

MEDICAL OFFICE BUILDING: FOR SALE OR LEASE

steady income potential while positioning for future tenancy



LEXINGTON COUNTY TAX MAP NO 010100-02-271

5224 HIGHWAY 321 GASTON . SOUTH CAROLINA 29053

property highlights:

±5,930 SF on ±1.02 AC

- Provides steady income potential while positioning for future tenancy
- Excellent frontage along Highway 321, which sees an average traffic count of roughly 18,000 VPD
- Strong visibility and ample on-site parking
- Ideal location for a medical user seeking to establish their office – or for an existing practice looking to expand with a satellite location
- Located just 14 miles from Downtown Columbia

available for lease or sale

LEASE RATE: \$21.00/SF NNN

- Current dialysis center

SALE PRICE: \$1,400,000

- Currently leased to Davita
- Current term expires 12/5/2028

exclusively listed by:

TOM MCMEEKIN | tom@pintailcre.com | 864.921.7924



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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interior photos:



exclusively listed by:

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