability

Available
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Suite B – 1,322 RSF



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Suite C – 3,358 RSF



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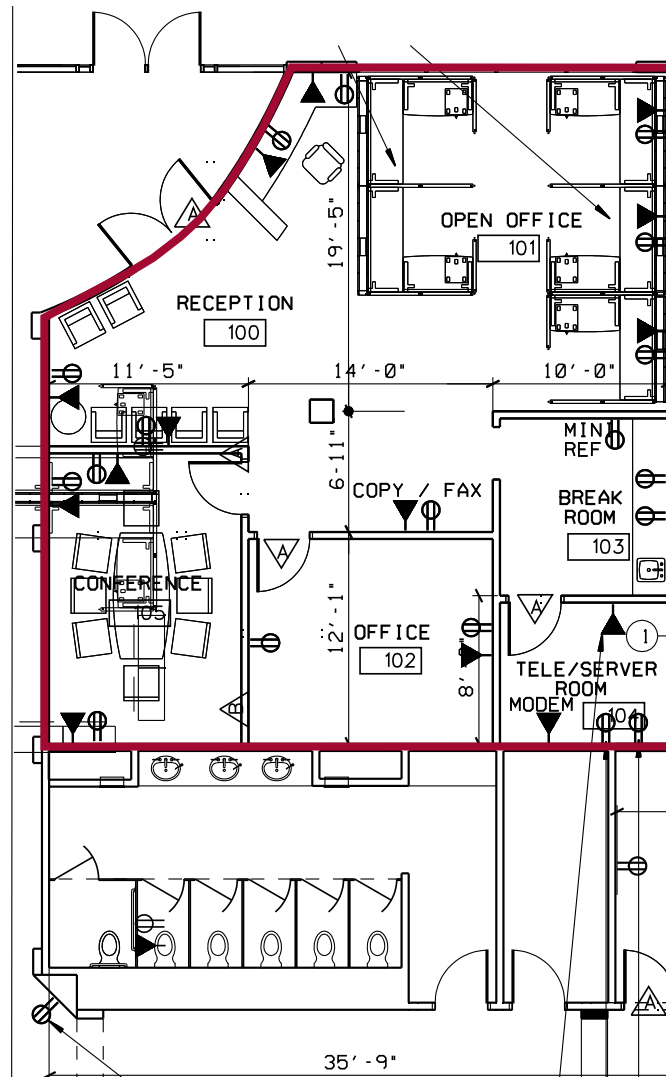
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Floor Plan – Suite A



1,498 RSF



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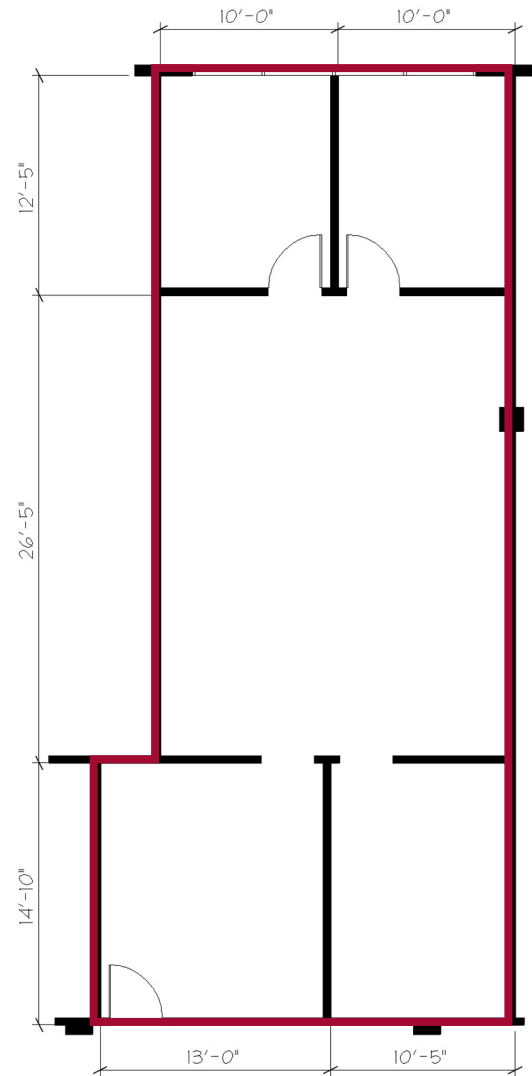
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Floor Plan – Suite B



1,322 RSF



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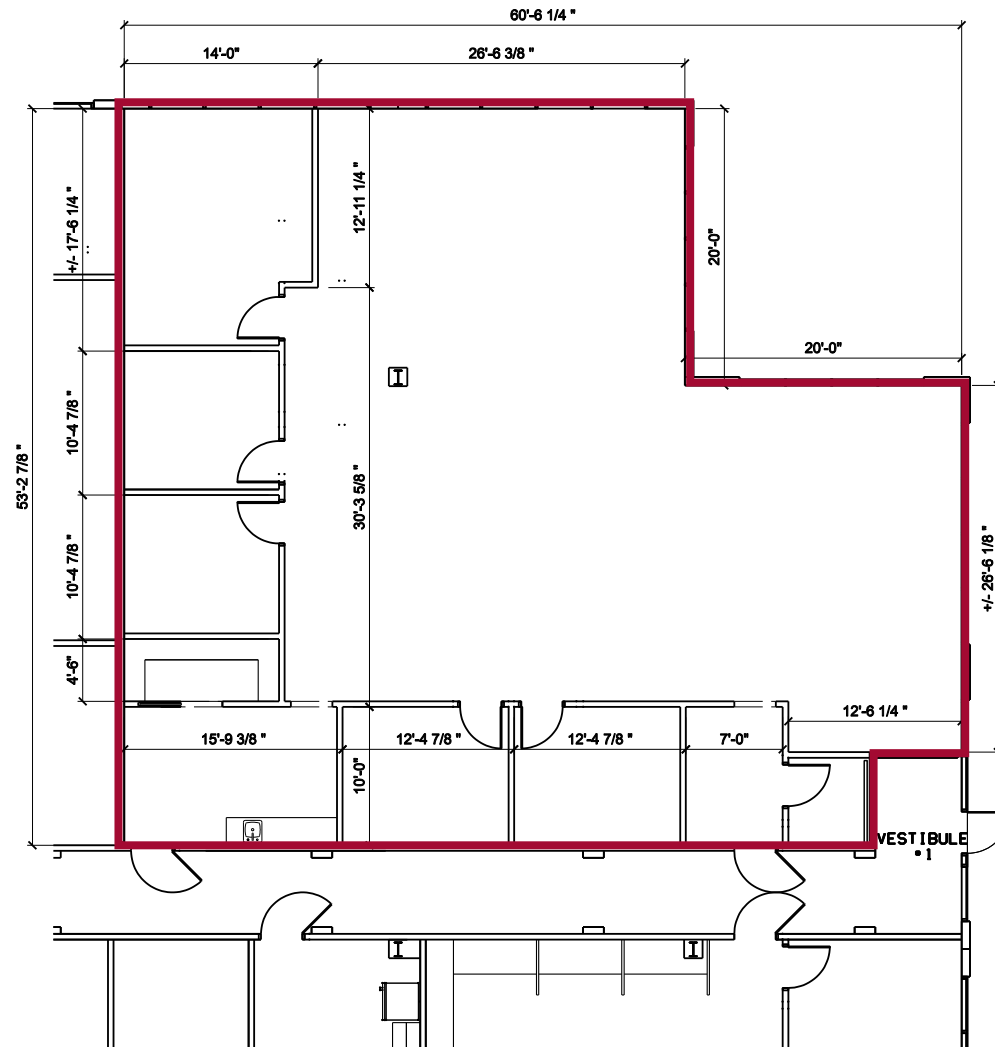
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Floor Plan – Suite C



3,358 RSF



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Medical | Industrial | Retail | Land | Investment | Office

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