



FOR SALE

Medical Office Investment Opportunity

710 Rabon Road | Columbia, SC

±20,000 SF ImageCare building well-situated in the Northeast area of Columbia



Reduced Sale Price:

\$5.2M

CONTACT

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Investment Overview

Address 710 Rabon Road, Columbia SC

Year Built 2002

Building Size ±20,000 SF medical office building

Parcel Size ±1.94 acres

Parking 113 spaces (5 handicap with 3 van accessible)

Additional Highlights

- Elevator
- Covered porte-cochère for convenient access located at main entrance/elevator lobby
- New HVAC system
- Leased and managed by Colliers for over 20 years

Building Occupancy 94% occupied

Tenants/SF Occupied

- ImageCare/MedQuest
±10,000 SF (occupies 50% of the building)
- Palmetto Primary Care Physicians NE
±4,301 SF
- Trident Health Care
±2,837 SF
- Mark Their Words Therapy
±1,492 SF
- Vacancy - Suite 201
±1,380 SF

** Tenant leases and financial information will be provided upon execution of CA/NDA.*

Cap Rate 4.6%

REDUCED SALE PRICE

\$5,200,000



Location Overview

710 Rabon Road is a unique investment opportunity strategically located in the Northeast corridor of Columbia, SC. Conveniently located just ±0.5 miles from Interstate 77, the property offers a vantage point with ±89,000 vehicles passing the Farrow Road exit daily. The thriving area of Northeast Columbia is an excellent medical office/office opportunity near MUSC Medical NE and various general physician offices. Additionally, the property's close proximity to many retailers, restaurants, and businesses further enhances its appeal as a prime location.

KEY HIGHLIGHTS



Prime location in Northeast corridor



±2 minutes to I-77, easy major road access

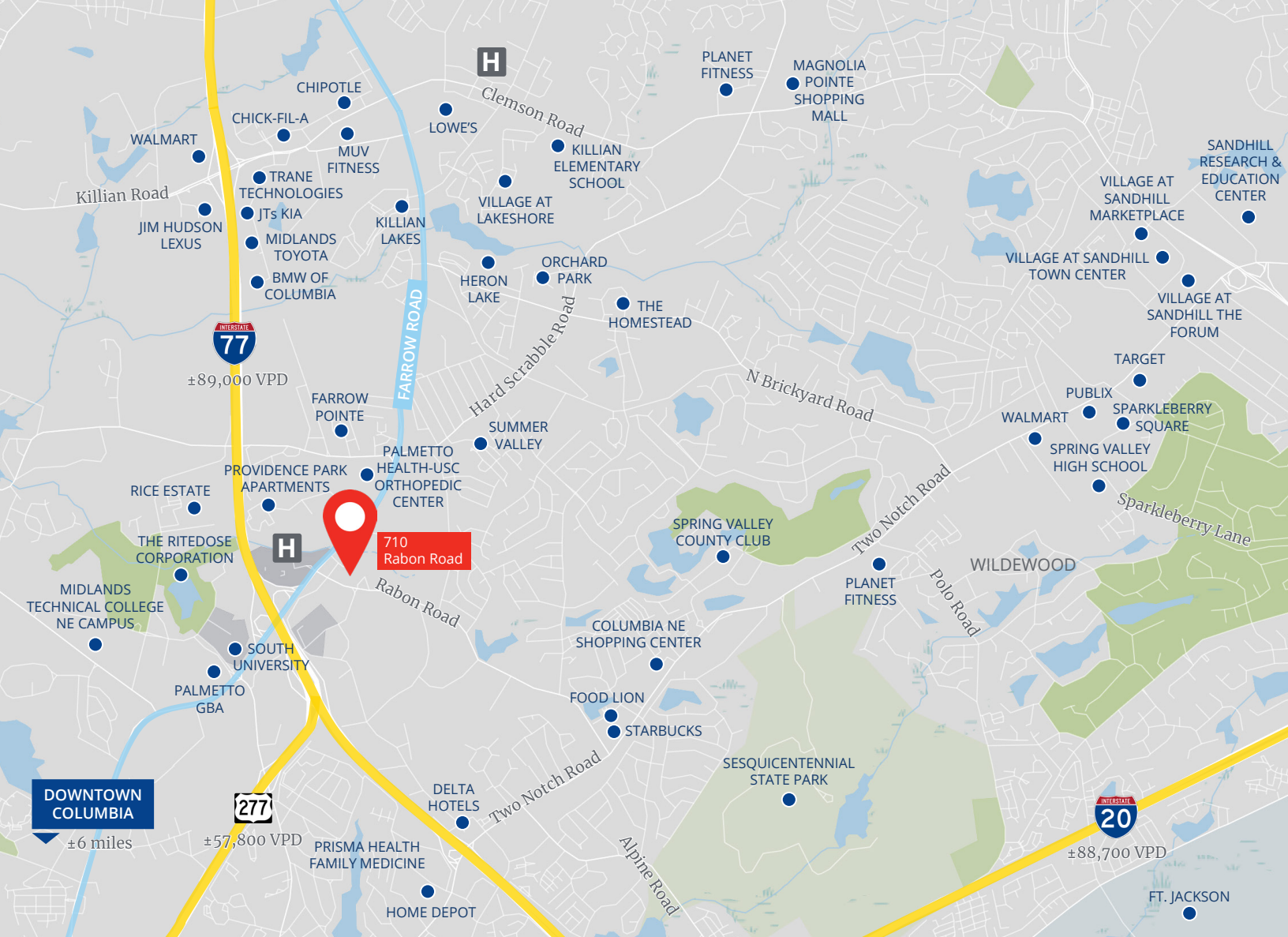


Vibrant local market, ±47,218 households within 5-mile radius



Proximate to MUSC Medical NE & various medical offices





Drive Times

Interstate 77	±2 min.
Interstate 20	±5 min.
Fort Jackson	±10 min.
Downtown Columbia	±12 min.

Demographics 2024

	1 mile	3 miles	5 miles
Total Population	±4,275	±36,259	±115,654
Number of Households	±1,796	±15,290	±47,100
Daytime Population	±7,107	±43,176	±105,852
Average HH Income	±\$57,635	±\$57,787	±\$64,029

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