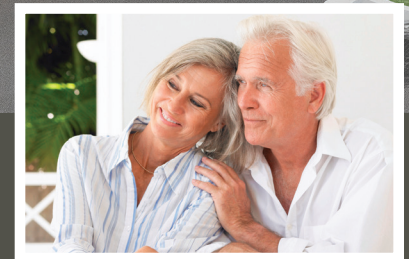
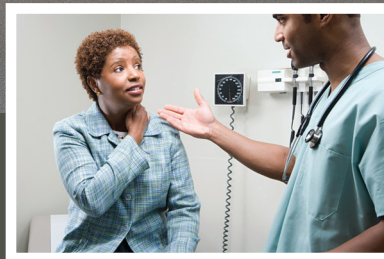


AVAILABLE FOR LEASE - OPENING 2019
INDIAN LAND, SC - AT SC HWY. 160 AND US HWY. 521



Put your medical practice in the heart of one of the fastest growing areas in the country. Just across the state line, Indian Land, South Carolina is becoming a sought after location for businesses and homeowners who are seeking close proximity to Charlotte, and the tax benefits of a South Carolina address. This corporate and residential migration has led to accelerated growth, and created a region ripe with new patients and employees. Wellbridge At Edgewater Medical & Professional Park offers you the opportunity to attract and serve new patients who might otherwise travel to Ballantyne or Pineville.

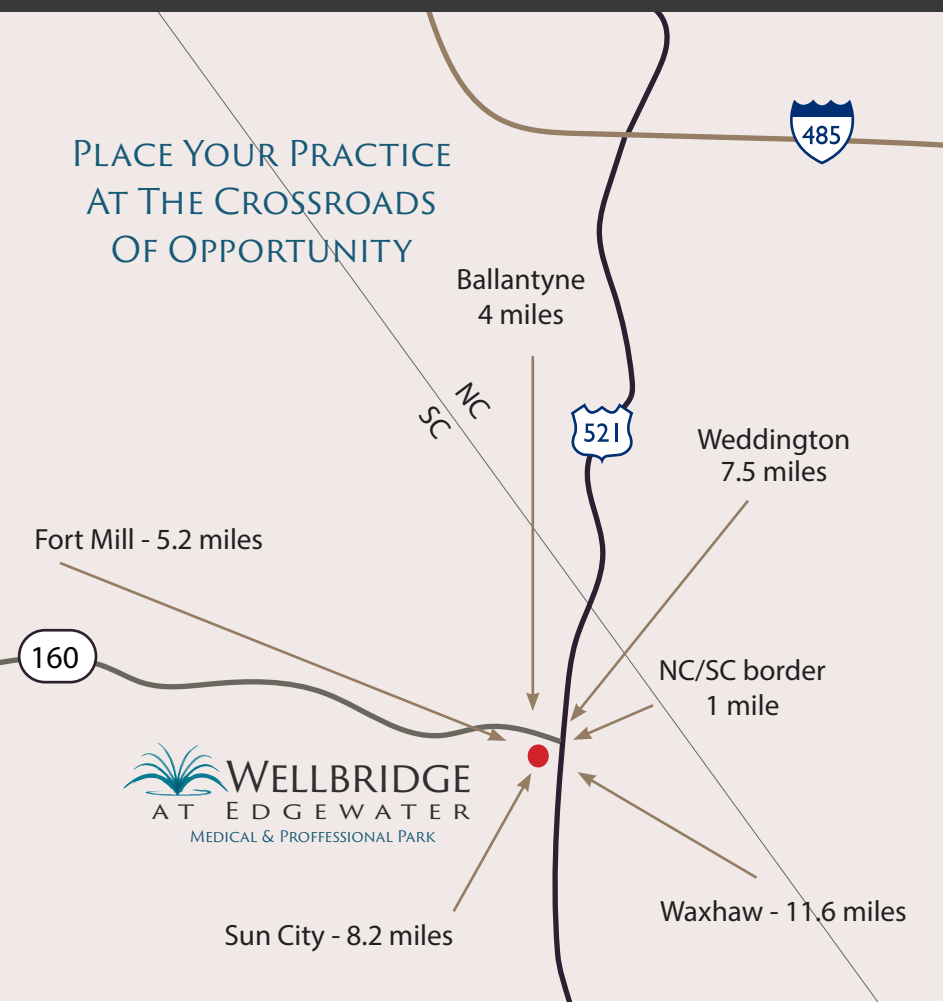
Available For Lease - Opening 2019

INTRODUCING WELLBRIDGE AT EDGEWATER: A BRIDGE TO NEW PATIENTS

- Located in one of the fastest growing counties in the country. (218% household growth in Lancaster County since 2000 with a population of 85,842, as of 2015).
- Households with insurance and purchasing power. Median household value in Lancaster County is \$215,536, and 63% of households are married/families (as of 2015).
- Between 2010 and 2016, the population within 3 miles of Wellbridge At Edgewater has increased from 7,603 to 36,000.
- Corporate facilities within 1 mile include:
 - Red Ventures (2,000+ employees)
 - Cardinal Healthcare (800+ employees)
 - Continental Tire (450+ employees)
- Local employers plan to expand the area's workforce to 8,300+.
- Red Stone, a 310,000 sq. ft. regional retail shopping center is scheduled to open across from Wellbridge At Edgewater on Hwy. 521 in 2018.

A NEW DESTINATION FOR CARE

Instead of traveling to Pineville or Ballantyne, the growing population of this region will look for more convenient access to the medical care they need. And they will find it at our prime location at the corner of SC Hwy. 160 and US Hwy. 521



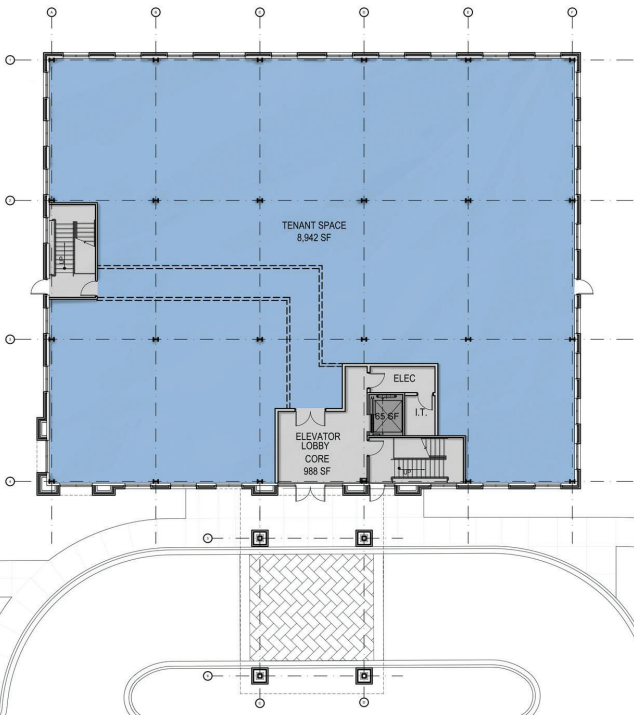
CLASS A OFFICE SPACE IN INDIAN LAND, SC





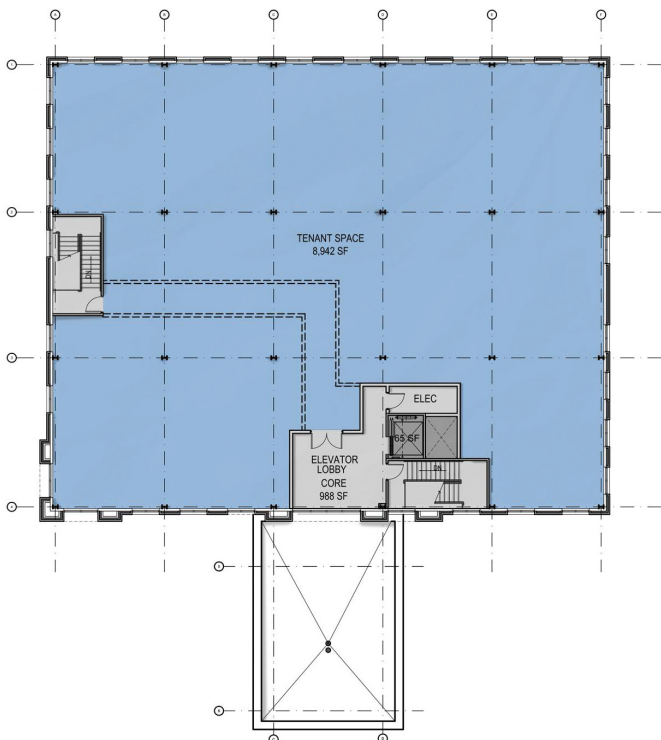
1st Floor Plan

Gross: 9,930 SF Tenant Space: 8,942 SF Core: 988 SF



2nd Floor Plan

Gross: 9,930 SF Tenant Space: 8,942 SF Core: 988 SF



**CLASS A OFFICE SPACE
 IN INDIAN LAND, SC**

- Leases available from 2,500 to 17,884 sq. ft.
- Parking 5:1,000 sq. ft.
- Lease rate - \$25/NNN
- Covered patient drop off area
- Potential South Carolina tax advantages
- Minutes from NC/SC border
- Thriving residential area



For leasing information contact Charles Knox, Jr.
 m: 704-400-5260 | w: 704.896.1911
 Charles@KnoxGroupInc.com



**CLASS A OFFICE SPACE
 IN INDIAN LAND, SC**

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