

# FOR SALE

85 SPRINGVIEW LANE  
SUMMERTVILLE, SC 29485



FOR SALE | 7,048 SF

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COLDWELL BANKER  
COMMERCIAL  
ATLANTIC

MEDICAL OFFICE FOR SALE

# PROPERTY OVERVIEW

Exceptional opportunity to acquire a well-maintained medical office building in the high-demand medical district of Summerville. Perfect for an owner-operator, the property offers the ability to occupy Suite B while benefiting from steady rental income from Suites A and C. Suites B and C share a waiting area, as well as common restrooms and a break room, creating a convenient and efficient layout for patients and staff. Suite A features its own private entrance, offering added privacy and flexibility for its tenant. The building is in great condition and offers ample parking, making it an ideal office space in one of Summerville's most sought-after healthcare corridors. Current tenants include Summerville Surgical Associates and Palmetto Primary Care Physicians. Summerville Medical Hospital is 0.3 miles from this site with 174 inpatient beds with an expansion in-progress of another 56 beds and also offers 14 ICU rooms.

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# OFFERING SUMMARY



**PRICE**

\$2,050,000



**ZONING**

Dorchester - NB -  
Neighborhood Business



**ACRES**

1 Acre



**BUILDING SIZE**

7,048 SF



**COUNTY**

Dorchester County



**TAX ID**

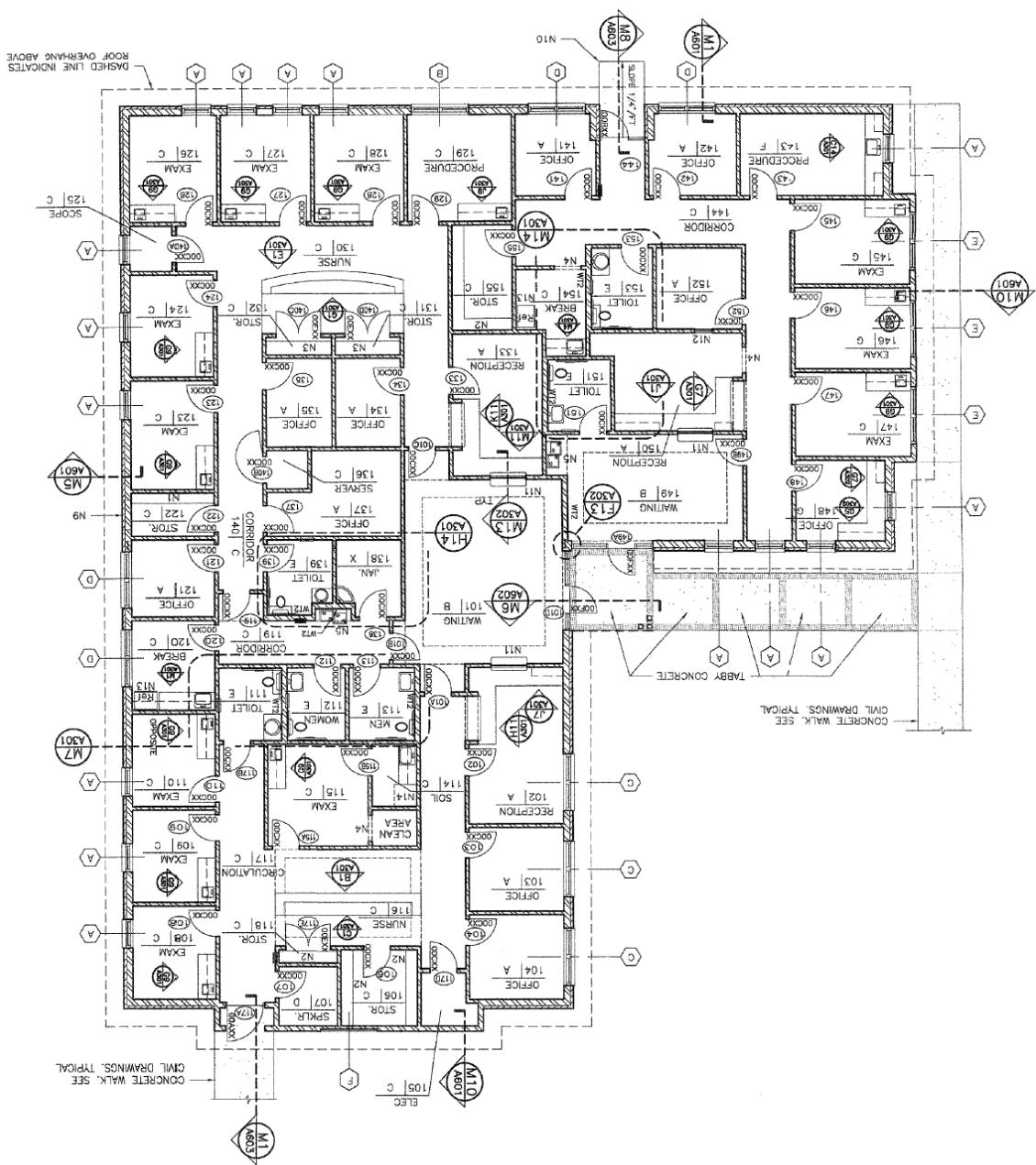
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## MEDICAL OFFICE FOR SALE

# FLOOR PLAN

Suite	Tenant	SF
A	Summerville Surgical	2,130 SF
B	Palmetto Primary Care	1,950 SF
C	Vacant	2,075 SF



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# AERIAL

Springview Ln

Springview Ln

SITE

85 Springview Lane



LOWCOUNTRY  
*Women's Specialists*

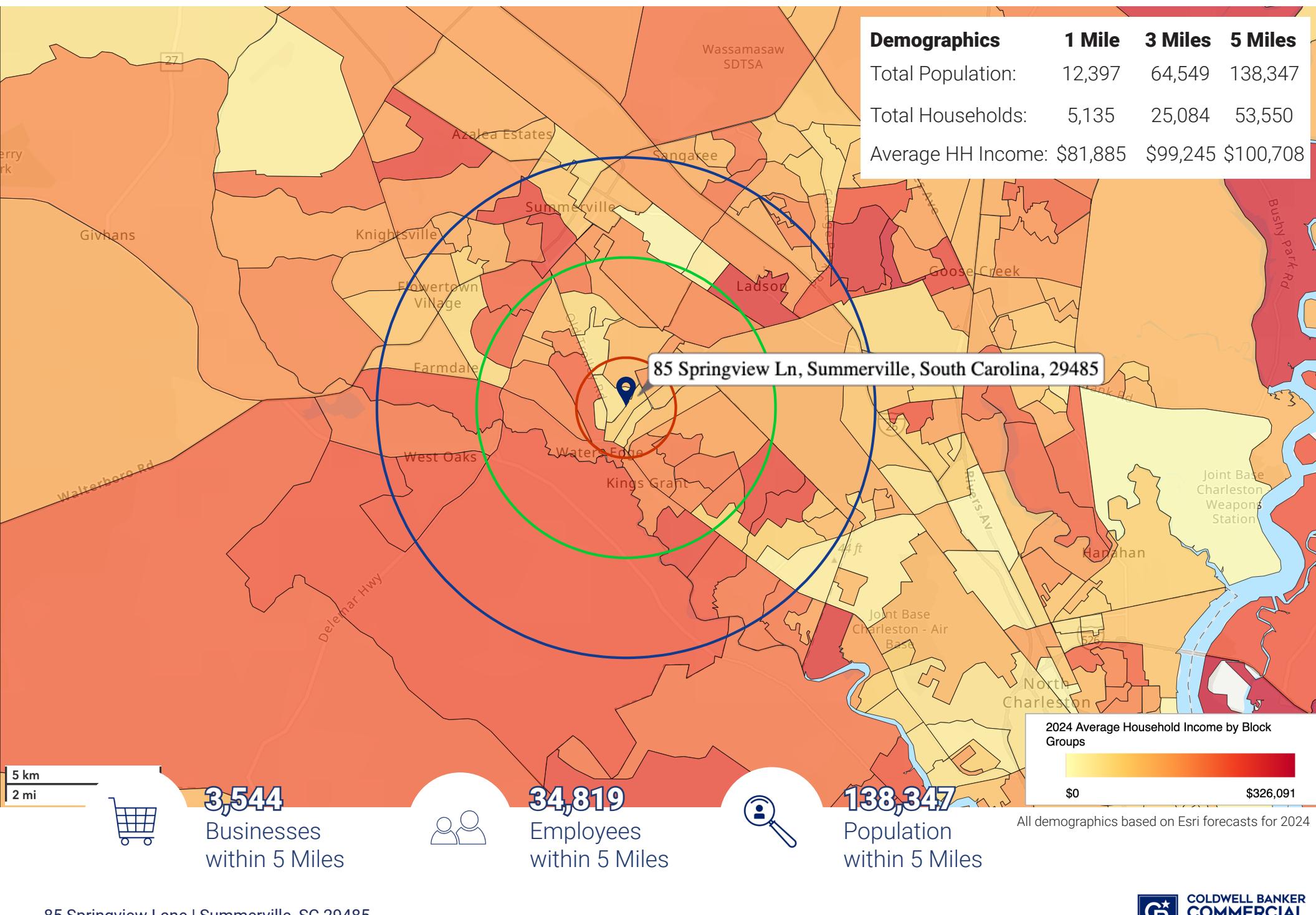
*Palms*  
ON ASHLEY RIVER

MEDICAL OFFICE FOR SALE

# LOCATION



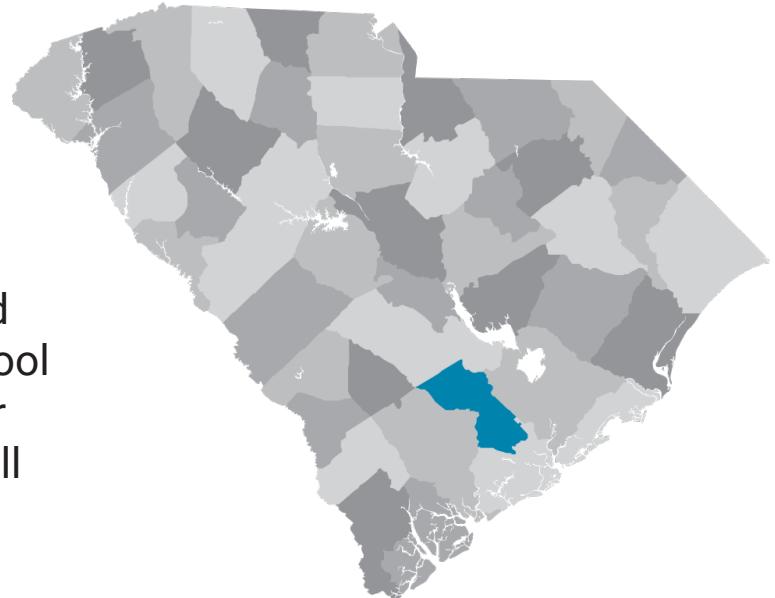
# DEMOGRAPHICS



MEDICAL OFFICE FOR SALE

# DORCHESTER COUNTY

Nestled atop the Greater Charleston Region, Dorchester County is one of the fastest growing areas in the state with the third highest labor force participation rate. With award-winning school districts, first-rate amenities, and low cost-of-living, Dorchester County offers the perfect blend of booming business and small town charm.



## DORCHESTER COUNTY BY THE NUMBERS

**166,133**

Dorchester County Population

**6TH**

fastest growing county SC

**APPROX. 1/3**

of the U.S. Population is within 500 miles of the Charleston Region

<https://www.dorchesterforbusiness.com/>

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