



► 855 GOLD HILL ROAD

RETAIL | OFFICE

FOR LEASE

OFF OF I-77
FORT MILL, SC

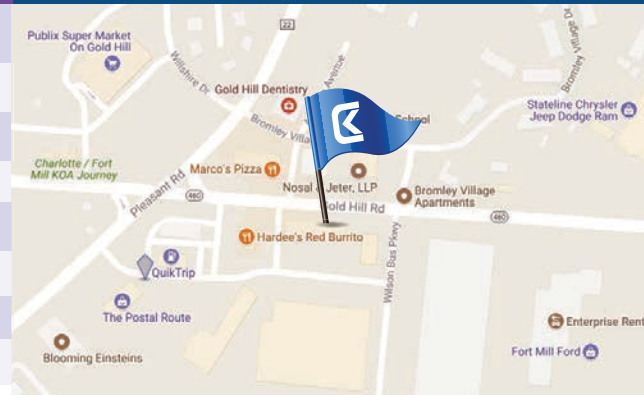
- Close proximity to I-77
- Close to Baxter Village and Kingsley Park
- Suitable for Retail, Restaurant or Medical Use
- Right down the street from CMC Urgent Care
- Close to restaurants and retail shops



Retail | Office

| | |
|----------------|-------------------|
| TOTAL SF: | 14,400 |
| SMALLEST SF: | 1,300 |
| MAX CONTIG SF: | 1,300 |
| LEASE \$/SF: | Negotiable |
| CAM \$/SF: | \$7.00 |
| LEASE TYPE: | NNN |

For Lease



2018 Demographics

| | 3 mile | 5 mile | 10 mile |
|-----------------------|-----------|-----------|----------|
| EST. POPULATION | 41,192 | 98,734 | 431,980 |
| AVG. HOUSEHOLD INCOME | \$111,788 | \$101,884 | \$98,467 |

TRAFFIC COUNT: I-77 to Highway 160 W: **21,200** ADTC
 TRAFFIC COUNT: I-77 - Gold Hill Rd to Carowinds Blvd. **119,400** ADTC

Contact

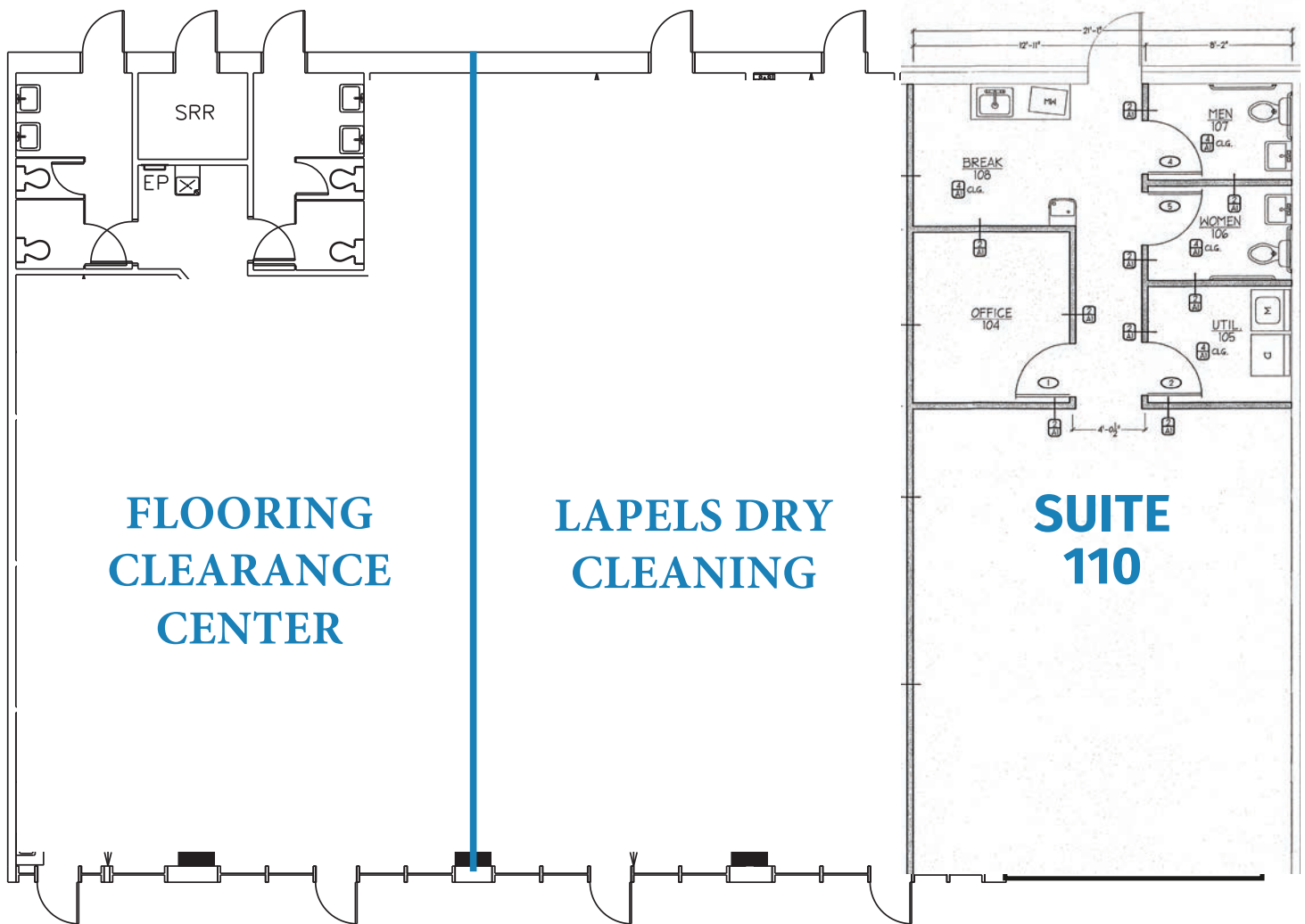
Misty Zban
 Senior Broker, NC/ SC

M | 704.534.8162

O | 803.578.7788

TF | 855.723.2500

Misty@KuesterCRE.com



Unit/Suite Details

| Suite | Unit Type | Status | SF | Price/SF | Date Available |
|-------|-----------|-----------------------|-------|------------|----------------|
| 110 | Retail | Available - For Lease | 1,300 | Negotiable | 8/01/19 |

