

Medical Office for Sale

103 Medical Sciences Drive

Union, South Carolina 29379



ASKING PRICE:

\$245,000

EXCLUSIVE BROKER:

Coleman Davis
Senior Brokerage Associate
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Property Highlights

- 2,351+/- SF on 1.44 +/- ACRES
- Excellent Medical Office located off Hwy 176 in Union
- 4 Exam Rooms (w/ Cabinets and Sinks), 2 Administrative Offices, Reception Area, Break Room, Lab, and 2 Bathrooms
- 20 Parking Spots
- Ideal for General Office or Medical Uses



Location Overview



13,600 VPD on Hwy 176

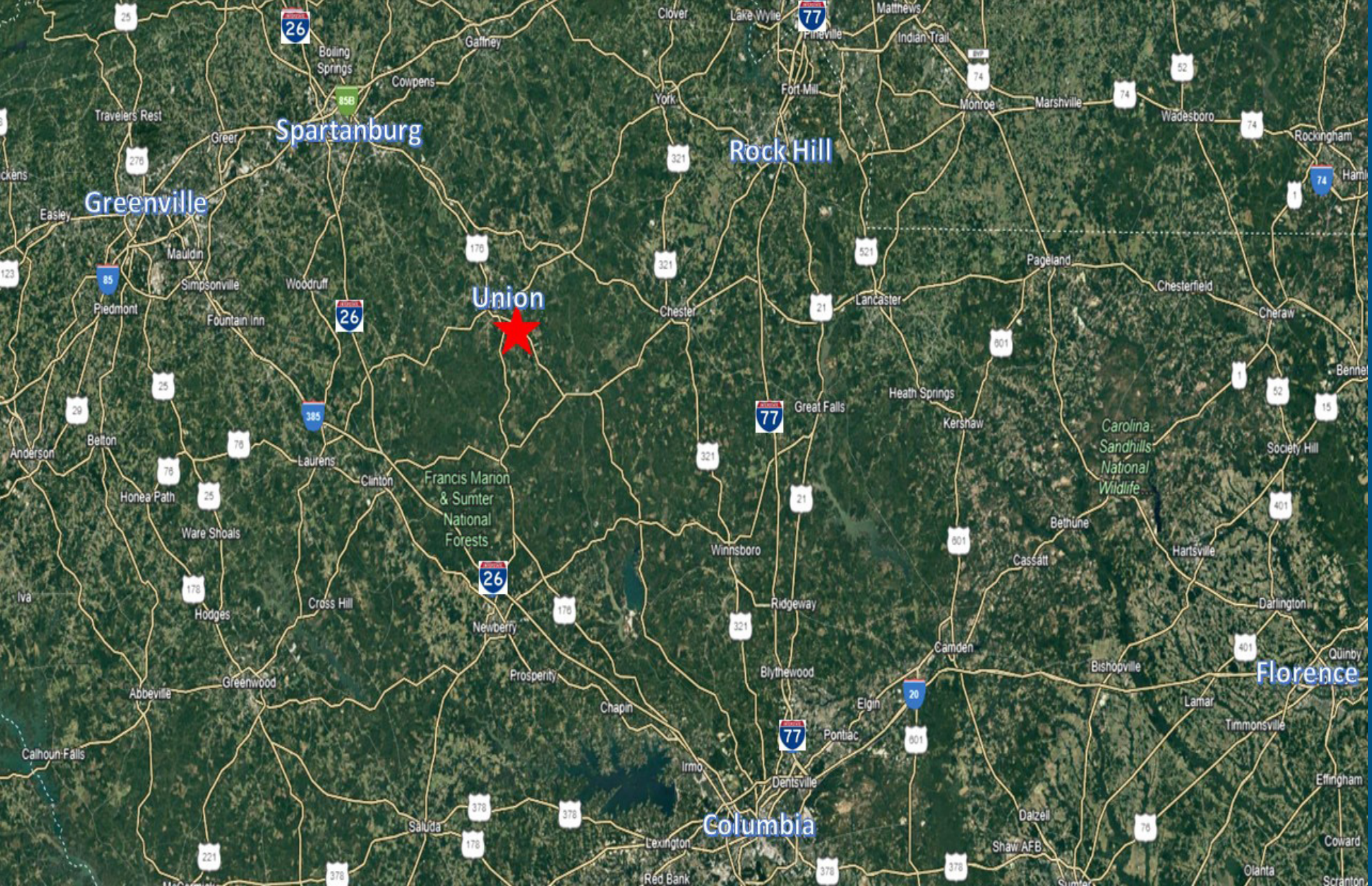


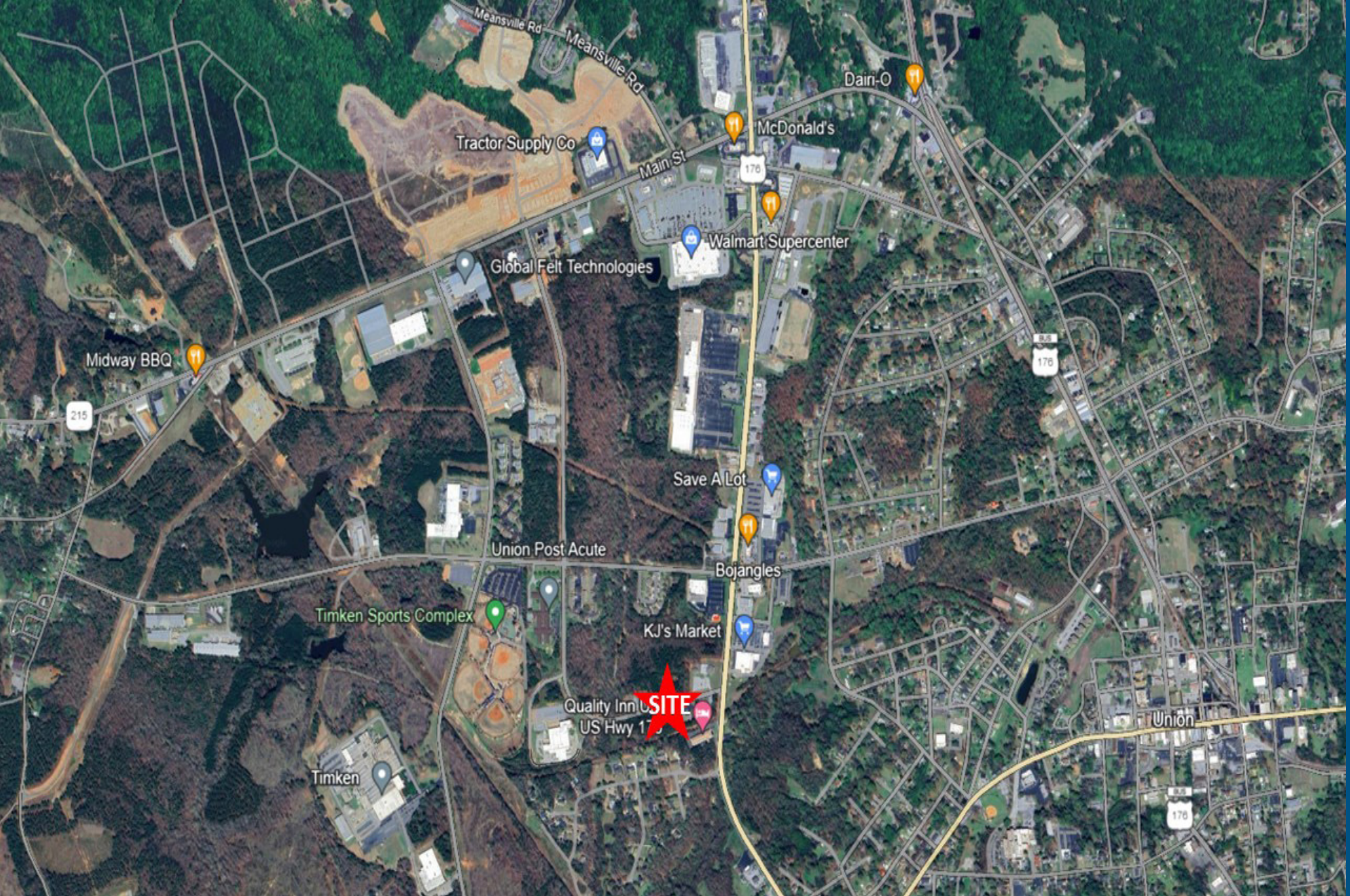
1.44+/- Acres



2,351+/- Total SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2024 Population	2,518	11,786	15,508
Med HH Income	\$36,688	\$38,722	\$38,374
Avg HH Income	\$59,762	\$57,962	\$57,737







Union Mental Health Clinic

Covenant Baptist Church

Medical Sciences Drive

SITE

Privette Family Chiropractic

N Duncan Bypass/Highway 176 - 13,600 VPD

CSL Plasma

Quality Inn & Suites

K's Market

