

Piedmont Park | MEDICAL OFFICE

197 & 205 PIEDMONT BLVD & 223 S. HERLONG AVE | ROCK HILL, SC 29732



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Property Highlights



44,000 RSF across three Class A Medical Office Buildings



1,200 – 8,500 RSF AVAILABLE for immediate occupancy



UNPARALLELED LOCATION

Immediately adjacent to Piedmont Medical Center - Rock Hill (288-bed full-service hospital) enabling maximum convenience for patients, a 20 minute drive from Piedmont Medical Center - Fort Mill (100-bed hospital) and accessible to a robust Upstate SC healthcare market



PREMIER TENANT MIX

offering complementary services and enviable referral opportunities



ABUNDANT PARKING

5/1,000 parking spaces



EXCEPTIONAL DEMOGRAPHICS

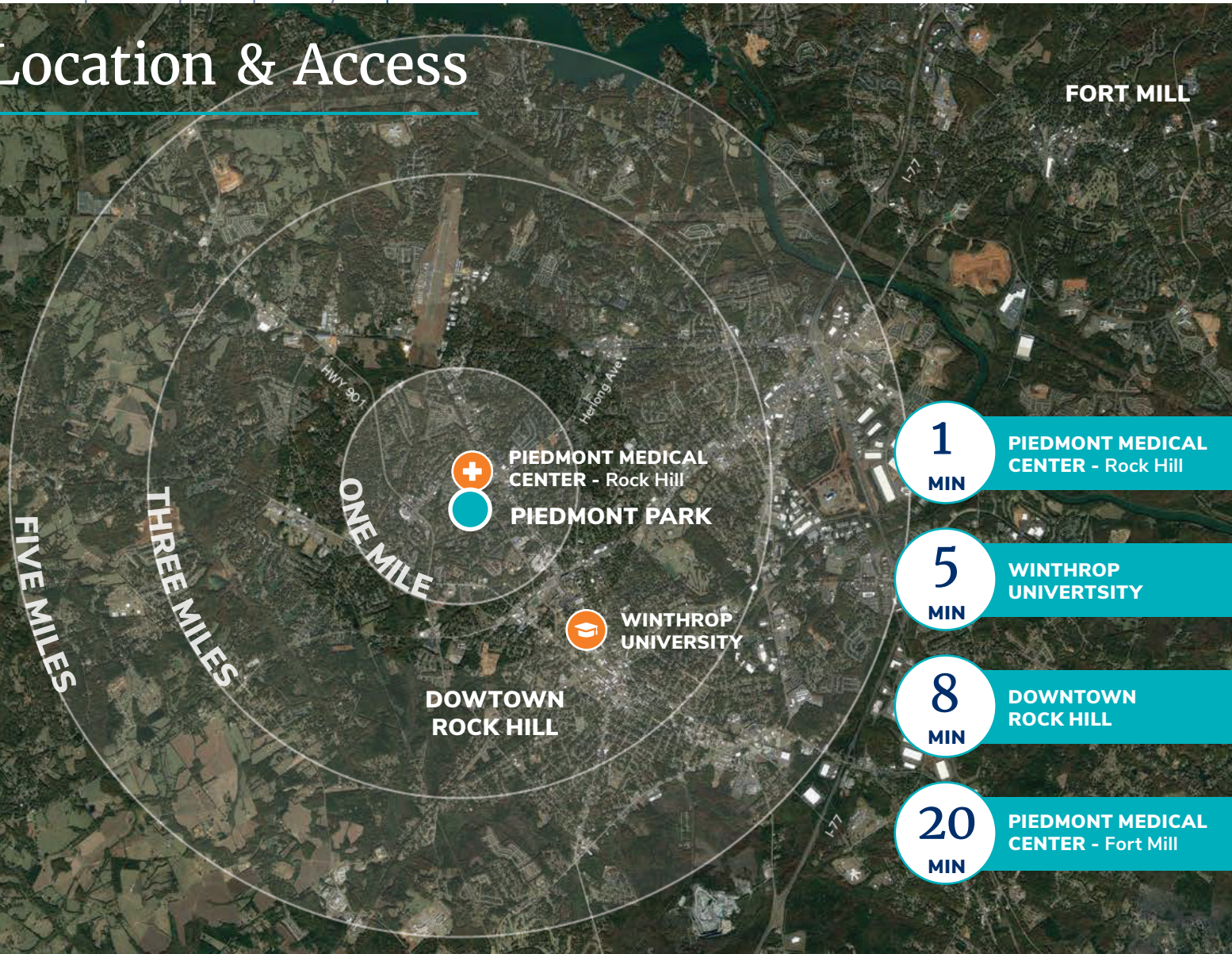
with immediate proximity to Rock Hill & Fort Mill, two of South Carolina's Fastest growing communities



GENEROUS CONSTRUCTION ALLOWANCE



Location & Access



THE SITE

WITHIN 10 MILES



232,000
people



20% projected
population growth by 2027



30% population
over the age of 55



\$145M spent on
healthcare annually



40% outpatient
procedure growth (10 yr)



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