

FOR LEASE**\$32/SF NNN****FREE STANDING MEDICAL | PROFESSIONAL OFFICE****±4,135 SF Office Building**

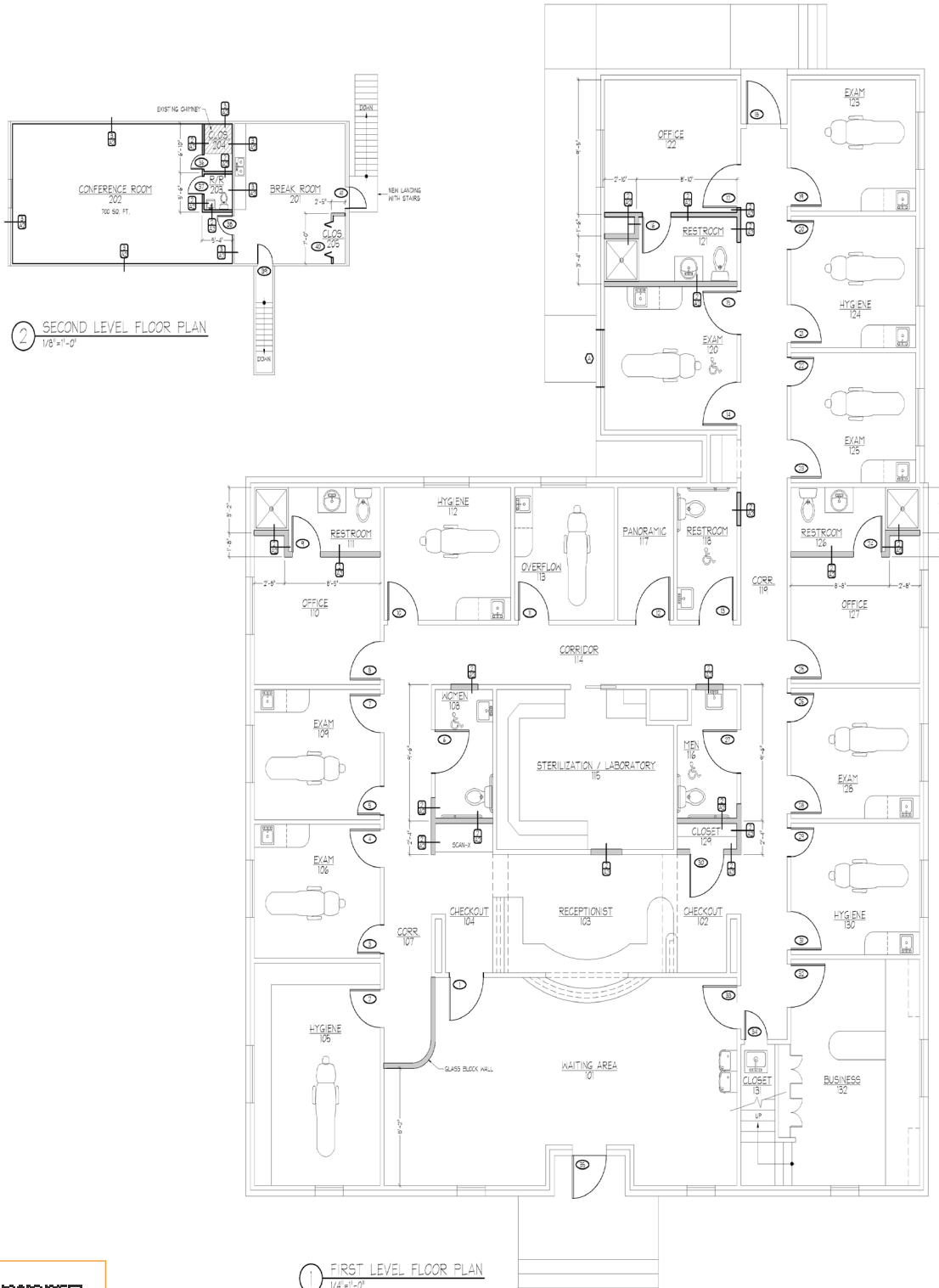
- ±4,135 SF Free Standing Medical Professional Building Located in High Demographic Area of Rock Hill, SC For Lease
- Excellent Visibility and Easy Access
- 11 Treatment Rooms
- 7 Restrooms Total with 3 Restrooms (Including Showers) in the 3 Private Offices
- Large Training Room and Kitchen Located Upstairs
- Parking Lot Repaved, Roof Replaced, Landscaping Updated and All Windows Replaced in 2019
- Parking Lot Recently Seal Coated and Striped - 24 Parking Spaces + 2 Handicap Spaces
- Air Compressors and Dental Vacuum Pump Available
- 10 Intra-oral Dental X-Ray Units Available

**Debbie Weatherby**

Vice President/Broker

Direct: 803-992-6110 | Debbie@tuttleco.com300 Technology Center Way, Suite 410 | Rock Hill, South Carolina 29730 | 803-366-1158 | tuttleco.com

FLOOR PLAN



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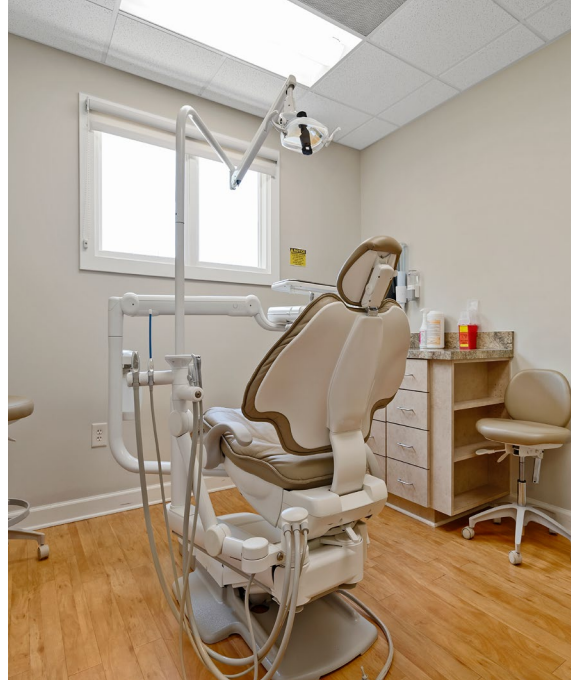
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Free Standing Medical | Professional Office Building

1334 Ebenezer Road, Rock Hill, South Carolina 29732

INTERIOR PHOTOS



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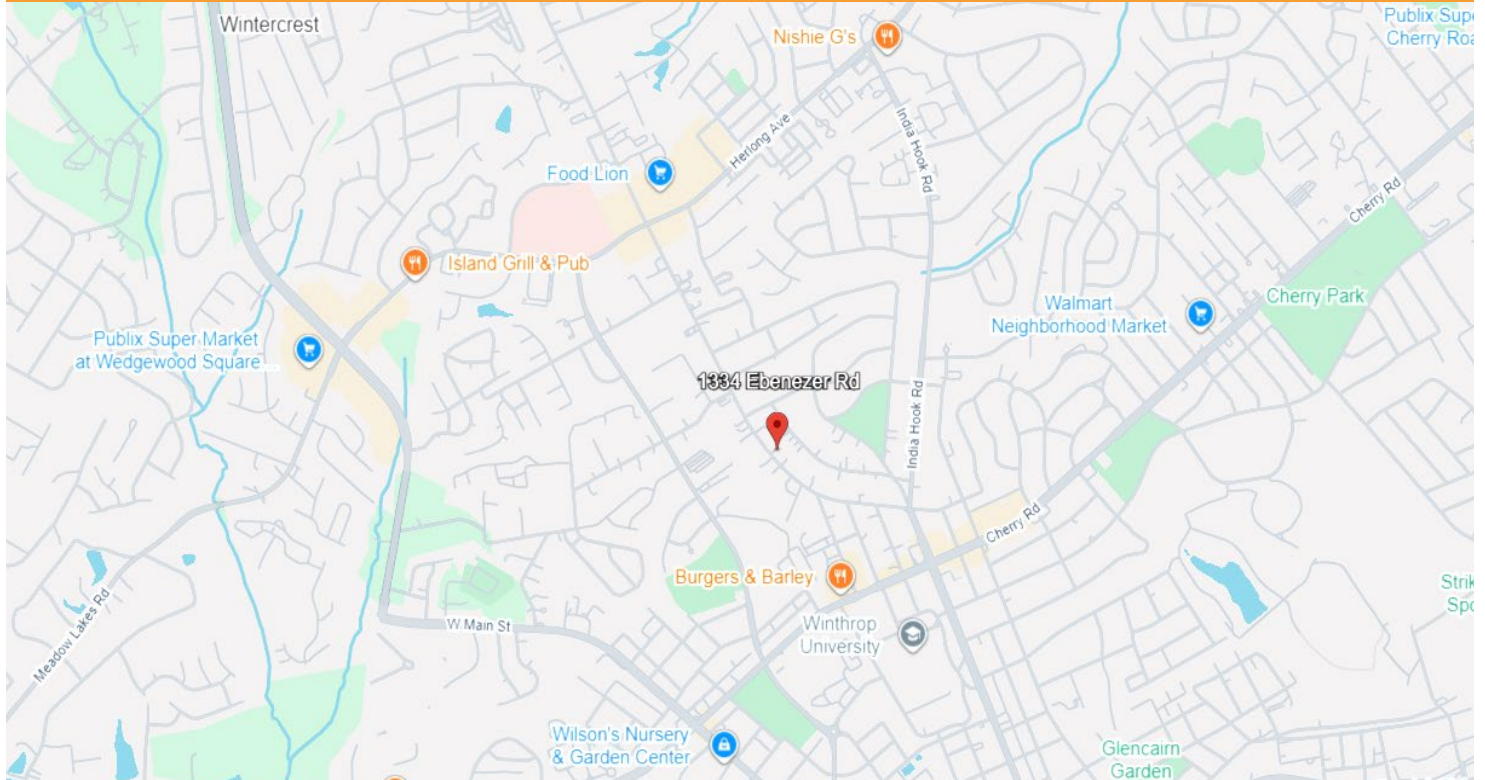
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,849	48,130	68,669
2010 Population	10,234	55,676	87,762
2023 Population	10,901	59,607	101,723
2028 Population	12,152	63,289	108,194
2023-2028 Growth Rate	2.2 %	1.21 %	1.24 %
2023 Daytime Population	18,278	69,142	108,882

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	463	2,683	3,747
\$15000-24999	308	2,225	3,469
\$25000-34999	519	2,709	3,732
\$35000-49999	551	3,430	5,543
\$50000-74999	737	4,858	7,936
\$75000-99999	353	2,538	5,028
\$100000-149999	442	3,275	6,542
\$150000-199999	286	1,333	2,724
\$200000 or greater	139	968	2,226
Median HH Income	\$ 51,307	\$ 53,445	\$ 60,083
Average HH Income	\$ 75,524	\$ 76,891	\$ 86,060

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,690	17,874	25,706
2010 Total Households	3,437	21,667	34,244
2023 Total Households	3,803	24,025	40,953
2028 Total Households	4,367	25,792	43,993
2023 Average Household Size	2.21	2.34	2.4
2023 Owner Occupied Housing	2,214	13,465	25,397
2028 Owner Occupied Housing	2,343	14,576	27,705
2023 Renter Occupied Housing	1,589	10,560	15,556
2028 Renter Occupied Housing	2,024	11,216	16,288
2023 Vacant Housing	713	1,997	2,792
2023 Total Housing	4,516	26,022	43,745



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