



## FORMER MEDICAL OFFICE FOR LEASE

- 3,500 SF Former Medical Office Available For Lease with Prime Road Frontage
- Monument sign on busy E. North St.
- Traffic Count: 20,800 AADT
- Large parking lot (2 handicapped & 28 regular spots)
- 12 individual offices with 4 bathrooms
- Built in 1998
- \$3.70 NNN
- Located within Greenville County
- Zoning: POD
- Map # 0541020101602

FOR LEASE:  
**\$20/SF NNN**



## PICTURES



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## DEMOGRAPHICS

### Population

	2 miles	5 miles	10 miles
2020 Population	35,128	155,891	425,580
2024 Population	34,550	163,213	455,362
2029 Population Projection	37,670	179,781	503,904
Annual Growth 2020-2024	-0.4%	1.2%	1.8%
Annual Growth 2024-2029	1.8%	2.0%	2.1%
Median Age	39.2	38.3	38.5

### Income

	2 miles	5 miles	10 miles
Avg Household Income	\$90,808	\$98,506	\$92,628
Median Household Income	\$69,936	\$72,311	\$67,881
< \$25,000	1,792	9,162	28,915
\$25,000 - 50,000	3,342	14,714	40,942
\$50,000 - 75,000	2,861	12,041	31,067
\$75,000 - 100,000	1,815	9,327	23,571
\$100,000 - 125,000	1,625	6,490	16,218
\$125,000 - 150,000	1,431	5,046	12,904
\$150,000 - 200,000	970	5,292	13,930
\$200,000+	980	7,147	16,281