

**Sublease Rate:**

\$20.00/SF

Modified gross

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FOR SUBLEASE

±5,237-SF Freestanding Retail/Office Space

125 Kinard Street, Orangeburg, SC

Highlights

- ±5,237 SF
- Freestanding building currently built-out as a medical office
- Sublease term through 2033
- Monument signage

125 Kinard Street is in Orangeburg, South Carolina with convenient access to I-26, I-95, and key freight corridors that link major markets in the Southeast. Orangeburg is an attractive market for retail property buyers thanks to its strategic location and robust commercial activity. The area benefits from proximity to Orangeburg-Calhoun Technical College and MUSC Health, creating a built-in customer base.



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Demographics 2025 est.	3 miles	5 miles	10 miles
Total Population	12,308	28,708	49,015
Daytime Population	18,746	37,559	55,363
Number of Households	4,831	11,266	19,549