



STONECREST OFFICE BUILDING 3



Stonecrest

TRAFFIC COUNT: 31,200 AADT on SC Highway 160

2021 Demographics	1 mile	3 mile	5 mile
EST. POPULATION	12,993	40,230	98,366
AVG. HOUSEHOLD INCOME	\$100,246	\$120,964	\$103,344



OFFICE/RETAIL INVESTMENT



3 miles away from I-77, Baxter Village and Kingsley Park

To be delivered as a cold dark shell

Close to growing residential developments and shopping

Across from New Model A Brewing & XGolf



Fort Mill growth rate faster rate than any other Charlotte Suburb

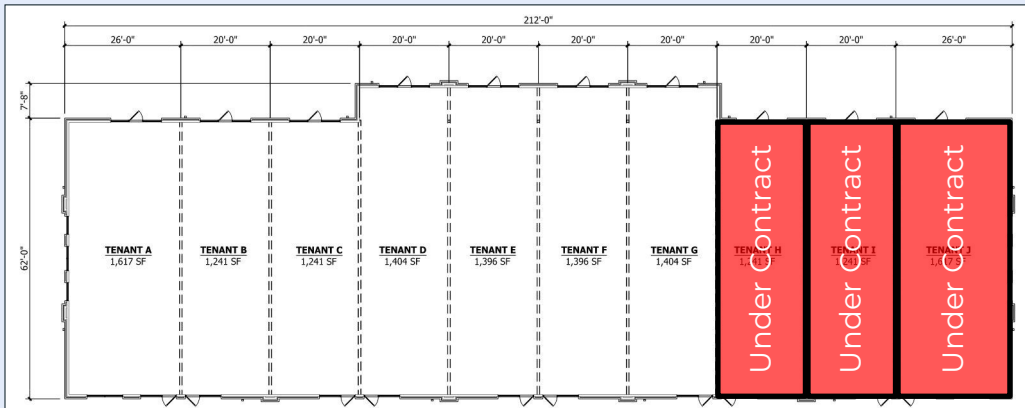


Fort Mill / Tega Cay ranks tenth in "SC highest income per capita"



20 miles from downtown Charlotte





Sale Info	Building 3
Type	Condo
Total SF	13,760
Available SF	9,661
Smallest SF	1,241
Max Contiguous	9,661
Purchase	\$250-\$255/Sq. Ft.

Represented By:

Roger Metz

Senior Broker SC / NC

M | 704.604.2964

O | 803.578.7734

TF 855.723.2500

Roger@KuesterCRE.com



127 Ben Casey Drive, Suite 103
Fort Mill, SC 29708 | 803.578.7788
www.KuesterCRE.com

