

# EDGEWATER

Lancaster, SC

This 90 acre master planned park is the class A office location in the emerging SC office market. Located only 3 miles from I-485 and Ballantyne, as well as 20 minutes from the Charlotte-Douglas International Airport, Edgewater offers ownership or lease options in a brand new building in the heart of south Charlotte's future growth.



## Features:

- History of "deal making" SC State economic incentives
- Sites between 6 to 17 acres, to accommodate 60,000 SF - 320,000 SF office buildings
- Buy Land or Build-to-Suit a new building and Own or Lease
- Fully entitled and infrastructure in place
- Nature trail around a 5.5 acre lake



For more information contact:

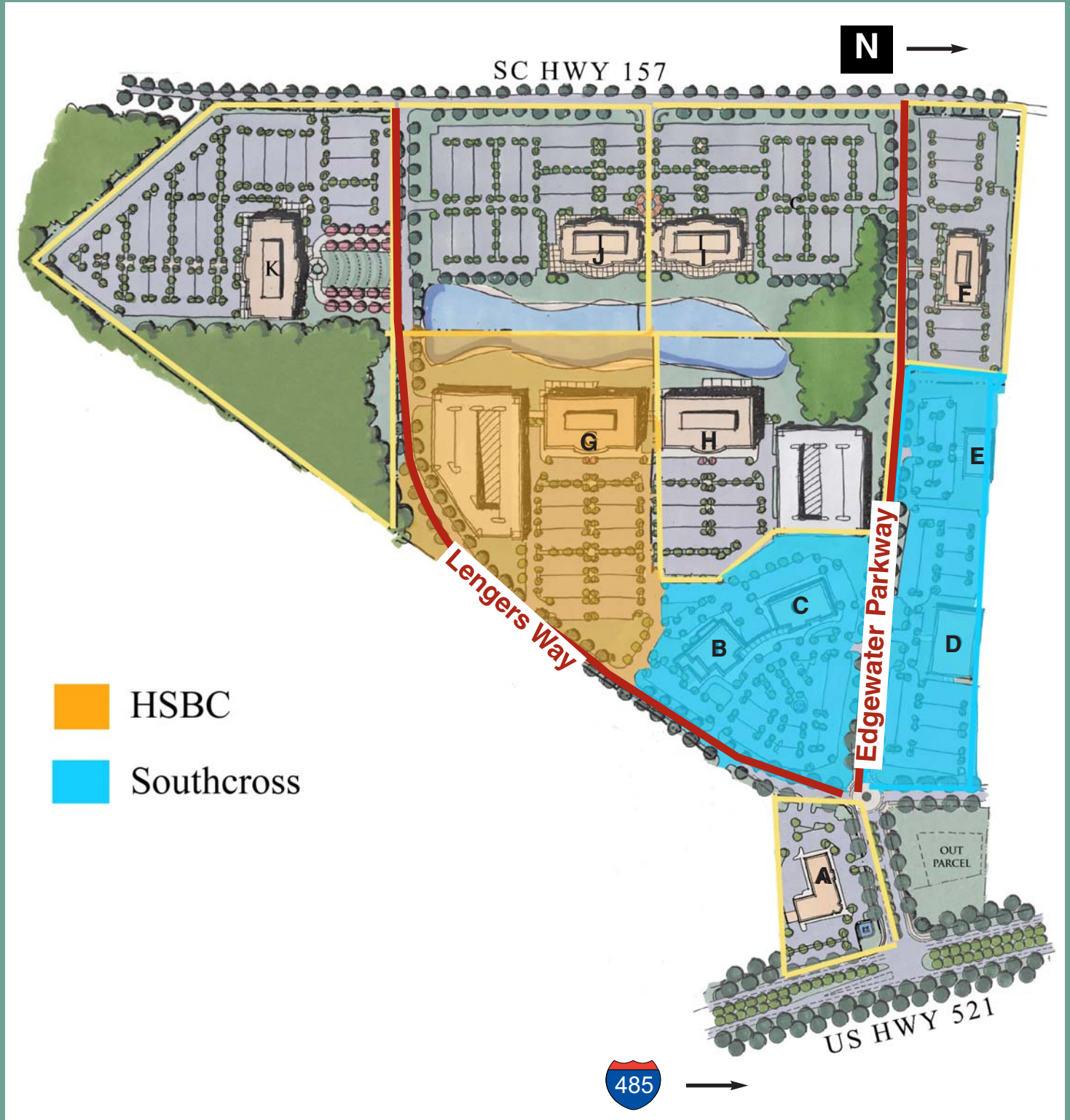
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COLLIERS  
PINKARD

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- HSBC
- Southcross

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SITE	USE	PLANNED BUILDING SF	ACRES	PRICE PER ACRE	COMMENTS
A	RETAIL	30,000	2.5	NEGOTIABLE	UNDER CONTRACT
B	SPRINGS ASC	15,500	SDG	SOLD	
C	FUTURE SOUTHCROSS MOB	30,000	SDG	SOLD	
D	FUTURE SOUTHCROSS MOB	40,000	SDG	SOLD	
E	DAY CARE	20,000	SDG	SOLD	
F	FUTURE OFFICE BUILDING	75,000	5.0	\$190,000	
G	HSBC BUILDING (1000 HSBC WAY)	182,000	HSBC	SOLD	
H	FUTURE OFFICE BUILDING	180,000	6.7	\$225,000	
I	FUTURE OFFICE BUILDING	160,000	7.0	\$225,000	
J	FUTURE OFFICE BUILDING	160,000	6.9	\$225,000	
K	FUTURE OFFICE BUILDING	200,000	11.9	\$210,000	



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