

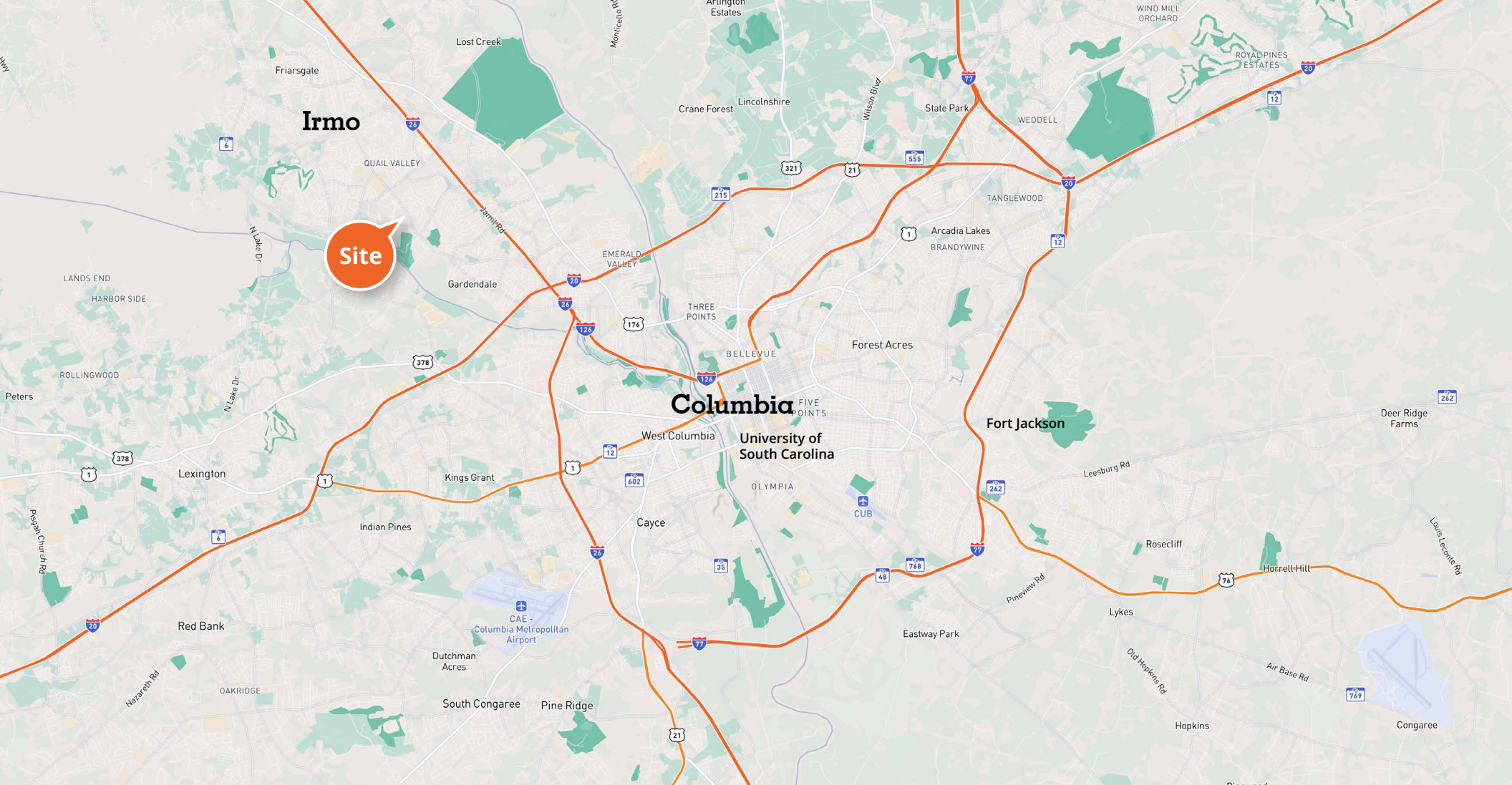
# 100 Jimmy Love Lane

COLUMBIA, SC



**SECOND GENERATION MEDICAL SPACE**  
For sale or for lease

**AVISON  
YOUNG**



Strategically located between St. Andrews Road and Harbison Boulevard with quick access to Interstate 26, surrounded by established residential neighborhoods.



Well-maintained, second generation medical / office space



Ideal for owner-users, investors, or medical/office tenants including: medical practice, urgent care, specialty clinic, outpatient providers, med spa, professional services

# Property summary

100 JIMMY LOVE LANE | COLUMBIA, SC 29212



Asking Price  
**\$2,658,700**



Price/sf  
**\$300**



Lease rate  
**Call for pricing**



Lease type  
**NNN**

Building size	9,668 sf
Land Area	1.05 acres
Type	Medical Office
Tenancy	Single
Year Built	2000
Tax/APN#	0543.01-01-019.01
Lease Type	NNN
Tenant Name	Novant Health
Lease Expiration	12/31/2026
Parking Spaces	32

## Property Description

Well located medical office building offering second generation medical space and is available for sale or lease. The property was previously occupied by a medical user and will be delivered vacant, presenting an excellent opportunity for owner users, investors, healthcare providers, or medical operators seeking move in ready or easily convertible outpatient space.

The building features existing infrastructure typical of medical office use, including former exam rooms, clinical areas, administrative offices, and patient waiting space. The second generation condition allows a future user to potentially leverage the existing build out and mechanical systems, reducing upfront improvement costs while still providing flexibility to re-configure the space to meet specific clinical or operational requirements.

# Location overview

100 JIMMY LOVE LANE | COLUMBIA, SC



## Location highlights



Well-located with convenient access to St. Andrews Road and Harbison Boulevard, two of the area's primary commercial corridors

## Columbia, SC

This dynamic capital city is known for its rich history, vibrant arts scene, and strong sense of community. Home to the University of South Carolina, the city has a youthful, energetic atmosphere fueled by students, professionals, and growing families. Visitors are drawn to Columbia for its historic neighborhoods, thriving dining and brewery scene, and abundant outdoor attractions like Riverbanks Zoo & Garden and the Congaree River. With its blend of Southern charm, cultural amenities, and access to natural beauty, Columbia offers an inviting place to visit and a comfortable, well-rounded place to call home.

**\$100,822**

AVERAGE HH INCOME

**109,122**

5 MILE POPULATION

# Healthcare demand

## SUBMARKET DEMAND GAP

An overview of clinical services lines comparing actual and expected providers for the 100 Jimmy Love Lane trade area shows unmet demand for several areas, underscoring the opportunity for to target healthcare tenants. Service lines for which expected providers exceeds actual providers are considered more opportunistic from a demand perspective.

### Top service lines



Audiology & speech therapy

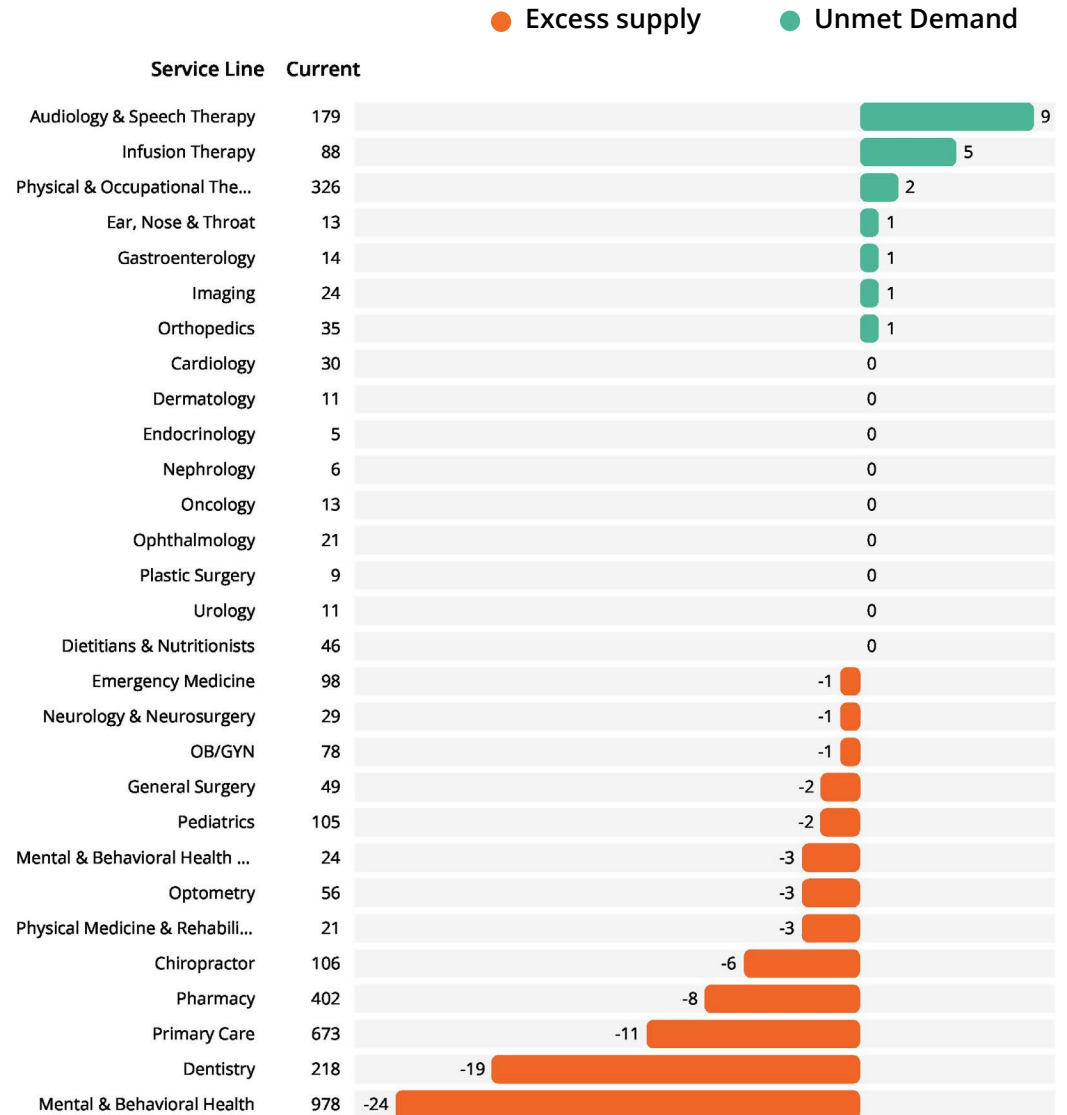


Infusion therapy



Physical & occupational therapy

### Healthcare demand gap



Source: Avison Young Market Intelligence

# Property photos

100 JIMMY LOVE LANE | COLUMBIA, SC



# If you'd like more information, let's connect.

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