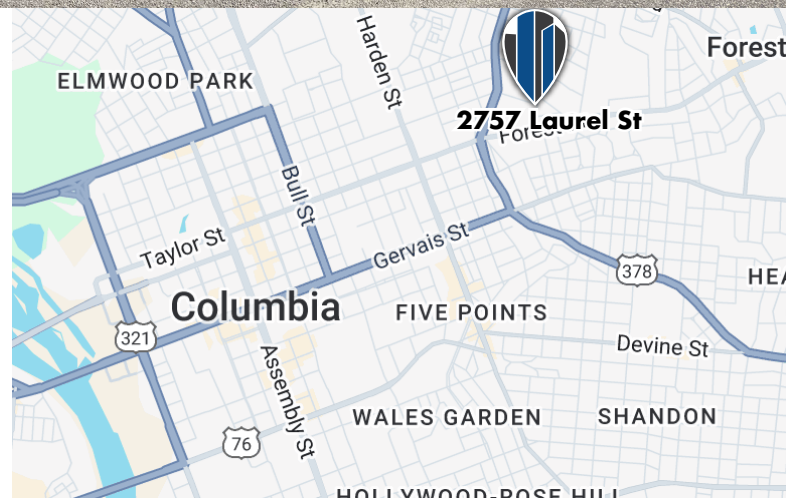




FOR SALE

- Four 1,382 SF office/medical condos totaling 5,528 SF
- $\pm$ 0.55 Acres
- Richland County TMS: 11412-02-08, 11412-02-07, 11412-02-09, and 11412-02-10
- Located downtown next to MUSC
- Zoning: OI (Office Institutional), Built in 1967
- 3 of 4 condos are occupied by a dental office, optometrist office, and chiropractic office - all leases are month-to-month
- Future opportunity to convert the building to a 5,528 SF single user office/medical building
- $\pm$ 35 on site parking spaces
- Excellent owner/user or investment opportunity

All 4 Condos: \$885,000
Individual Condos: \$255,000 each



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	11,744	89,965	174,847
TOTAL HOUSEHOLDS:	4,731	38,705	74,398
AVERAGE HH INCOME:	\$57,757	\$73,136	\$69,478

