

FOR LEASE

1,200 SF OFFICE SPACE

1036 Kinley Rd, Ste B
Irmo, SC 29063

DAVID BROCK

803.312.1908

REALTOR1691@GMAIL.COM



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SPACE BUILDING
FOR LEASE

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$2,500.00 per month (Gross)
Building Size:	3,000 SF
Available SF:	1,200 SF
Lot Size:	0.55 Acres
Year Built:	2000
Zoning:	C-3
Traffic Count:	12,500

PROPERTY OVERVIEW

This 1200 SF office space is your canvas for professional excellence. With two exam rooms, a reception area, a private office, and a thoughtfully partitioned large space for patient privacy. Nestled in a high-volume area, your practice can thrive while providing a serene oasis for clients. Perfect for medical practitioners or professionals requiring private office space.

PROPERTY HIGHLIGHTS

- Equipped for comprehensive client care
- Strategic location
- Versatile layout
- Turnkey solution for a seamless transition to a new office space



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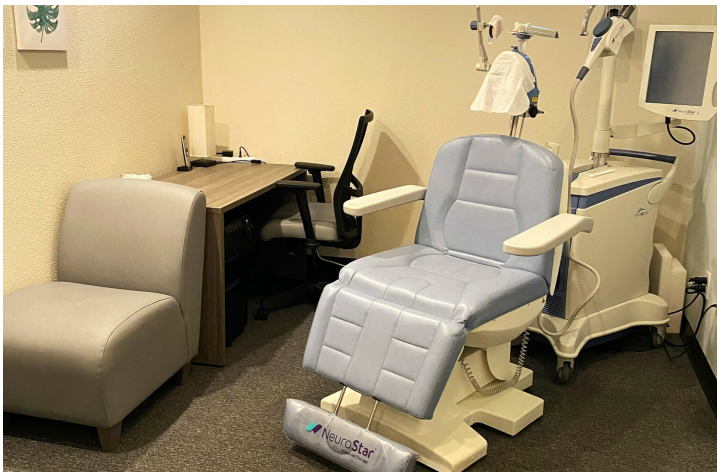
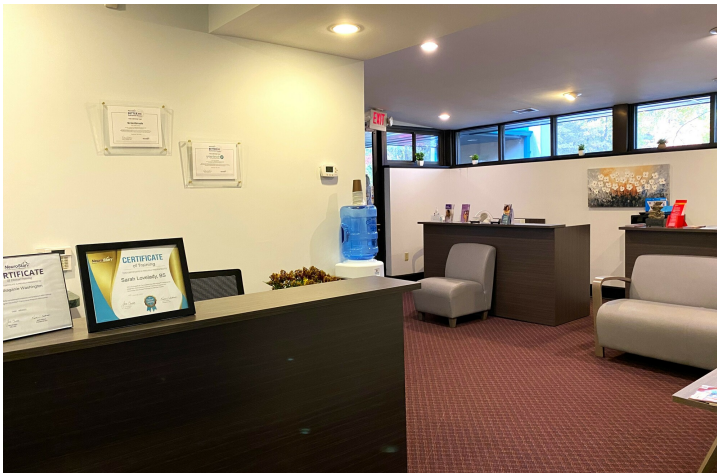


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Additional Photos



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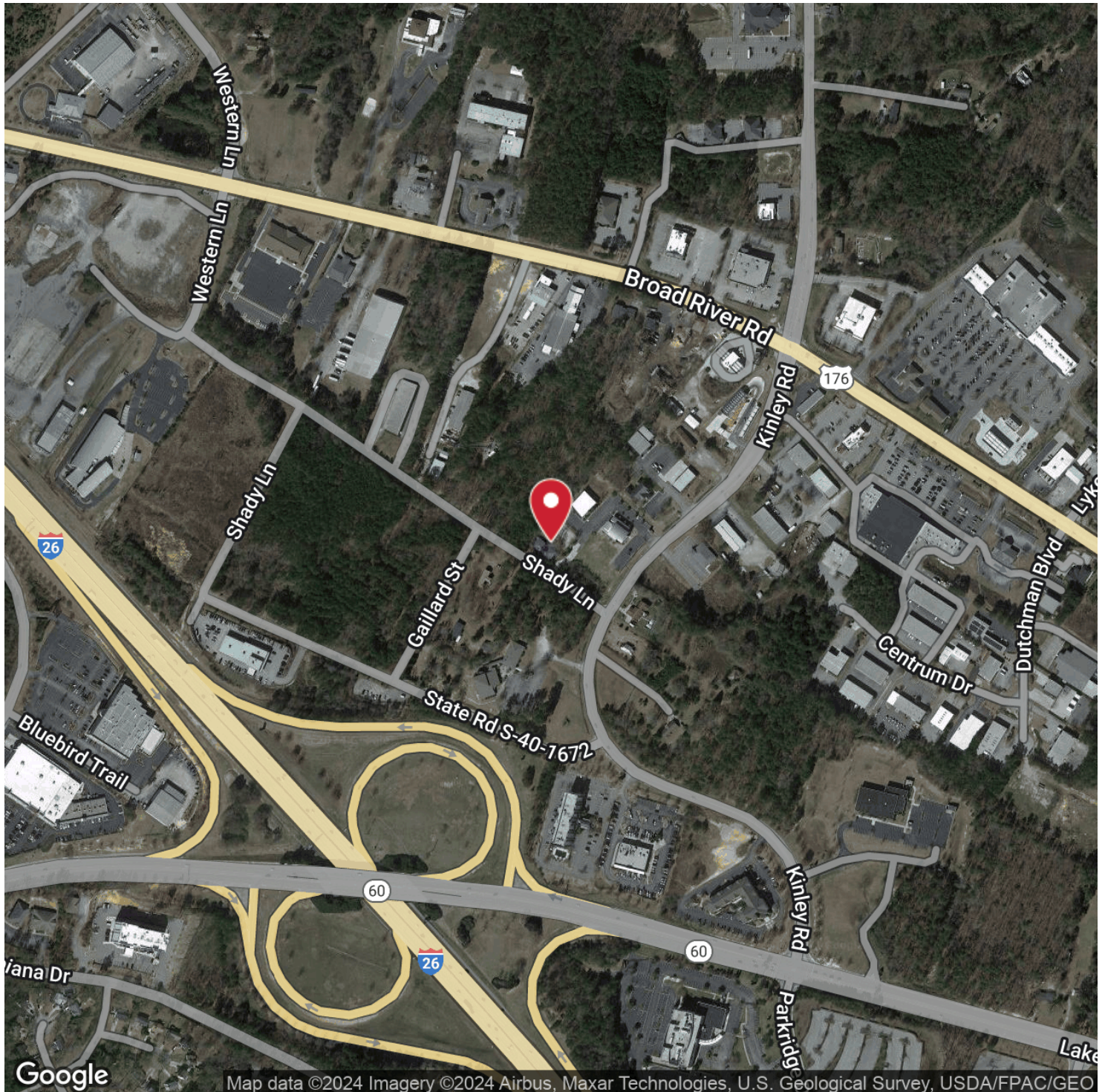


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Location Map



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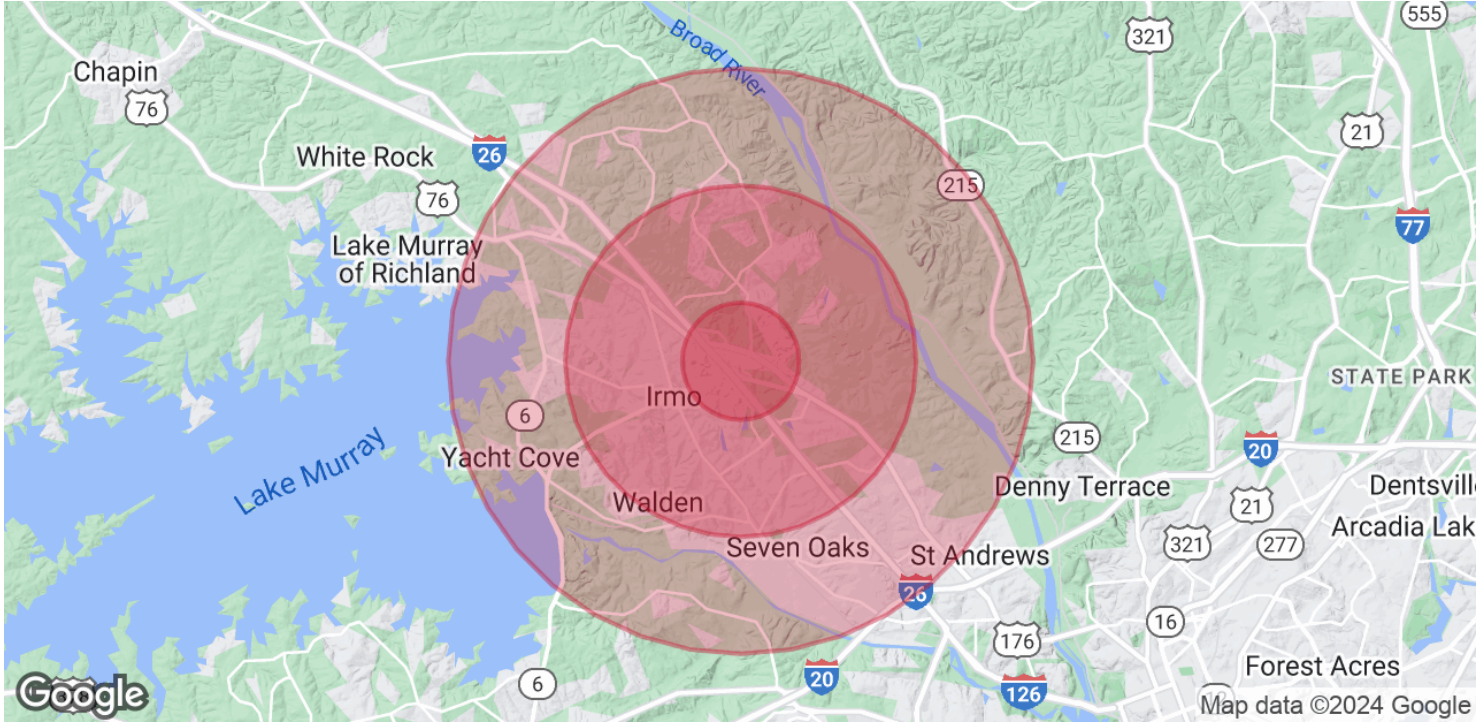


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Demographics Map & Report



POPULATION

1 MILE

3 MILES

5 MILES

Total Population	5,014	44,201	90,094
Average Age	38.1	40.5	39.0
Average Age (Male)	36.9	39.2	37.6
Average Age (Female)	38.3	40.9	39.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,159	18,946	37,210
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$62,233	\$75,125	\$77,840
Average House Value	\$168,285	\$167,683	\$179,042

* Demographic data derived from 2020 ACS - US Census



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Retailer Map



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