



FOR LEASE

Turnkey Medical Office Suite

7041 Saint Andrews Rd,
Columbia, SC 29212

Wilder Commercial | wildercommercial.com | 109 Old Rapids Rd, Columbia, SC 29072 | 803.309.4709



Executive Summary



OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Building Size:	2,752 SF
Available SF:	2,752 SF
Lot Size:	0.12 Acres
Year Built:	1987
Zoning:	CO
Market:	Columbia
Submarket:	St. Andrews
Traffic Count:	20,000

PROPERTY OVERVIEW

2,752 SF medical office suite available for lease at 7041 Saint Andrews Road, Columbia, SC 29212. The space features a purpose-built clinical configuration suitable for a broad range of medical, dental, or specialty healthcare uses.

The buildout includes a patient reception area, dedicated administrative office, 3 to 4 operatories, a private office with en-suite restroom and shower, and a staff kitchenette. The suite is move-in ready, minimizing tenant improvement lead time and capital outlay. The property is situated along the Saint Andrews Road commercial corridor in Lexington County, proximate to Lexington Medical Center Irmo and a concentration of established medical and professional office users. The location provides direct access to I-26 and serves a broad trade area encompassing Irmo, Lexington, West Columbia, and Northwest Columbia. Surrounding residential density supports a strong and stable patient base for healthcare-oriented tenants.

PROPERTY HIGHLIGHTS

- 2,752 SF turnkey medical office suite
- 3-4 operatories
- Patient reception area
- Dedicated administrative office
- Private office with en-suite restroom and shower
- Staff kitchenette
- Move-in ready — fully improved clinical buildout

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InteriorPhotos



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Interior Photos



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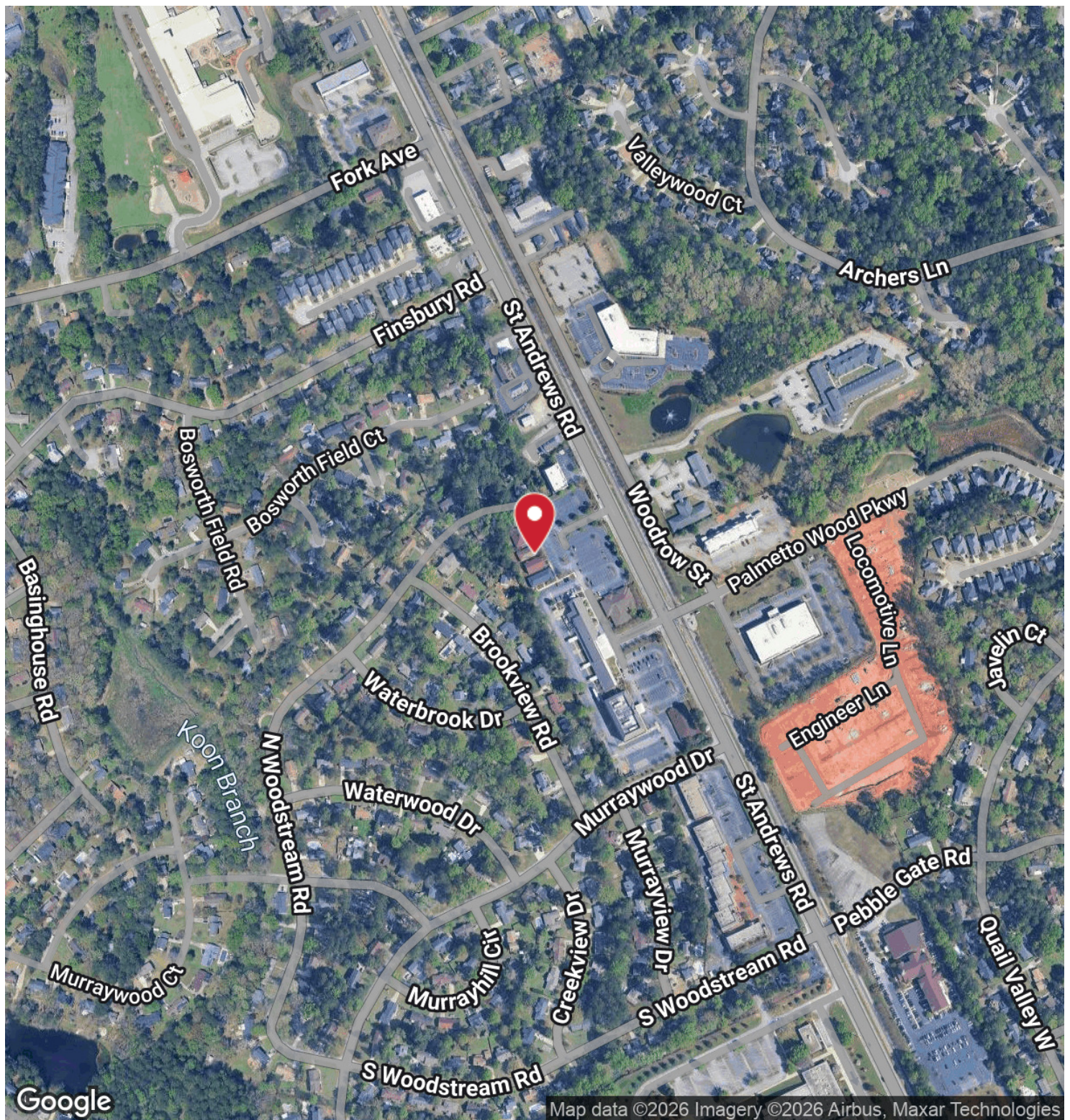
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Location Map



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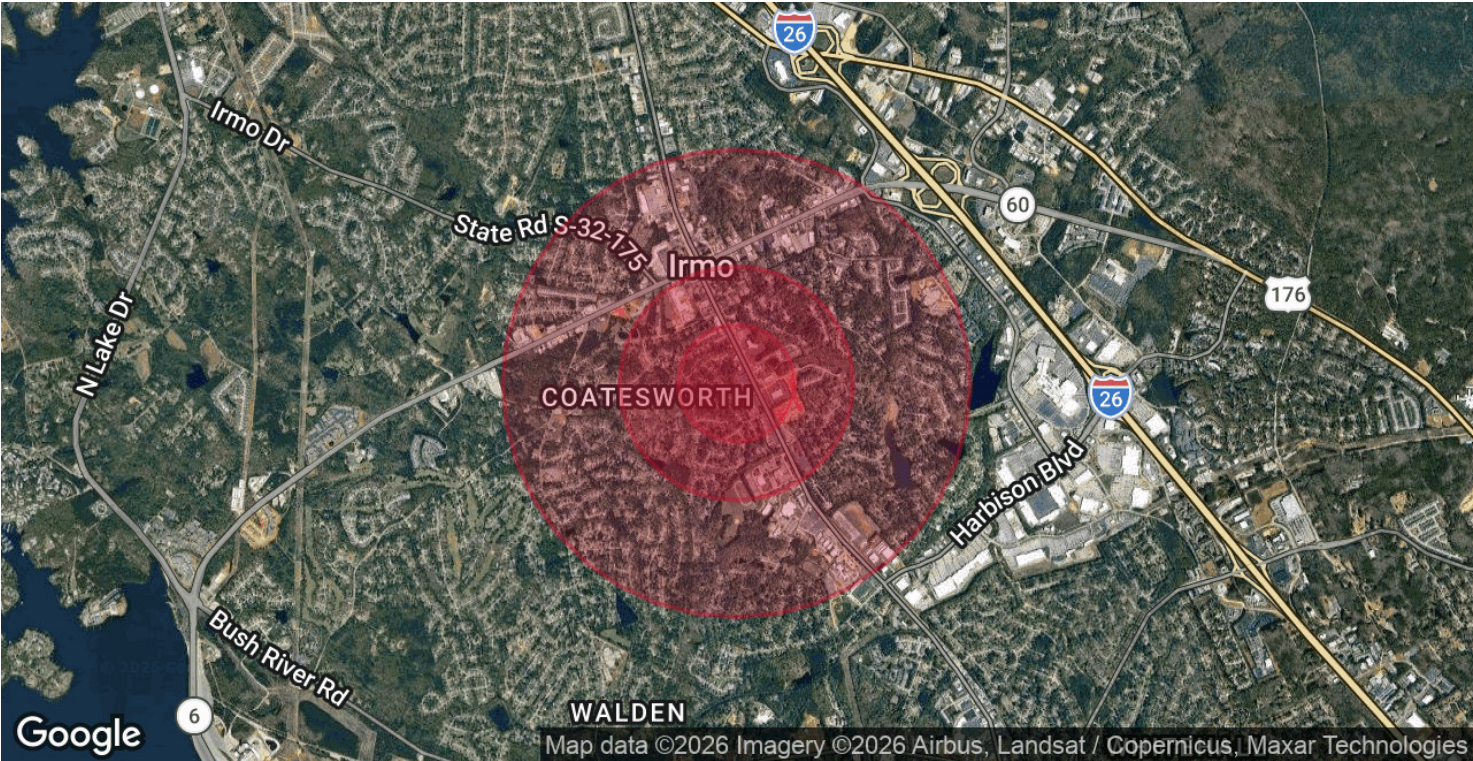
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Demographics Map & Report



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	322	1,368	5,659
Average Age	43.1	45.8	44.9
Average Age (Male)	43.9	46.7	45.0
Average Age (Female)	41.4	43.7	45.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	123	532	2,392
# of Persons per HH	2.6	2.6	2.4
Average HH Income	\$96,824	\$99,094	\$100,819
Average House Value	\$211,526	\$220,125	\$237,235

TRAFFIC COUNTS
20,000/day

2023 American Community Survey (ACS)

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Retailer Map



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