



## Commercial Lease +1,598sqft

1243 Ebenezer Road Rock Hill, SC 29732



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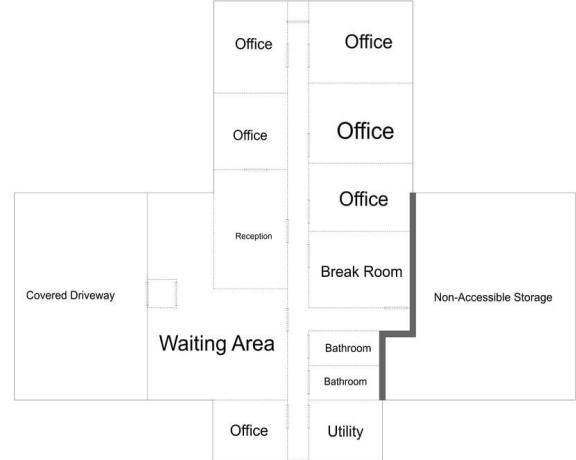
# 1243 Ebenezer Rd

\$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

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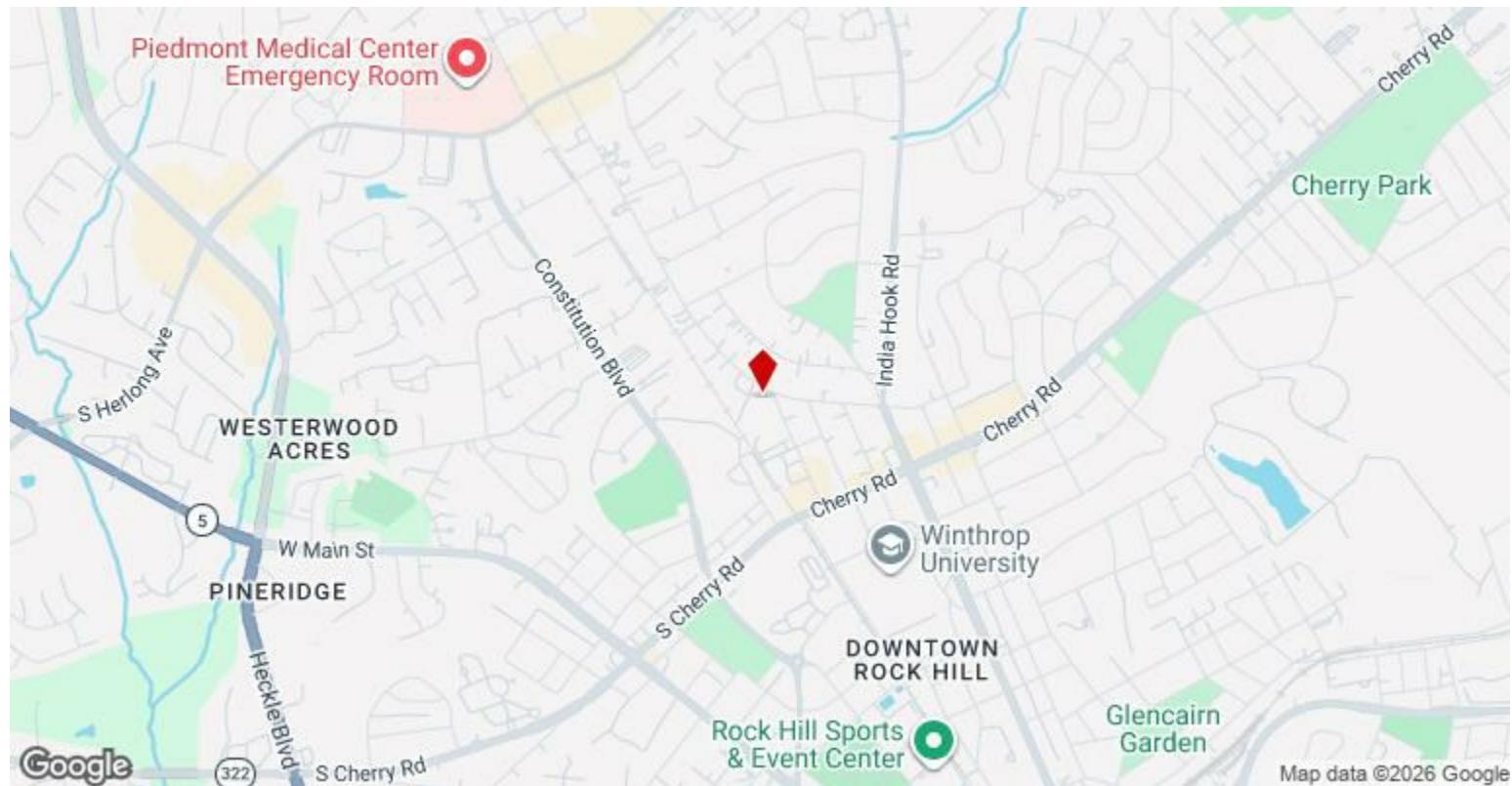
## 1st Floor

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**

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<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
BARIATRIC MEDICAL CENTER	-	



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## Property Photos

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IMG\_2728



IMG\_2735

## Property Photos

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IMG\_2736



IMG\_2738

## Property Photos

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IMG\_2748



IMG\_2748

## Property Photos

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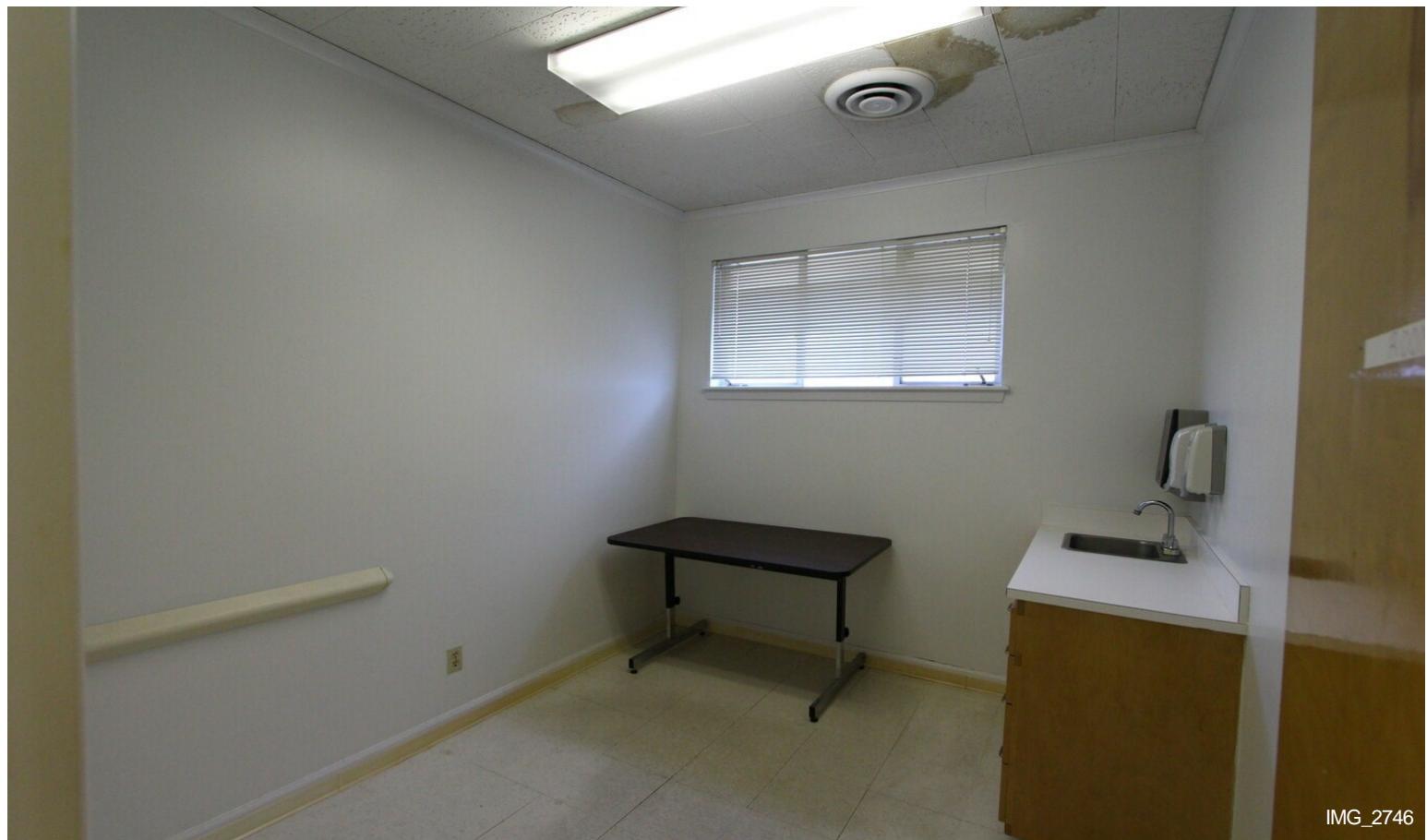
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## Property Photos

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## Property Photos

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# Property Photos

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