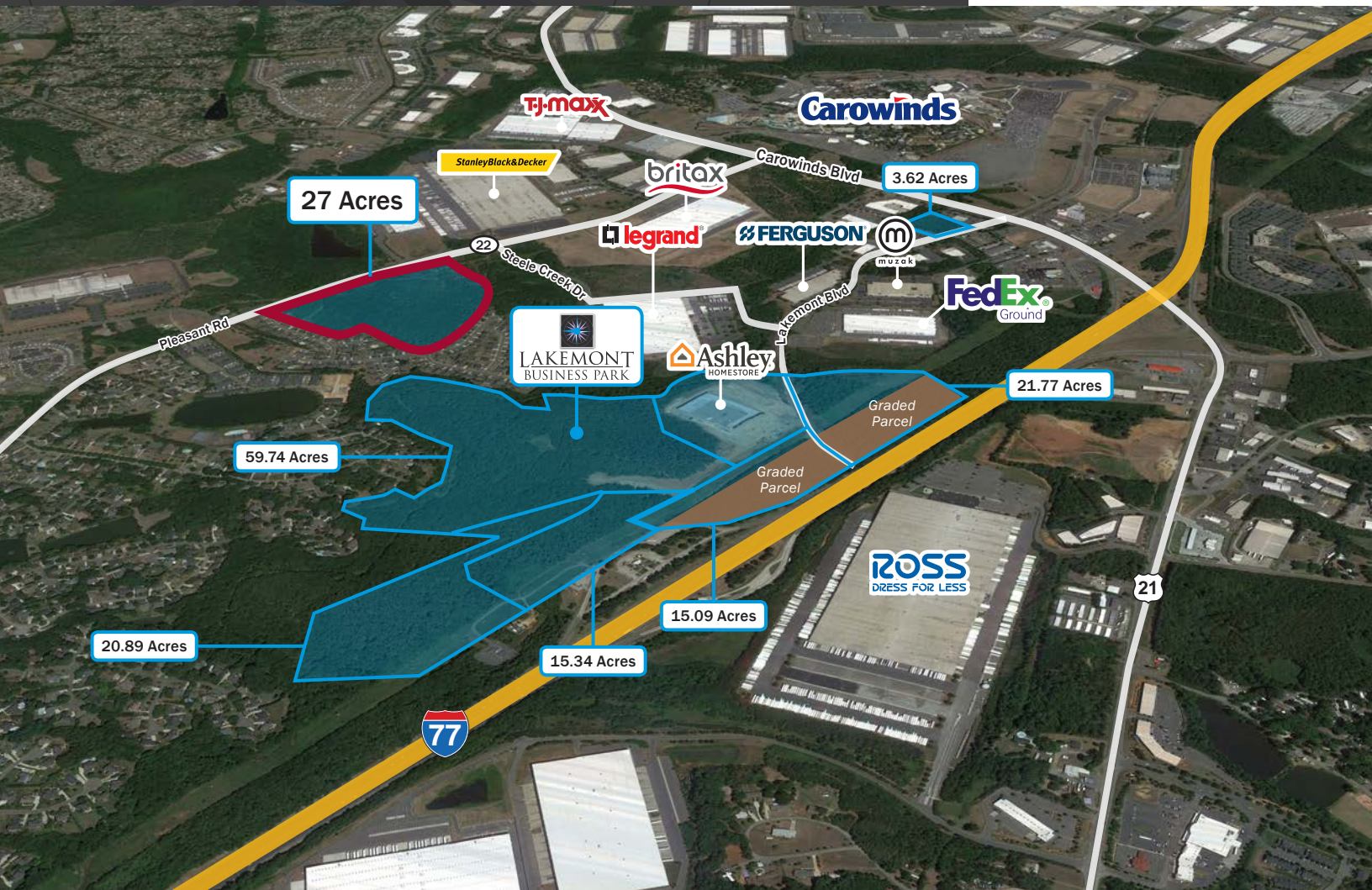


# ±27 Acres at Lakemont Business Park For Sale or Build-to-Suit



LAKEMONT  
BUSINESS PARK



## ► Overview

Lakemont Business Park is a ± 1.15 million SF master-planned development located in the Fort Mill Township of York County, SC. The park is conveniently located along I-77 and is accessed via Lakemont Boulevard, which has a signalized traffic light at Carowinds Boulevard.

## Pricing

\$49,500 Per Acre



Lakemont Business Park Monument Sign



2400 S. Boulevard, Suite 300 | Charlotte, NC 28203

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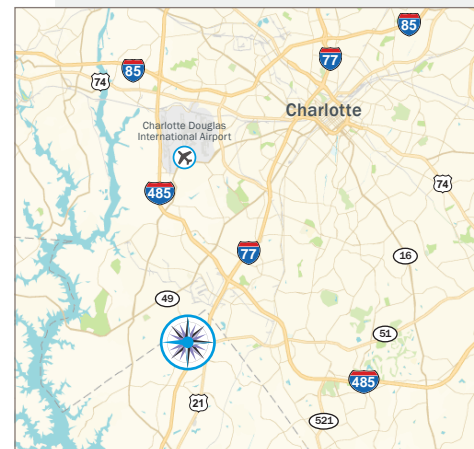
## ► Features

- Immediate access to Carowinds Boulevard and Pleasant Road. The Carowinds Boulevard intersection is signalized, and Pleasant Road is accessed via Steele Creek Drive, which connects to Lakemont Boulevard near the park's entrance. Pleasant Road is a major thoroughfare connecting Carowinds Boulevard to Gold Hill Road and SC Highway 160.

- Convenient  
access to:

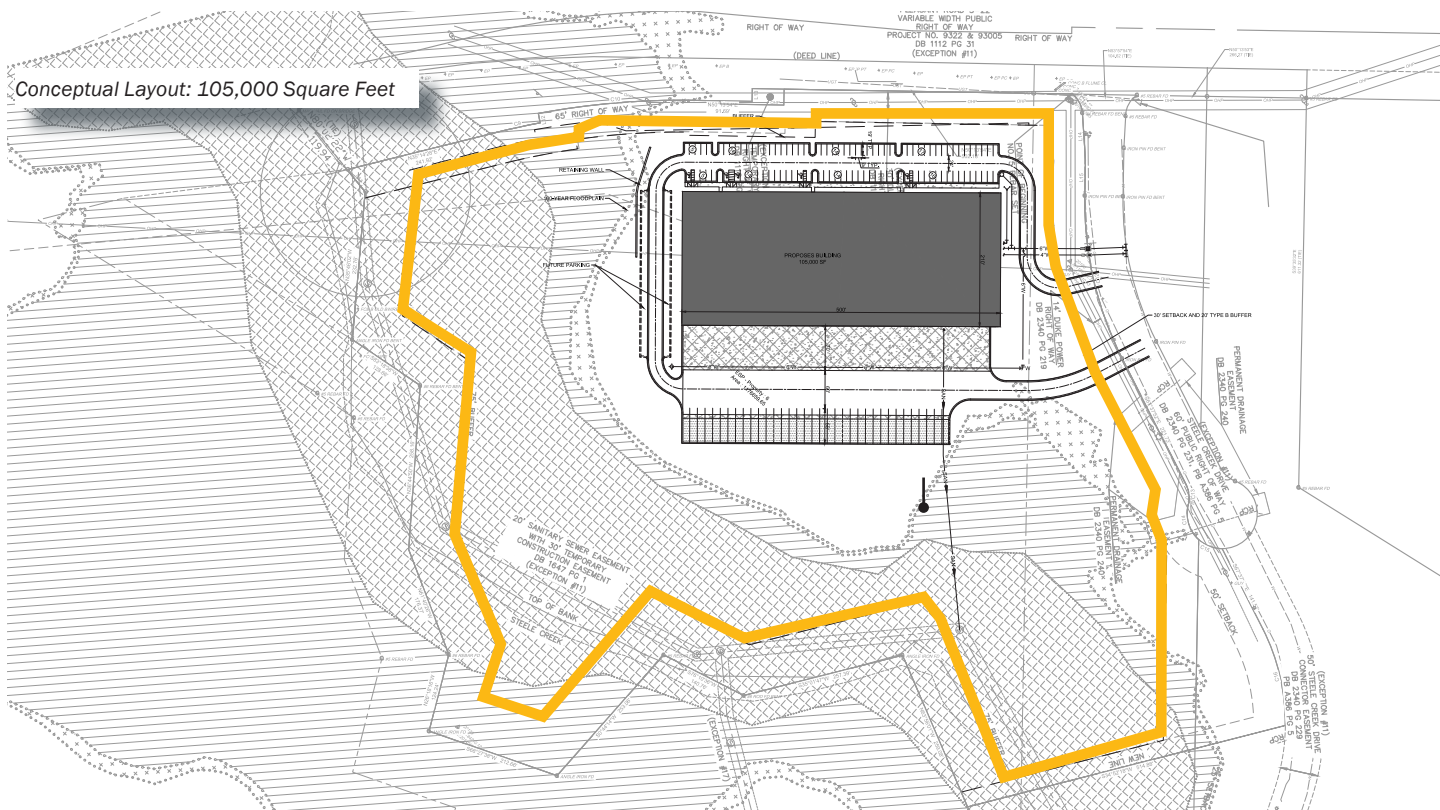
I-77 (Carowinds Boulevard/Exit 90)	± 1.0 mile	Uptown Charlotte	± 12.0 miles
I-485 (I-77/US-21/Exit 67)	± 3.5 miles	Charlotte Douglas Int. Airport	± 13.0 miles
Rock Hill, SC	± 10.0 miles		

- Planned interchange improvements at I-77/Carrondo Boulevard will improve traffic flow and ensure that carriers will continue to easily enter and exit the interstate.
- Desirable restaurants, entertainment and services in the immediate vicinity.



Proximity to airport and I-485

## ► Site Plan



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