



SPERRY

RADEKOPF & ASSOCIATES

415

ROBERTSON BOULEVARD
WALTERBORO, SC 29488

HEALTH CARE
ASSOCIATES OF
WATERBORO

Brochure



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OUR COMPANY

Full Brokerage Services

We provide comprehensive acquisition, disposition, exchange, leasing and consulting services.

Our specialists average 15 years of extensive real estate experience, and are among the most experienced professionals in the industry.

Our marketing associates are diverse and come from a variety of backgrounds, many having advanced degrees and professional designations.

Sperry Commercial associates are always current on real estate trends and the forces that are shaping their local and regional markets.

Agent Specialization

Our agents are specialized in their services by:

- ✓ Property Type Discipline
- ✓ Sales and / or Leasing Expertise
- ✓ Geographic Area Focus

Each Sperry Commercial associate knows the buyers, the buildings, the property owners, building characteristics, market rents, vacancy factors, employment drivers, business growth, recent sales, market trends, and demographics in their market area.

Commercial Real Estate Sales

Leasing Services

Full Range of Asset Categories

- | | |
|----------------|--------------------|
| ✓ Multi-Family | ✓ Land |
| ✓ Retail | ✓ Hospitality |
| ✓ Office | ✓ Mobile Home Park |
| ✓ Industrial | ✓ Special Purpose |



Property Summary



VIDEO

PROPERTY DESCRIPTION

Sperry-Radekopf & Associates is pleased to present 415 Robertson Blvd, a fully leased medical office building in Walterboro, South Carolina. The property is 100% occupied by four established medical tenants and is ideally situated adjacent to HCA Healthcare Hospital, ensuring a strong and stable tenant base. The building benefits from excellent visibility and convenient access, surrounded by leading national retailers such as Walmart, Starbucks, and others—creating consistent traffic and a vibrant commercial environment. Walterboro serves as the hub of Colleton County (population ~39,000) and is located approximately 50 miles west of Charleston. The city is known for its historic downtown, antique shops, and authentic Southern charm, making it a key service and cultural center for the region.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

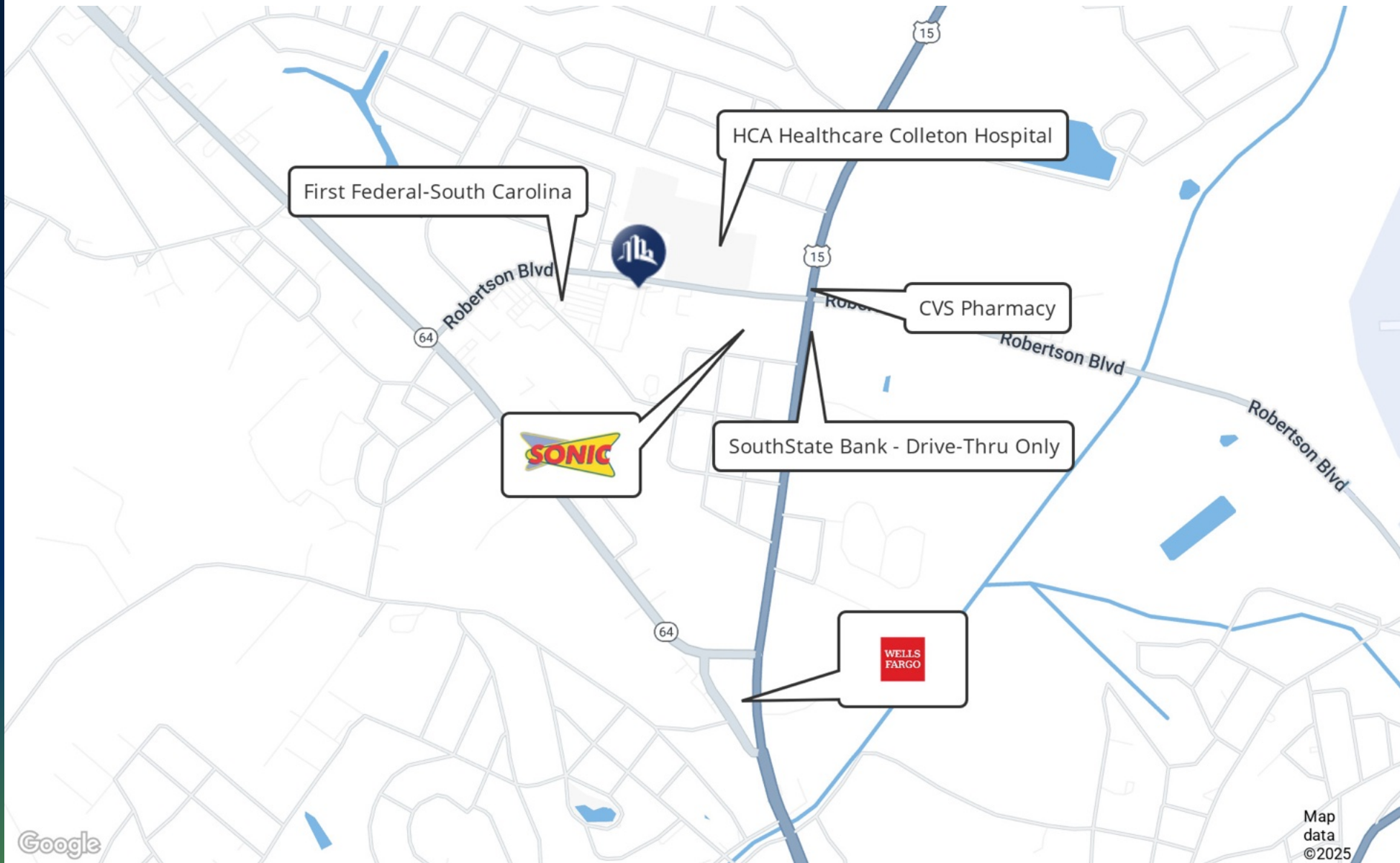
Sale Price:	\$1,280,000
Number of Units:	4
Lot Size:	1.3 Acres
Building Size:	7,544 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	327	1,048
Total Population	205	766	2,414
Average HH Income	\$107,219	\$103,899	\$94,363

Additional Photos



Retailer Map



Rent Roll



SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
A	Dental Office	1,630 SF	\$14.00	\$22,820	-	2030
B	Guardian ad Litem	1,500 SF	\$13.20	\$19,800	-	2028
C	Southern Oak Insurance	1,450 SF	\$13.24	\$19,198	-	2027
D/E	CenterWell Home Health	3,100 SF	\$17.00	\$52,700	-	2028
TOTALS		7,680 SF	\$57.44	\$114,518		
AVERAGES		1,920 SF	\$14.36	\$28,630		

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	205	766	2,414
Average Age	45	44	44
Average Age (Male)	41	41	41
Average Age (Female)	47	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	87	327	1,048
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$107,219	\$103,899	\$94,363
Average House Value	\$191,698	\$193,343	\$197,015

Demographics data derived from AlphaMap

