

# 741 GREENLAWN DRIVE

COLUMBIA, SC 29209

FOR SALE

**\$1,995,000**

**TRINITY  
PARTNERS**

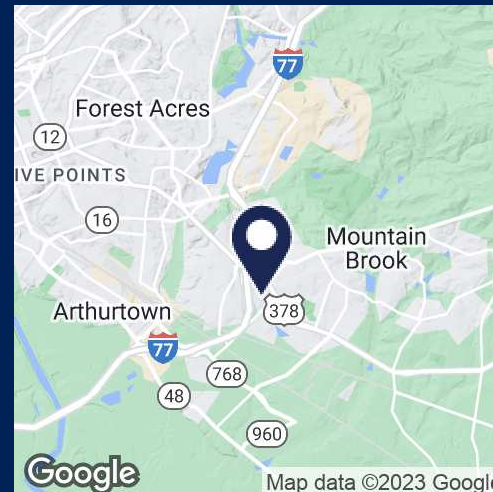
TRINITY-PARTNERS.COM  
1501 MAIN STREET SUITE 410  
COLUMBIA, SC 29201



OFFICE

## Turnkey Dental Office for Sale

- **±4,325 SF dental office**
- **Well maintained and in pristine condition**
- **Located in the SE Columbia corridor**
- **0.8 mile to I-77**
- **Turnkey fixtures, furniture, and equipment available**



## CONTACT

**ROB LAPIN** 803.567.1536  
RLAPIN@TRINITY-PARTNERS.COM

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# BUILDING LAYOUT

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## DENTAL OFFICE HAS THE ABILITY TO BE PURCHASED WITH THE FOLLOWING:

- Six (6) exam rooms contain six (6) X-Ray machines & specific dental/medical cabinetry
- Office equipped with Panorex X-Ray machine (provides a comprehensive view of the oral & maxillofacial region)
- Seven (7) offices - six (6) exam rooms with one for expansion
- Private doctor's office with restroom
- Financial/accounting office
- Practice manager's office
- Sterilization/autoclave equipment room
- Reception area with furniture

## COMPLETELY CONDITIONED UPSTAIRS CONTAINS:

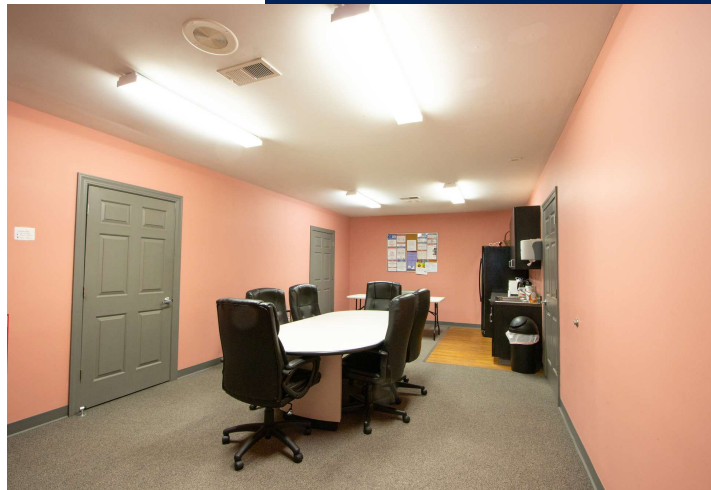
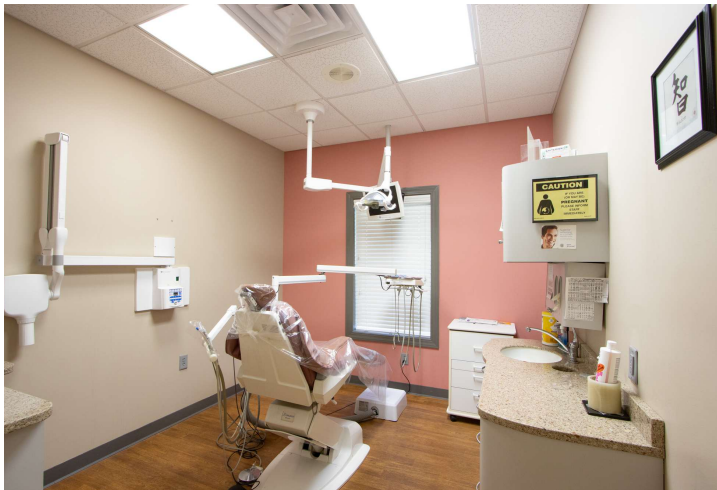
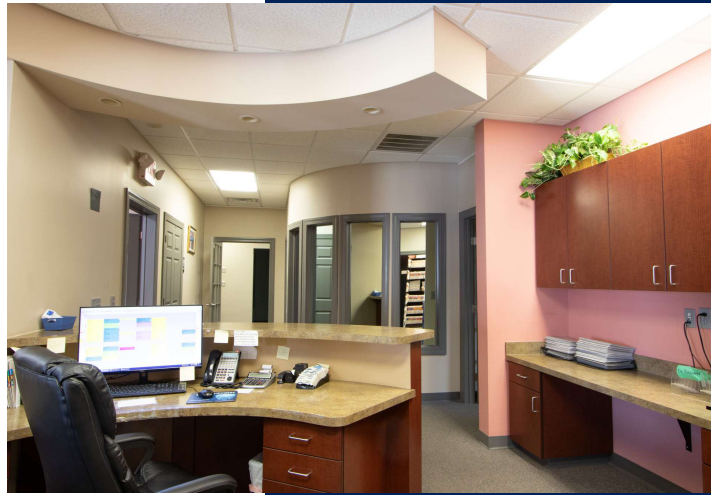
- Break room
- Changing rooms with lockers
- IT room
- Restrooms
- Staff locker room
- Conditioned storage - could be expanded to office

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**Shoppes at Woodhill**

- TARGET
- TANERA
- WORLD MARKET
- J&J
- STARBUCKS COFFEE
- TRUIST
- HICKORY
- UPS
- MOD

- goodwill
- ROSS DRESS FOR LESS
- BIG LOTS
- DG
- Krispy Kreme
- GREEN'S

USC School of Medicine

VA Hospital

Hampton Inn & Suites

TOWNEPLACE SUITES MARRIOTT

741 Greenlawn Dr.

LOWE'S



Walmart

SOUTHEASTERN SALVAGE Home Emporium

Auto Zone

Quality AUTO PARTS

FOOD LION

planet fitness

PALMETTO CITIZENS ZAXBY'S

CVS pharmacy

TRACTOR SUPPLY CO.

W

Sysco

Google

# RETAILER MAP

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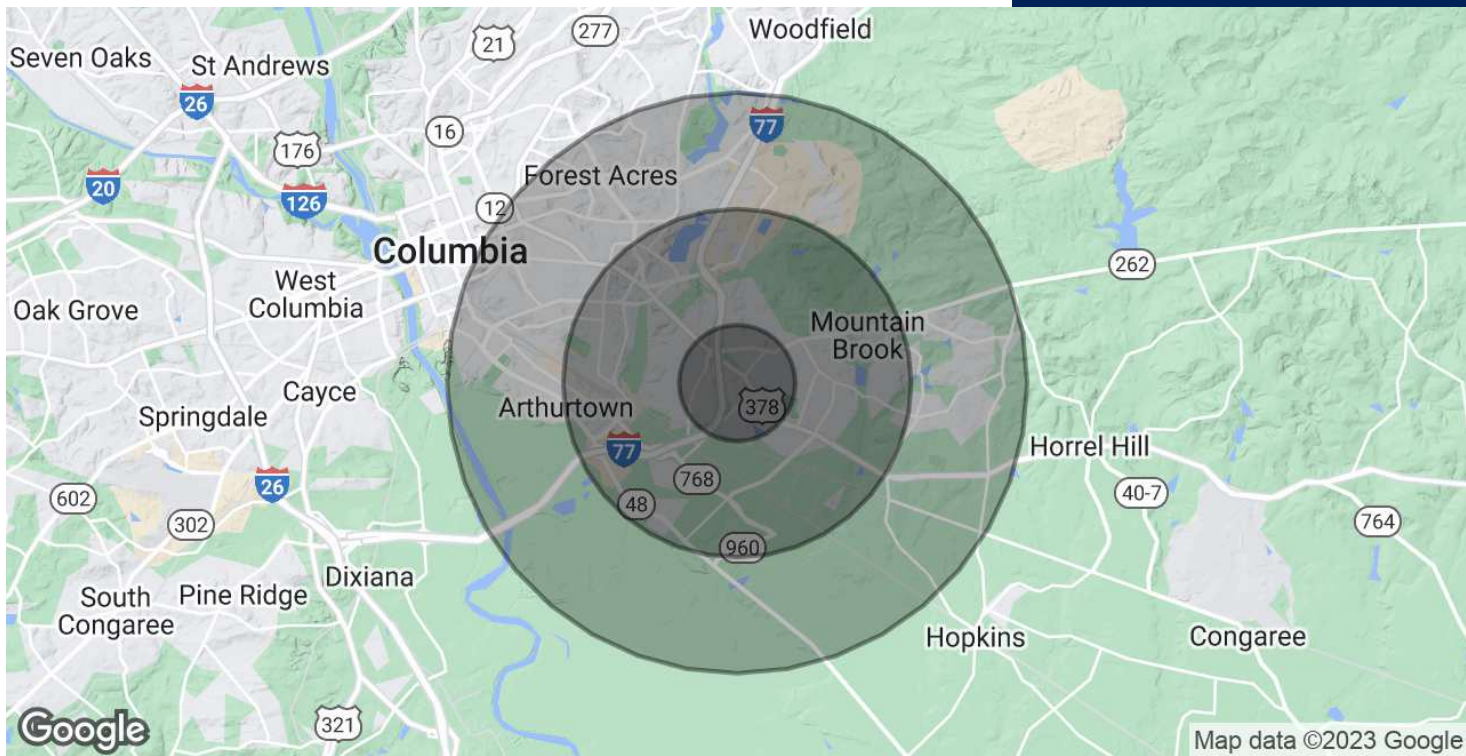
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,694	45,160	104,808
Average Age	38.1	35.5	33.2
Average Age (Male)	41.0	35.6	32.3
Average Age (Female)	36.3	36.1	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,591	19,440	43,181
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$78,787	\$75,084	\$75,666
Average House Value	\$177,903	\$181,277	\$212,709

\* Demographic data derived from 2020 ACS - US Census

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