

60,000 SF MEDICAL OFFICE DEVELOPMENT

“NOW LEASING” 60,000 SQ. FT. MEDICAL/OFFICE DEVELOPMENT
IN EDGEWATER CORPORATE PARK, INDIAN LAND, SC.



FOR LEASE

PHASE I:

- 15,000 SF (1) story Medical/Office Building 2,200-4,800 sf available

PHASE II:

- 30,000 SF (2) story Medical/Office Building **“NOW PRELEASING”**

PHASE III:

- 15,000 SF (1) story Medical/Office Building **“NOW PRELEASING”**

- Edgewater Corporate Park is located only 3 miles south of Ballantyne. The property is within 3 miles of (2) planned 100 bed hospitals and a new medical center
Buildings can accommodate professional office and medical uses with space needs from 2,200 SF to 30,000 SF

FOR MORE INFORMATION, PLEASE CONTACT:

Thomas A. Auer

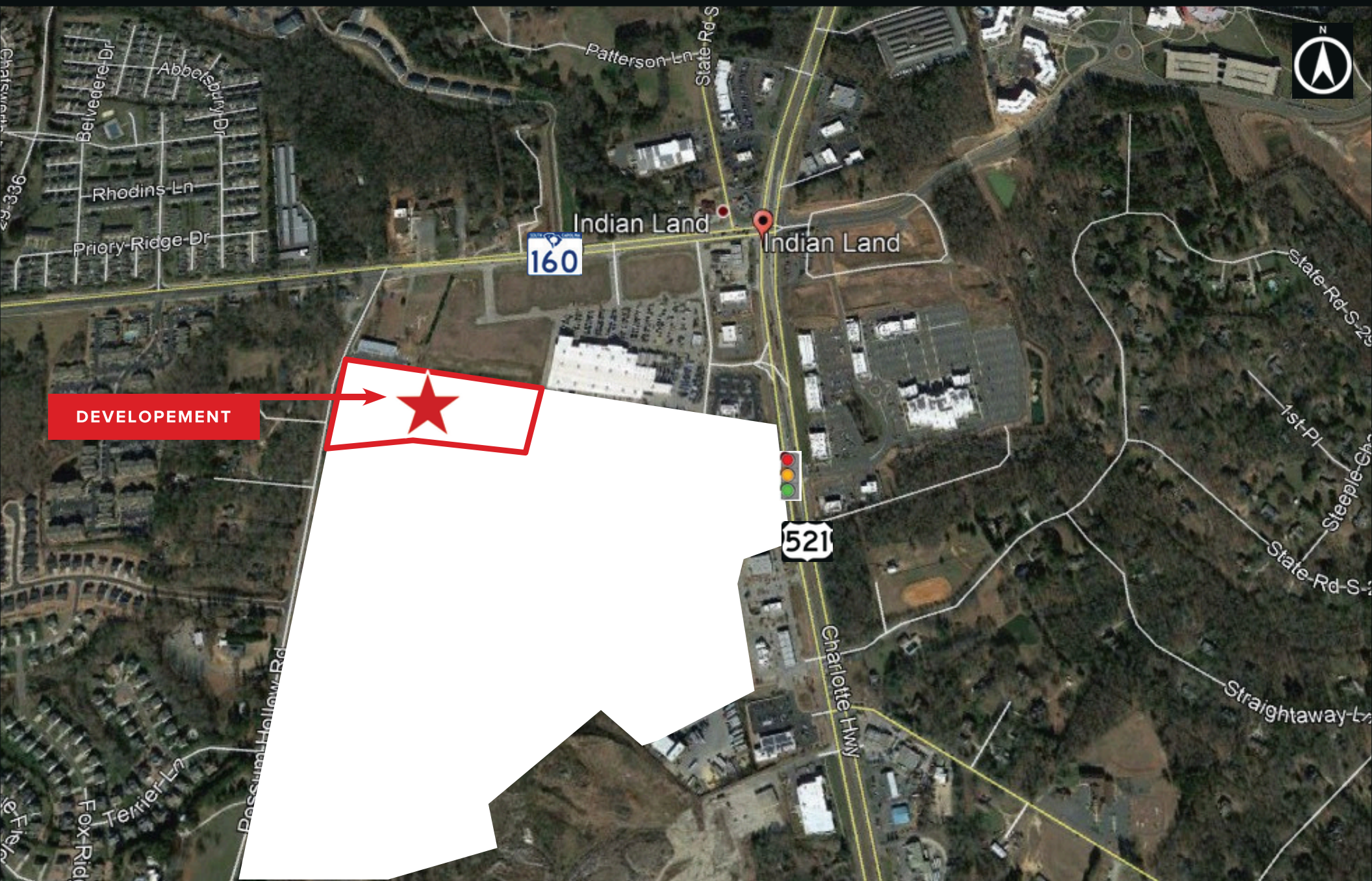
Auer Commercial Real Estate

Cell: 704-231-2762

Email: tom@auerdc.com









Building I



Building II



Building III

BUILDING I

BUILDING SQ FT	15,000 SF
FLOORS	1
LEASE TYPE	N,N,N
T/I ALLOWANCE	Available
DELIVERY DATE	Completed
SQ FT AVAILABLE	2,200-4,800 SF
DIRECT ACCESS	Ground Floor
PARKING	4.5 / 1,000 SF

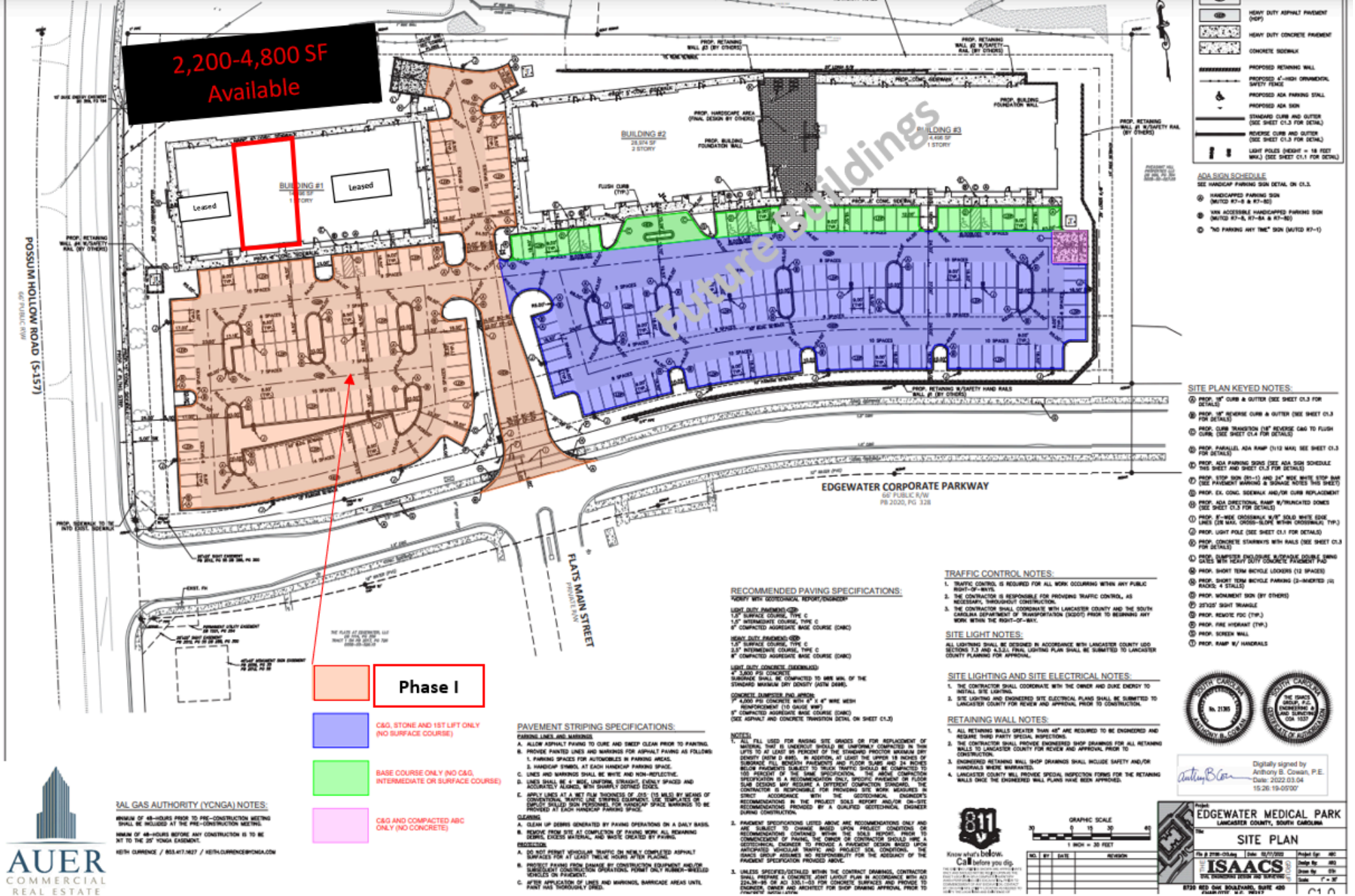
BUILDING II

BUILDING SQ FT	30,000 SF
FLOORS	2
LEASE TYPE	N,N,N
T/I ALLOWANCE	Available
DELIVERY DATE	PHASE II
DIRECT ACCESS	1st Floor Direct Exterior Access
PARKING	4.5 / 1,000 SF

BUILDING III

BUILDING SQ FT	15,000 SF
FLOORS	1
LEASE TYPE	N,N,N
T/I ALLOWANCE	Available
DELIVERY DATE	PHASE III
PARKING	4.5 / 1,000 SF





2,200-4,800 SF Available

Leased

Leased

Phase I

C&G, STONE AND 1ST LIFT ONLY (NO SURFACE COURSE)

BASE COURSE ONLY (NO C&G, INTERMEDIATE OR SURFACE COURSE)

C&G AND COMPACTED ABC ONLY (NO CONCRETE)

TAL GAS AUTHORITY (YCNGA) NOTES:
 MINIMUM OF 48-HOURS PRIOR TO PRE-CONSTRUCTION MEETING SHALL BE INCLUDED AT THE PRE-CONSTRUCTION MEETING.
 MINIMUM OF 48-HOURS BEFORE ANY CONSTRUCTION IS TO BE START TO THE 257 YONGA EASEMENT.
 NETH CLARENCE / 863.471.9627 / NETH.CLARENCE@YONGA.COM

PAVEMENT STRIPING SPECIFICATIONS:
EXISTING LINES AND MARKINGS:
 A. ALLOW ASPHALT PAVING TO CURE AND SWEEP CLEAN PRIOR TO PAINTING.
 B. PROVIDE PAINTED LINES AND MARKINGS FOR ASPHALT PAVING AS FOLLOWS:
 1. PAVING SPACES FOR AUTOMOBILES IN PAVING AREAS.
 2. HANDICAP SPACES AT EACH HANDICAP PARKING SPACE.
 C. LINES AND MARKINGS SHALL BE WHITE AND NON-REFLECTIVE.
 D. LINES SHALL BE 4" WIDE, UNIFORM STRAIGHT, EVENLY SPACED AND ACCURATELY ALIGNED, WITH SHARPLY CORNERED EDGES.
 E. APPLY LINES AT A NET FILM THICKNESS OF 2.0 (AS MEAS. BY BEANS OF CONVENTIONAL TRAFFIC USE STRIPING COLOURS). USE FORMULAS OR EMPLOY QUALIFIED SIGN PERSONNEL FOR HANDICAP SPACE MARKINGS TO BE PROVIDED AT EACH HANDICAP PARKING SPACE.
REMARKS:
 A. CLEAN UP BEHIND GENERATOR BY PAVING OPERATIONS ON A DAILY BASIS.
 B. REMOVE FROM SITE ALL COMPONENTS OF PAVING WORK, ALL REMAINING BARRIERS, EXISTING MATERIAL, AND WASTE CREATED BY PAVING.
REVISIONS:
 A. DO NOT PERMIT VEHICULAR TRAFFIC ON NEWLY COMPLETED ASPHALT SURFACES FOR AT LEAST 72 HOURS AFTER PAVING.
 B. PROVIDE PAVING FROM STRIPING BY CONSTRUCTION EQUIPMENT AND/OR SIGNIFICANT CONSTRUCTION OPERATIONS FROM ONLY NUMBER-BEHELD VEHICLES ON PAVEMENT.
 C. AFTER APPLICATION OF LINES AND MARKINGS, BARRICADE AREAS UNTIL PAINT HAS THOROUGHLY DRIED.

RECOMMENDED PAVING SPECIFICATIONS:
LIGHT DUTY ASPHALT (DOP):
 1.5" SURFACE COURSE, TYPE C
 1.0" INTERMEDIATE COURSE, TYPE C
 1" COMPACTED AGGREGATE BASE COURSE (ABC)
HEAVY DUTY ASPHALT (DOP):
 2.0" SURFACE COURSE, TYPE C
 2.0" INTERMEDIATE COURSE, TYPE C
 1" COMPACTED AGGREGATE BASE COURSE (ABC)
CONCRETE (SCHEDULED):
 4" 3,000 PSI CONCRETE
 SURFACE SHALL BE COMPACTED TO 98% MIN. OF THE STANDARD MAXIMUM DRY DENSITY (ASTM D698).
CONCRETE (UNSPECIFIED) AND JOINTS:
 4" 3,000 PSI CONCRETE WITH #4 @ 18" W/ 6" WIRE MESH REINFORCEMENT (10 GAUGE W/8)
 1" COMPACTED AGGREGATE BASE COURSE (ABC) (SEE ASPHALT AND CONCRETE TRANSITION DETAIL ON SHEET C1.3)

TRAFFIC CONTROL NOTES:
 1. TRAFFIC CONTROL IS REQUIRED FOR ALL WORK OCCURRING WITH ANY PUBLIC RIGHT-OF-WAY.
 2. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL, AS NECESSARY, THROUGHOUT CONSTRUCTION.
 3. THE CONTRACTOR SHALL COORDINATE WITH LANCASTER COUNTY AND THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION (SDOTD) PRIOR TO BEGINNING ANY WORK WITHIN THE RIGHT-OF-WAY.
SITE LIGHTING NOTES:
 ALL LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH LANCASTER COUNTY LDD SECTIONS 3.3 AND 4.3.1. FINAL LIGHTING PLAN SHALL BE SUBMITTED TO LANCASTER COUNTY PLANNING FOR APPROVAL.

SITE LIGHTING AND SITE ELECTRICAL NOTES:
 1. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER AND DUKE ENERGY TO INSTALL SITE LIGHTING.
 2. SITE LIGHTING AND ENGINEERED SITE ELECTRICAL PLANS SHALL BE SUBMITTED TO LANCASTER COUNTY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 3. ENGINEERED RETAINING WALL SHOP DRAWINGS SHALL INCLUDE SAFETY AND/OR HAZARDOUS WASTE INFORMATION.
 4. LANCASTER COUNTY WILL PROVIDE SPECIAL INSPECTION FORMS FOR THE RETAINING WALLS ONCE THE ENGINEERED WALL PLANS HAVE BEEN APPROVED.
RETAINING WALL NOTES:
 1. ALL RETAINING WALLS GREATER THAN 48" ARE REQUIRED TO BE ENGINEERED AND REQUIRE THREE PARTY SPECIAL INSPECTIONS.
 2. THE CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS FOR ALL RETAINING WALLS TO LANCASTER COUNTY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 3. ENGINEERED RETAINING WALL SHOP DRAWINGS SHALL INCLUDE SAFETY AND/OR HAZARDOUS WASTE INFORMATION.
 4. LANCASTER COUNTY WILL PROVIDE SPECIAL INSPECTION FORMS FOR THE RETAINING WALLS ONCE THE ENGINEERED WALL PLANS HAVE BEEN APPROVED.



GRAPHIC SCALE
 1" = 30 FEET

NO.	DATE	REVISION

	HEAVY DUTY ASPHALT PAVEMENT (DOP)
	HEAVY DUTY CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPOSED RETAINING WALL
	PROPOSED ADA PARKING STENCIL
	PROPOSED ADA SIGN
	STANDARD CURB AND GUTTER (SEE SHEET C1.3 FOR DETAILS)
	REVERSE CURB AND GUTTER (SEE SHEET C1.3 FOR DETAILS)
	LIGHT POLES (HEIGHT = 18 FEET MIN.) (SEE SHEET C1.1 FOR DETAILS)

ADA SIGN SCHEDULE
 SEE HANDICAP PARKING SIGN DETAIL ON C1.3

- ① HANDICAPPED PARKING SIGN (SCHEDULES K7-9 & K7-10)
- ② SIGN ACCESSIBLE HANDICAPPED PARKING SIGN (SCHEDULES K7-11, K7-12 & K7-13)
- ③ NO PARKING ANY TIME SIGN (SCHEDULE K7-1)

- SITE PLAN KEYED NOTES:**
- PROF. 18" CURB & GUTTER (SEE SHEET C1.3 FOR DETAILS)
 - PROF. 18" REVERSE CURB & GUTTER (SEE SHEET C1.3 FOR DETAILS)
 - PROF. CURB TRANSITION (18" REVERSE C&G TO FLUSH CURB) (SEE SHEET C1.4 FOR DETAILS)
 - PROF. PARALLEL ADA RAMP (11% MAX) (SEE SHEET C1.3 FOR DETAILS)
 - PROF. ADA PARKING SIGN (SEE ADA SIGN SCHEDULE THIS SHEET AND SHEET C1.3 FOR DETAILS)
 - PROF. STOP SIGN (24" X 24" W/ 24" WIDE WHITE STAMP) (SEE SHEET C1.3 FOR DETAILS)
 - PROF. 4" WIDE UNIFORM 18" W/ 6" WIDE WHITE STAMP LINES (24" MAX. CROSS-SLOPE WITHIN CROSSWALK TYP.) (SEE SHEET C1.3 FOR DETAILS)
 - PROF. LIGHT POLE (SEE SHEET C1.1 FOR DETAILS)
 - PROF. CONCRETE STAIRWAYS WITH RAILS (SEE SHEET C1.3 FOR DETAILS)
 - PROF. CONCRETE PAVEMENT W/ 6" WIDE WHITE STAMP LINES (24" MAX. CROSS-SLOPE WITHIN CROSSWALK TYP.) (SEE SHEET C1.3 FOR DETAILS)
 - PROF. SHORT TERM BICYCLE PARKING (12 SPACES)
 - PROF. SHORT TERM BICYCLE PARKING (2-MARKED (4) BAYS, 4 STALLS)
 - PROF. MONUMENT SIGN (BY OTHERS)
 - PROF. MONUMENT SIGN (BY OTHERS)
 - PROF. FIRE HYDRANT (24")
 - PROF. SCREEN WALL
 - PROF. RAMP W/ HANDRAILS

Digitally signed by Anthony B. Cowan, P.E.
 Date: 2022.03.04 15:28:19-0500

EDGEMETER MEDICAL PARK
 LANCASTER COUNTY, SOUTH CAROLINA

SITE PLAN

Project No. 2208-0248 | Date: 02/20/2022 | Project No. 482

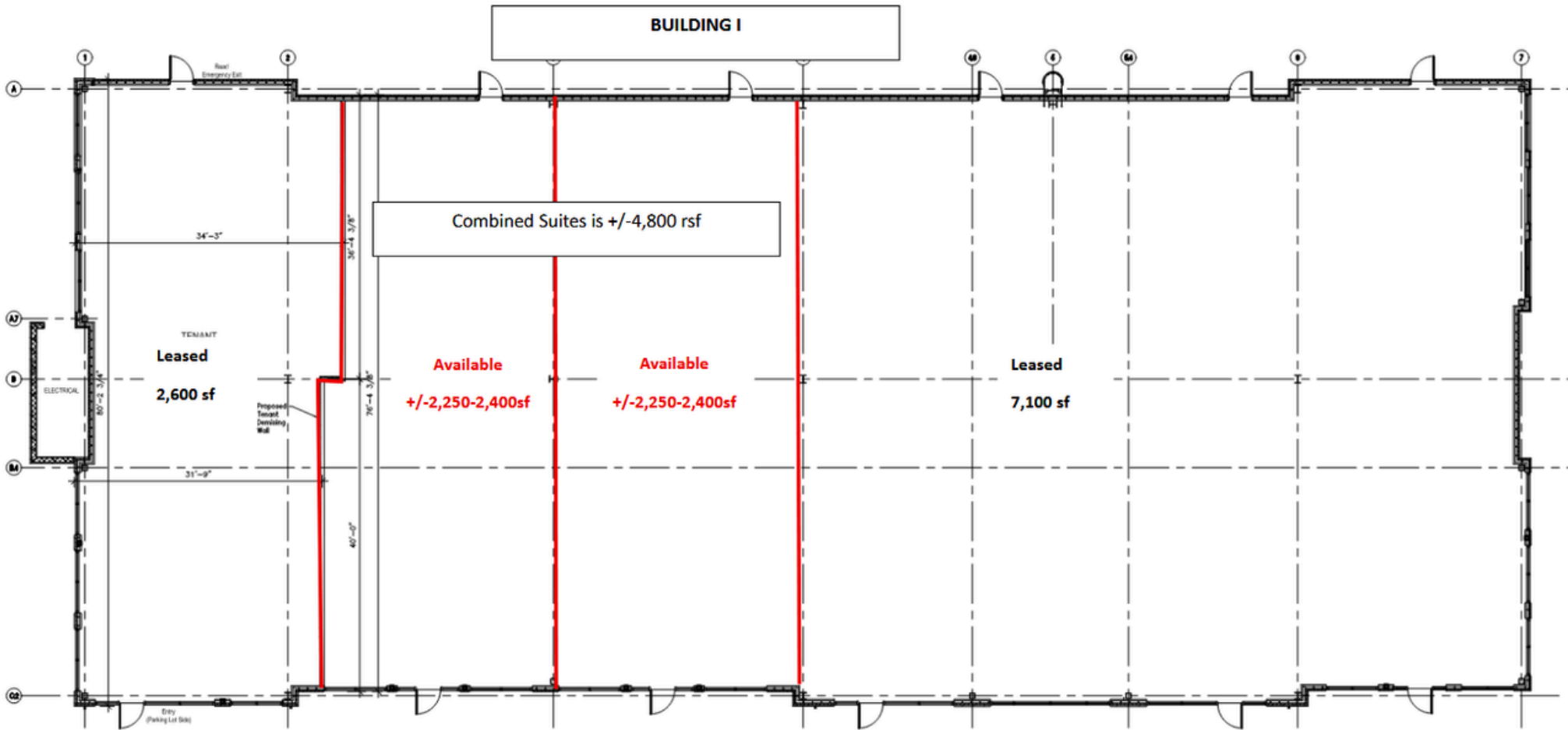
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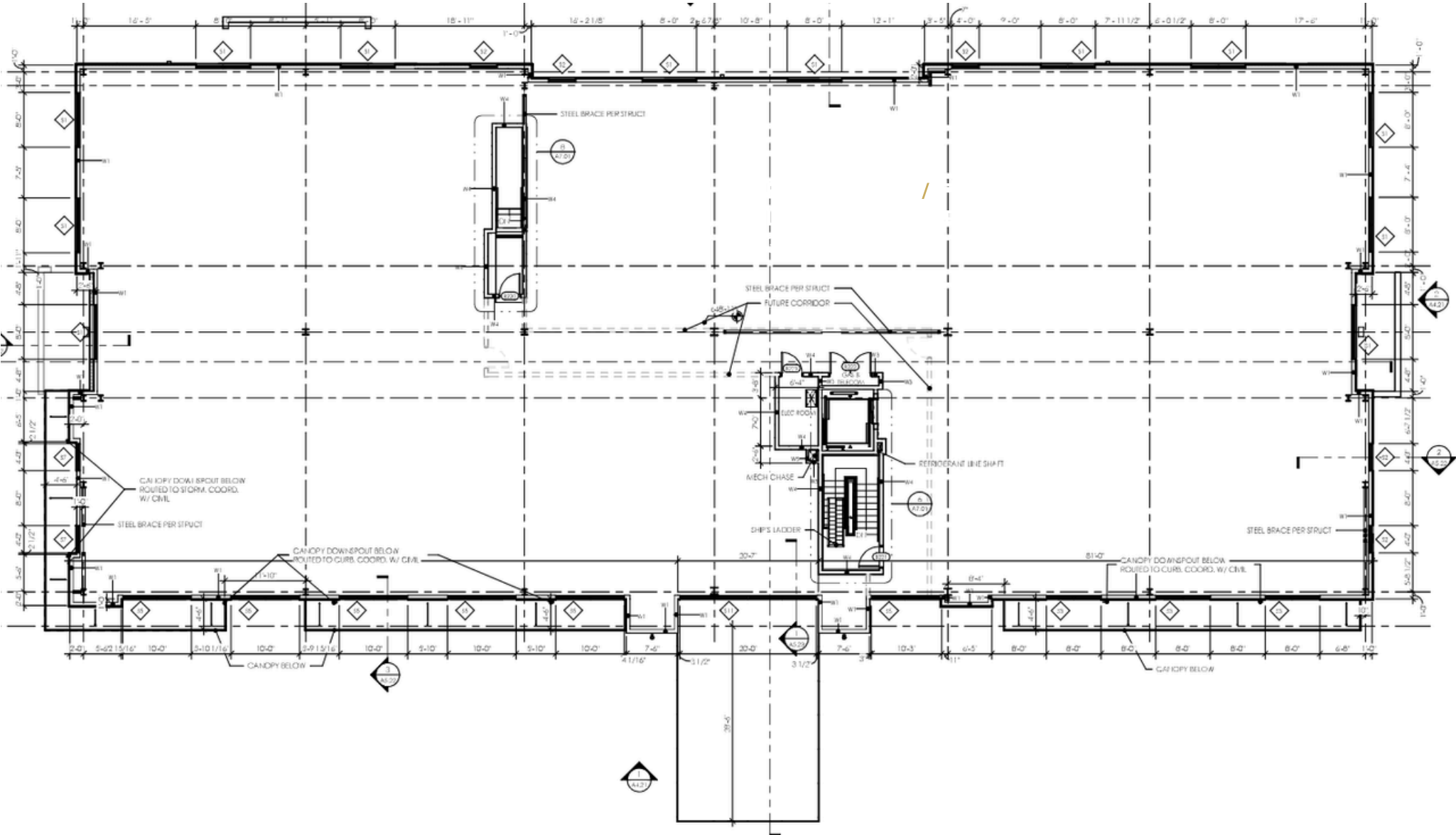
Checked by: JTB | Date: 02/20/2022 | Checked by: JTB

Approved by: JTB | Date: 02/20/2022 | Approved by: JTB

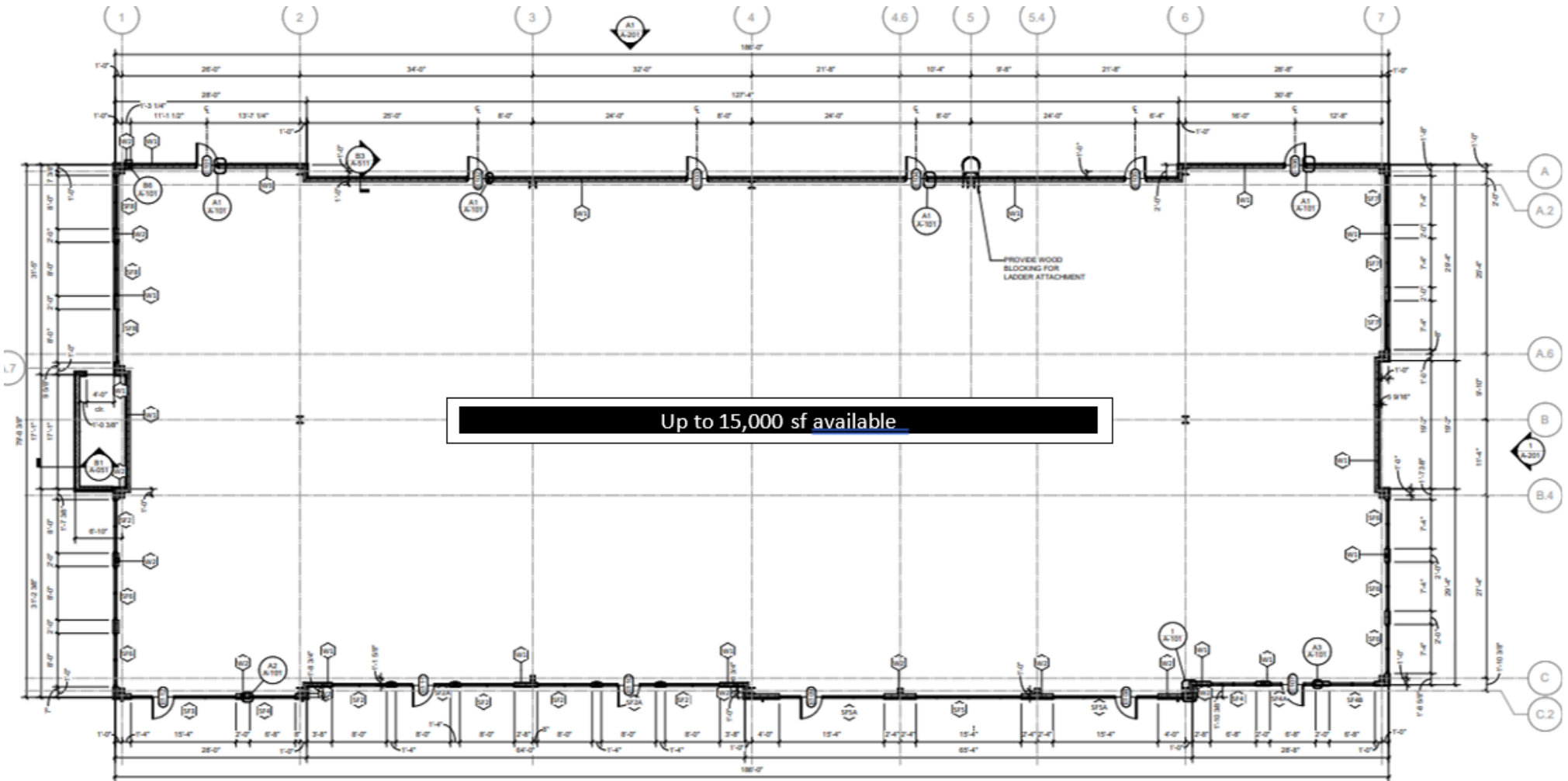
8750 WEST BOWLING GREEN BLVD
 CHARLOTTE, NC 28217











CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or Millennial Realty, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Millennial Realty, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Millennial Realty, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.** The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/ or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Millennial Realty, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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