

7659 Garners Ferry Rd

COLUMBIA, SC



SECOND GENERATION MEDICAL SPACE
For sale or for lease

**AVISON
YOUNG**

Property summary

7659 GARNERS FERRY ROAD | COLUMBIA, SC 29209



Well-maintained, second generation medical / office space.



Located in primary commercial corridor with convenient access to I-77. Close proximity to U.S. Army Fort Jackson.



Unmet demand for primary care and infusion therapy, underscoring the ability to attract both owner-users and credit tenants.



Property summary

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Asking Price
\$2,685,000



Price/sf
\$300



Lease rate
Call for pricing



Lease type
NNN

Building size	8,950 sf
Land Area	1.00 acres
Type	Medical Office
Tenancy	Single
Year Built	1998
Tax/APN#	R16314-03-17
Lease Type	NNN
Zoning	GC
Tenant Name	Novant Health
Lease Expiration	12/31/2026
Parking Spaces	30

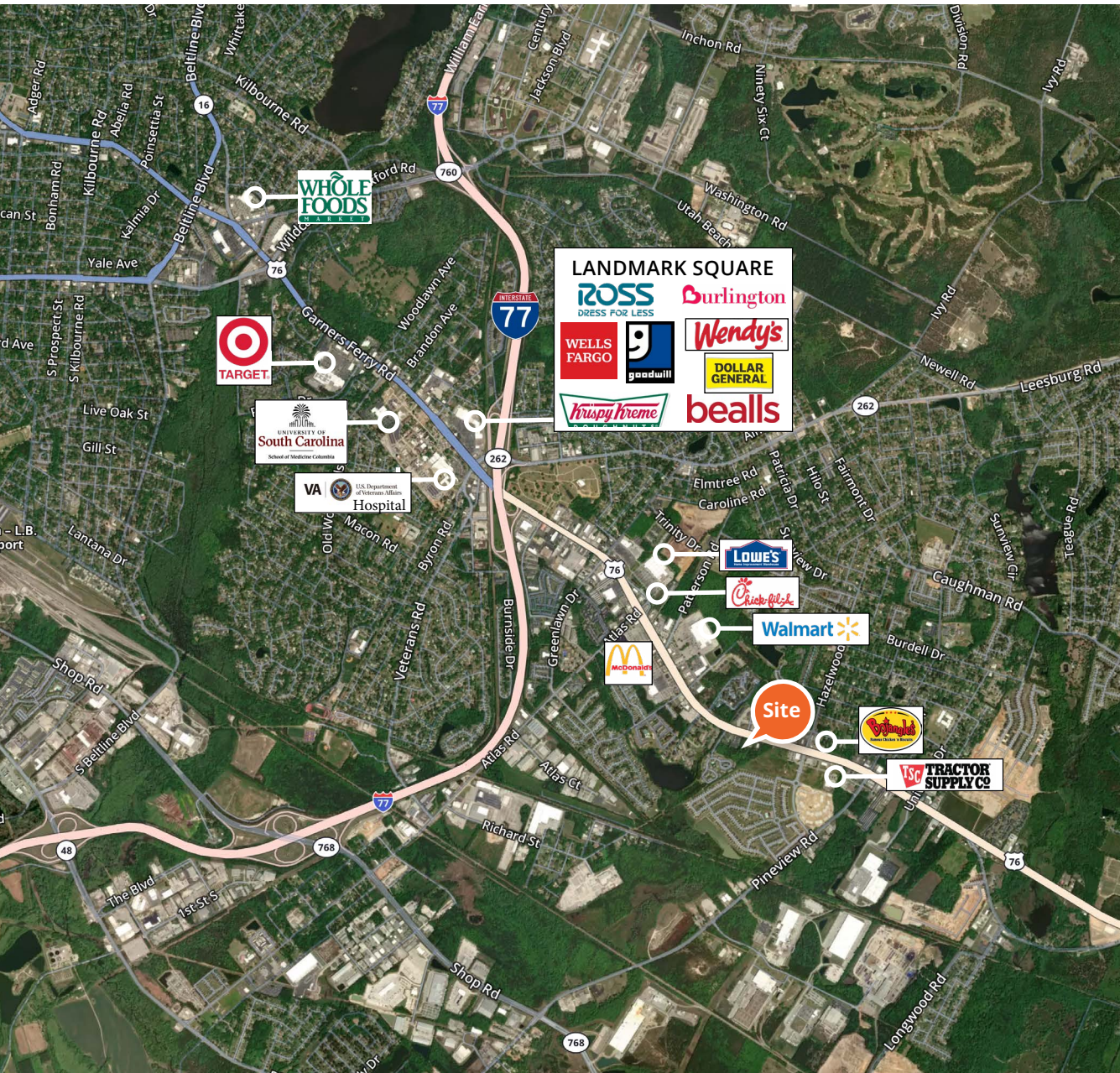
Property Description

Well located medical office building offering second generation medical space a primary commercial corridor serving southeast Columbia, with convenient access to Interstate 77. The property was previously occupied by a medical user and will be delivered vacant, presenting an excellent opportunity for owner users, investors, healthcare providers, or medical operators seeking move in ready or easily convertible outpatient space.

The building features existing infrastructure typical of medical office use, including former exam rooms, clinical areas, administrative offices, and patient waiting space. The second generation condition allows a future user to potentially leverage the existing build out and mechanical systems, reducing upfront improvement costs while still providing flexibility to re-configure the space to meet specific clinical or operational requirements.

Location overview

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Location highlights



Located along a primary commercial corridor serving southeast Columbia. The location benefits from proximity to Fort Jackson, surrounding residential neighborhoods, and a strong mix of medical, retail, and professional services, supporting a built-in patient base and workforce access.

Columbia, SC

This dynamic capital city is known for its rich history, vibrant arts scene, and strong sense of community. Home to the University of South Carolina, the city has a youthful, energetic atmosphere fueled by students, professionals, and growing families. Visitors are drawn to Columbia for its historic neighborhoods, thriving dining and brewery scene, and abundant outdoor attractions like Riverbanks Zoo & Garden and the Congaree River. With its blend of Southern charm, cultural amenities, and access to natural beauty, Columbia offers an inviting place to visit and a comfortable, well-rounded place to call home.

\$110,117

AVERAGE HH INCOME

82,559

5 MILE POPULATION

Healthcare demand gap

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An overview of clinical services lines comparing actual and expected providers for the **7659 Garners Ferry Road trade area** shows unmet demand for several areas, underscoring the opportunity for to target healthcare tenants. Service lines for which expected providers exceeds actual providers are considered more opportunistic from a demand perspective.

Top service lines



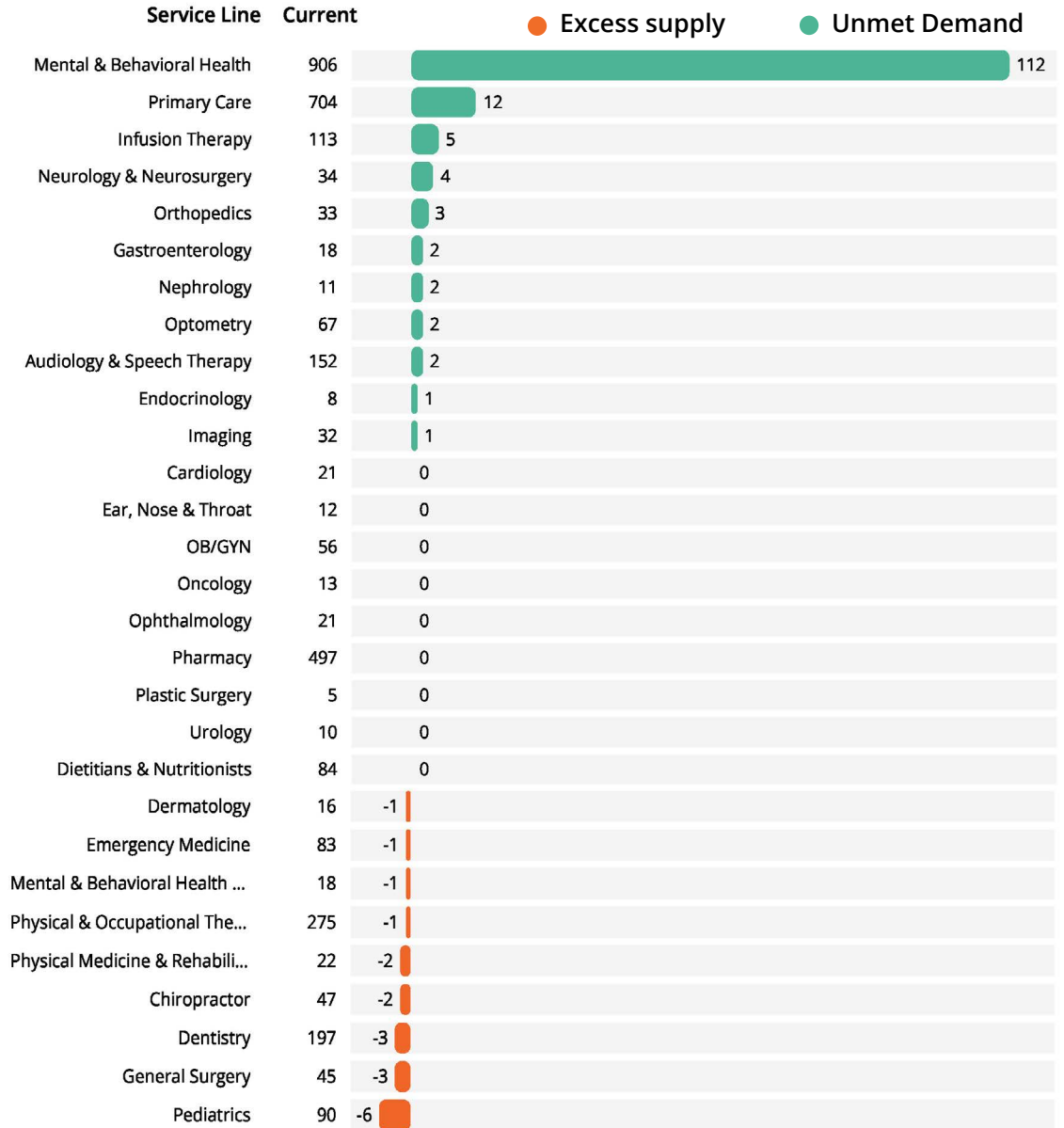
Mental & behavioral health



Primary care



Infusion therapy



Source: Avison Young Market Intelligence

Property photos

7659 GARNERS FERRY ROAD | COLUMBIA, SC



If you'd like more information, let's connect.

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