



**FOR SALE** Investment Opportunity

## Two Medical Buildings and Excess Land in the Center of Fairfield County

**56 and 80 Hwy 321 Bypass N, Winnsboro, SC**

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# Investment Opportunity

This investment opportunity includes two medical office buildings with  $\pm 3,646$  SF vacancy and excess land, providing additional possibilities for growth and development.

Prisma Health is South Carolina's largest not-for-profit health system, focused on improving the health of residents. In Winnsboro, they operate a Family Medicine clinic at 56 US Highway 321 Bypass North, offering primary care services for all ages.

Prisma Health Orthopedics Rehabilitation-Winnsboro, located at 80 US Highway 321 Bypass North, provides physical and occupational therapy for orthopedic injuries, with personalized rehabilitation programs to aid recovery and improve mobility.

## PROPERTY/INVESTMENT OVERVIEW

### 56 Hwy 321

- Tax ID 126-03-01-019-000 (Fairfield County)
- $\pm 8,846$  SF on  $\pm 3.13$ -acre lot
- 59% leased
- Expires 3/31/29
- 1-5 year renewal options
- 3% increase at renewal

### 80 Hwy 321

- Tax ID 126-03-01-017-000 (Fairfield County)
- $\pm 4,293$  SF on  $\pm 0.85$ -acre lot
- 100% leased
- Expires 3/31/27
- 1-3 year renewal options
- 2% increase at renewal



#### Medical Buildings

Two investment medical buildings totaling  $\pm 13,139$  SF



#### Strong Tenants

Stable long-term tenants in place and renewal options



#### Expansion Opportunity

Large lot allowing room for growth or development totaling  $\pm 3.98$  acres

## SALE PRICE

# \$1,030,000





# Location Overview

The properties are centrally located in Fairfield County and situated ±7.8 miles to Interstate 77, ±15.9 miles to Blythewood and ±14.9 miles to Scout Motors development —a \$2B development expected to create over 4,000 permanent jobs.

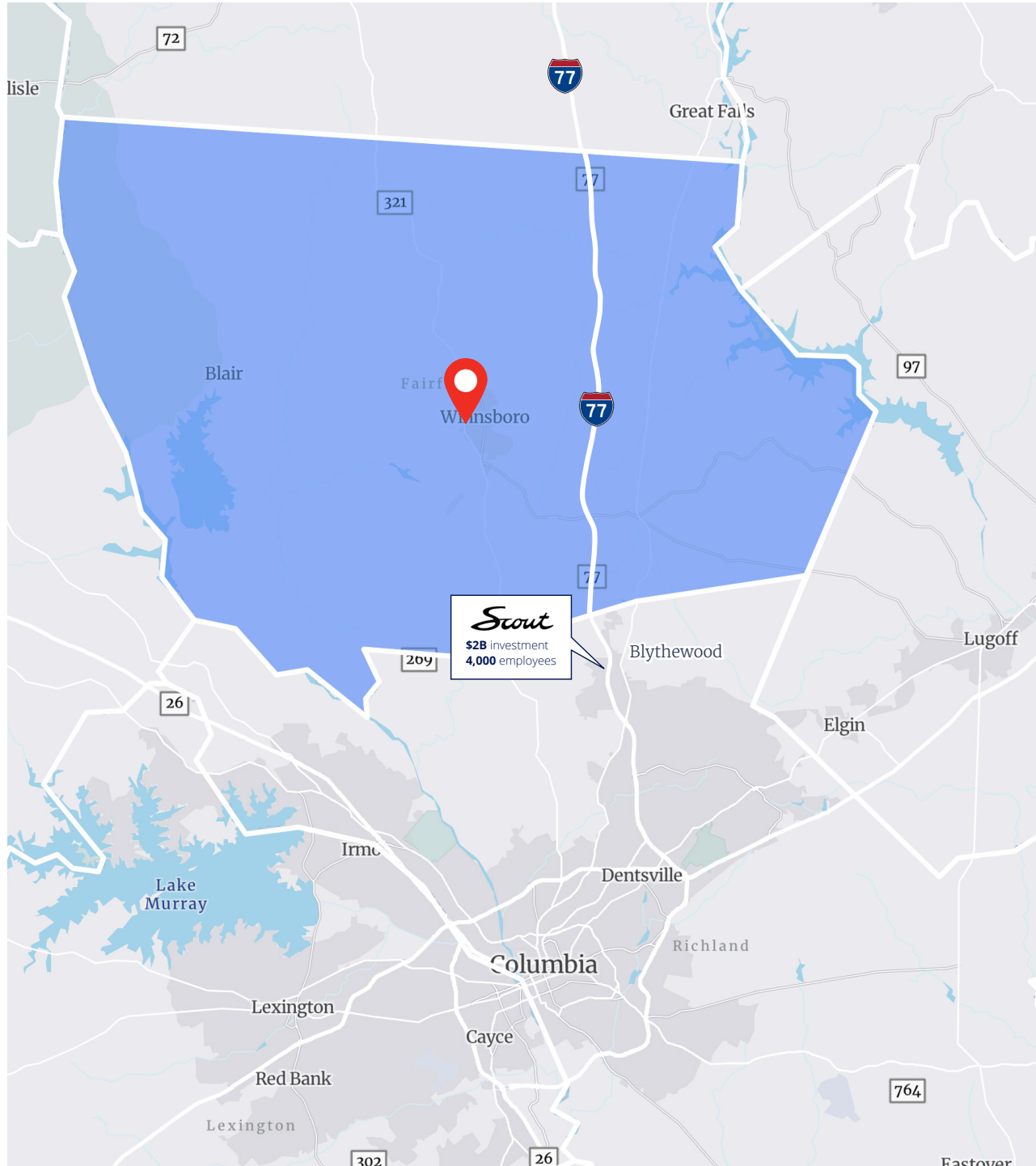
## Fairfield County Demographics 2024 est



**Population**  
20,188



**Households**  
9,019







## CONTACT

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