

# 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

#### exclusively listed by:

TOM MCMEEKIN | tom@pintailcre.com | 864.921.7924

#### available for lease or sale

#### **LEASE RATE: \$21.00/SF NNN**

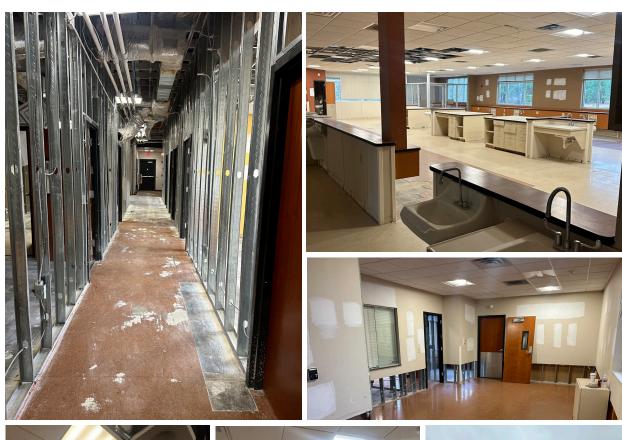
• Current dialysis center

## **SALE PRICE: \$1,400,000**

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



# *interior photos:*









# floor plan:

