



Commercial Lease +-1,598sqft

1243 Ebenezer Road Rock Hill, SC 29732



Hagan Burnette

Goldeneye Realty LLC

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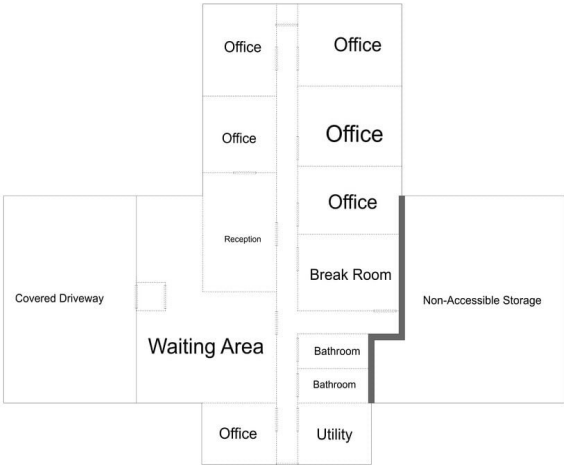


1243 Ebenezer Rd

\$13.00 /SF/YR

This is a unique opportunity for a business to grow in a highly visible location ideal for office or outpatient medical use. The space is efficiently laid out with six private offices, offering a functional and flexible setup well-suited for professional or medical operations. Located along a high-traffic road, the property provides excellent frontage and daily exposure to thousands of passing vehicles, helping maximize brand awareness and accessibility for clients and patients.

- 11,100 AADT in 2024
- Fantastic reception and waiting area



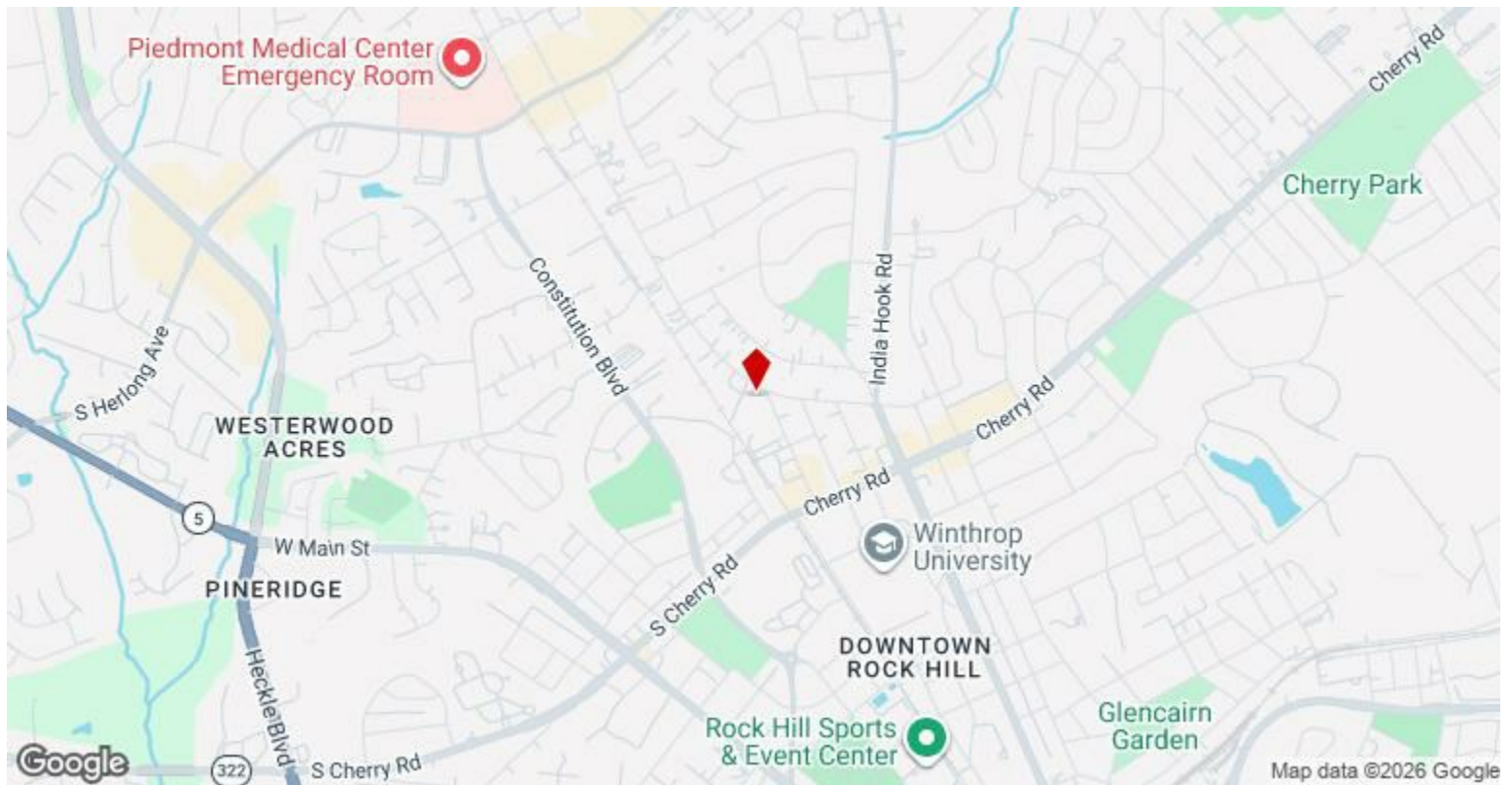
Rental Rate:	\$13.00 /SF/YR
Property Type:	Office
Property Subtype:	Medical
Building Class:	C
Rentable Building Area:	1,598 SF
Year Built:	1960
Walk Score ®:	60 (Somewhat Walkable)
Taxes:	\$0.47 USD/SF/MO
Operating Expenses:	\$0.13 USD/SF/MO
Rental Rate Mo:	\$1.08 /SF/MO

1st Floor

Space Available	1,598 SF
Rental Rate	\$13.00 /SF/YR
Date Available	February 02, 2026
Service Type	Triple Net (NNN)
Space Type	New
Space Use	Office
Lease Term	Negotiable

Major Tenant Information

Tenant	SF Occupied	Lease Expired
BARIATRIC MEDICAL CENTER	-	



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Property Photos



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