



±3,948 SF AVAILABLE FOR LEASE OR SALE



**S Buncombe
Road**

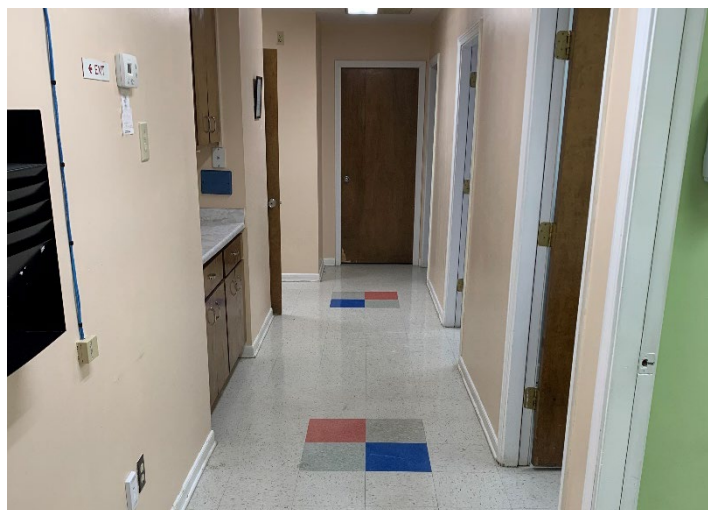
Greer, SC 29650





ABOUT THE BUILDING

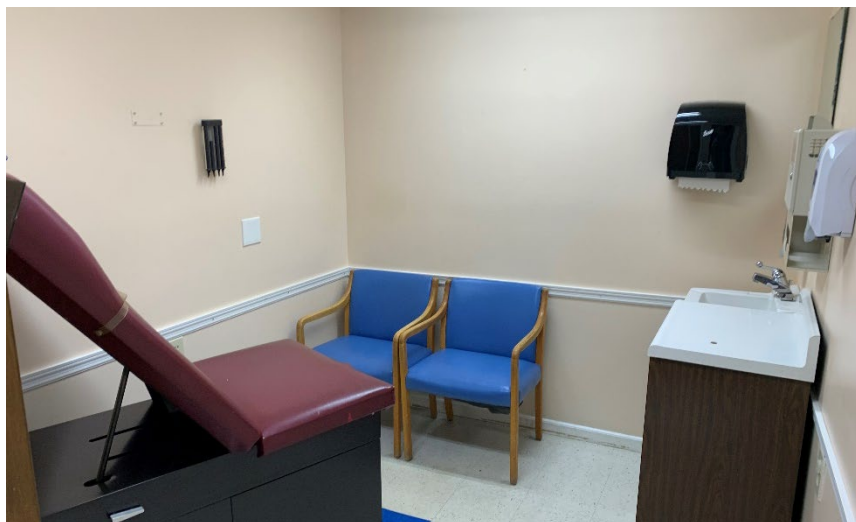
- 3,948 SF free standing medical office building
- Located on S Buncombe Rd. in Greer with convenient proximity to Prisma Health's Greer campus
- 60 surface parking spaces available on-site.
- Monument signage opportunity with excellent visibility
- Convenient to Wade Hampton Blvd retail and restaurant amenities
- Roof and HVAC recently replaced
- **Lease Rate: \$14.50 NNN**
- **Sale Price: \$800,000**





FEATURES

- ±3,948 SF of second generation medical/clinical space
- Monument signage available
- Reception area with large waiting room
- 9 Treatment Rooms and 4 Offices available
- Equipped with X-Ray Room (existing equipment may be included)
- Lab Room with plumbing
- Breakroom & Storage

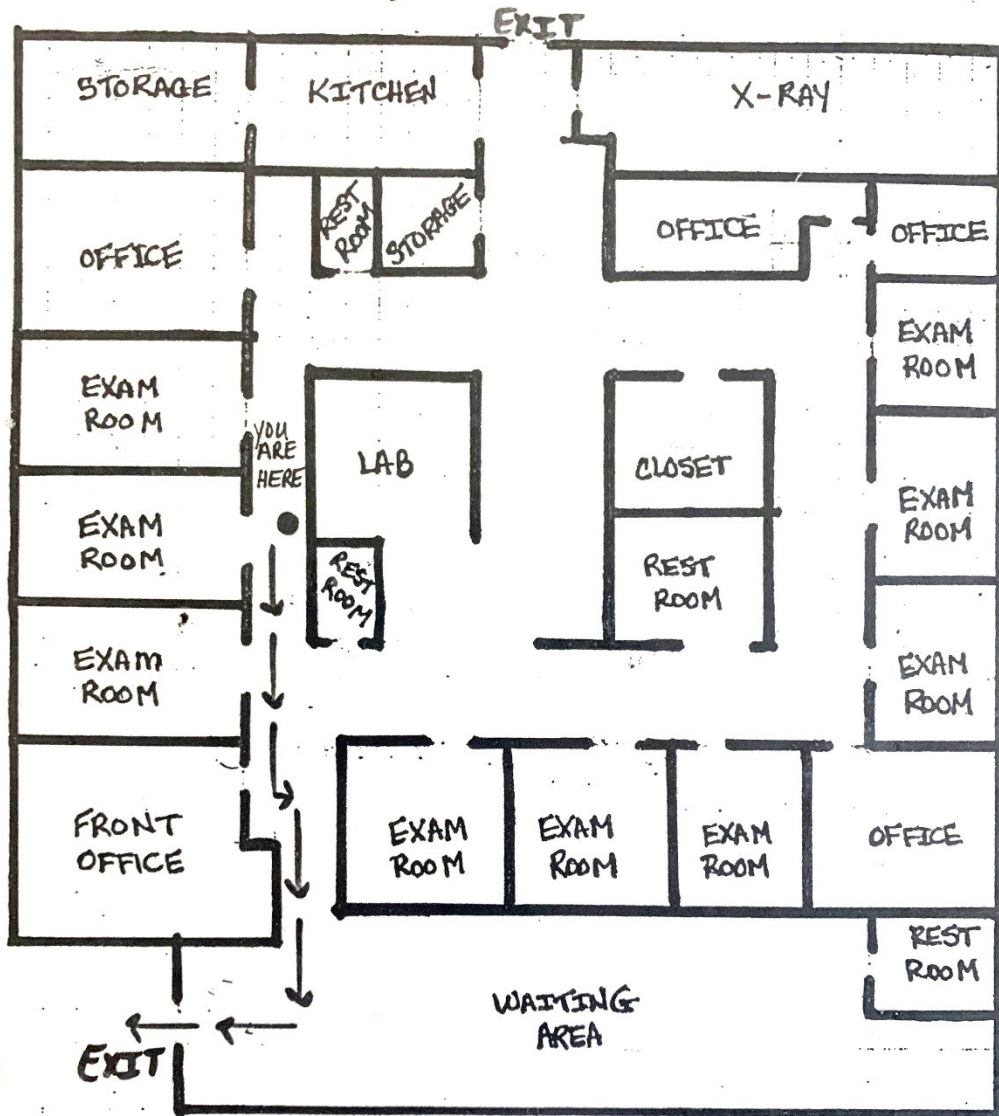


FLOOR PLAN

±3,948 SF



CUSHMAN &
WAKEFIELD



LOCATION OVERVIEW



Demographics

	2 Mile	5 Miles	10 Miles
2020 Population	21,032	98,599	298,883
2020 No. of Households	8,524	38,717	119,436
Avg. HH Income	\$70,100	\$77,754	\$83,868

FOR MORE INFORMATION PLEASE CONTACT:

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