

**Pinehurst Medical Building**  
**Potential 10,800(+/-) SF**



CENTRAL LOCATION: THE PROPERTY IS LOCATED ONE BLOCK OFF FOREST DRIVE ON THE CORNER OF PINEHURST DRIVE AND RUTLEDGE STREET.

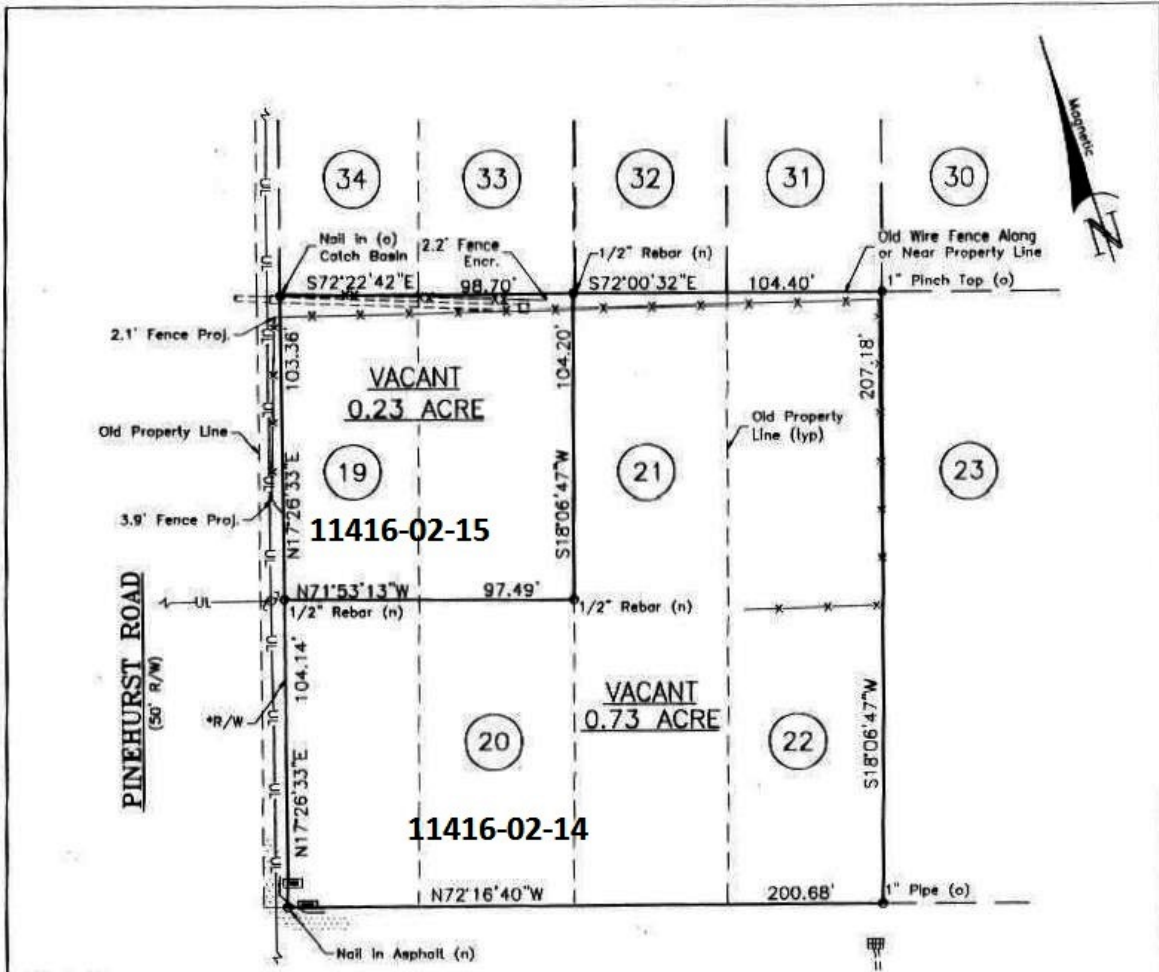
PROVIDENCE HEALTH HOSPITAL AND MIDDLEBURG PARK ARE LOCATED THREE (3) BLOCKS AWAY FROM THE SITE.

ACERAGE: .96 ACRE (+-)

ZONING: TMS R11416-02-14 IS ZONED C—3  
TMS R11416-02-15 IS ZONED C—3

SALES PRICE: **\$418,000 - (\$10.00 PSF)**

EXCLUSIVE AGENT: **M. BURGESS MILLS & ASSOCIATES**  
CELL: 803-360-4174, E-MAIL [BURGESS@MBMILLS.COM](mailto:BURGESS@MBMILLS.COM)



**Symbol Legend**

- ☐ Catch Basin
- ▣ Drop Inlet
- ◯ Street Sign
- Pole
- ▨ Asphalt
- Reinforced Concrete Pipe
- UL— Overhead Utility Line
- X— Chain Link Fence
- XX— Wood Fence

**RUTLEDGE STREET**  
(50' R/W)

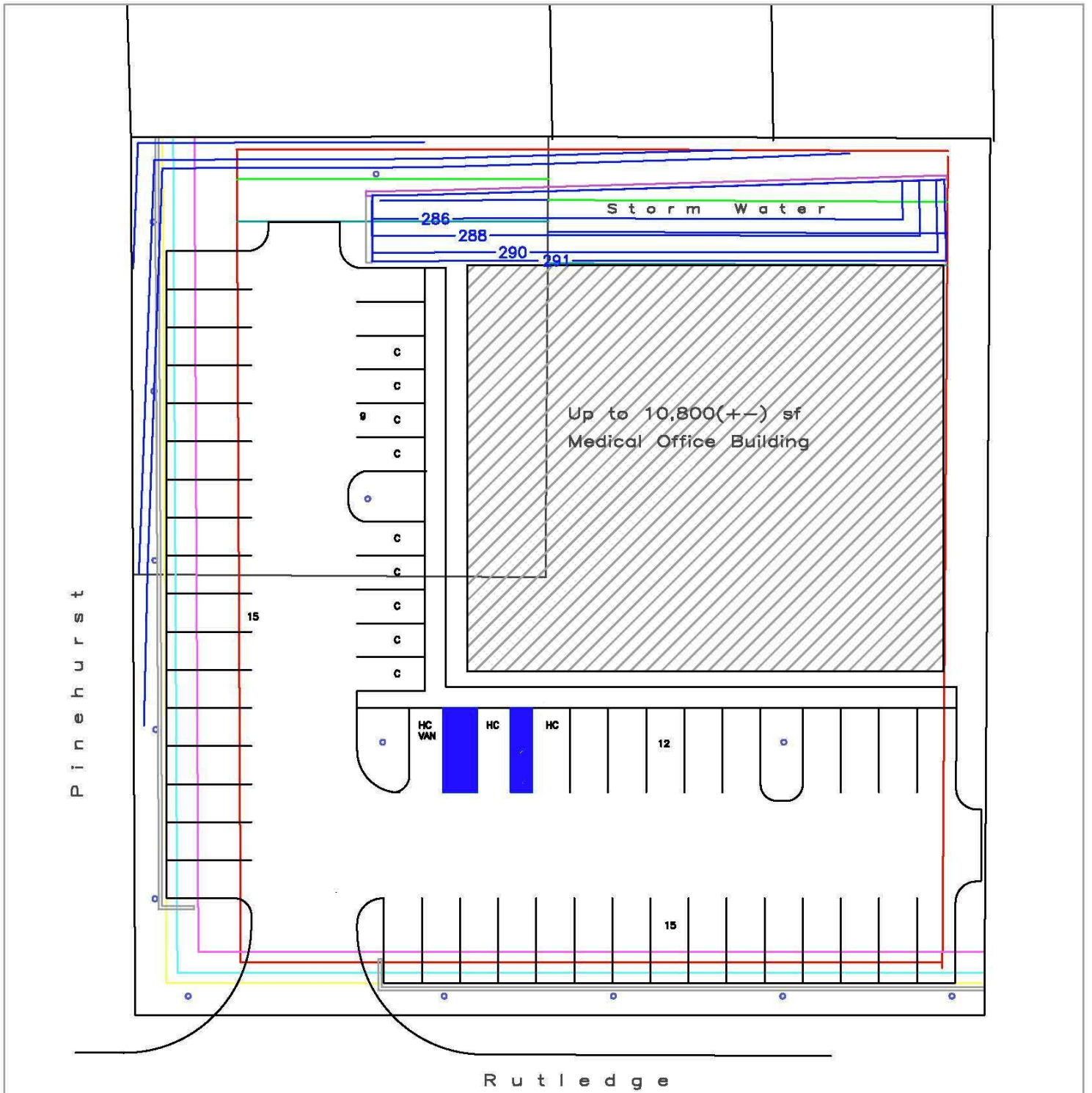


\*R/W of Pinehurst Road As Per Deeds On Record With The SCDDT

PLAT PREPARED FOR: <b>1735 DEVONSHIRE, LLC</b> RICHLAND COUNTY, COLUMBIA, SOUTH CAROLINA		I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
DATE: FEBRUARY 23, 2005	PROJECT NO.: F02001	
SCALE: 1"=40' 	TOTAL AREA = 0.96 ACRE RATIO OF PRECISION = 1/10,000 AREA BY COORDINATE METHOD	
<b>REFERENCE:</b> THE SAME BEING SHOWN AND DESIGNATED AS LOTS 19 - 22, ON A PLAT OF PINEHURST, BY G. McD. HAMPTON DATED JULY 16, 1901 AND RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK "A", PAGE 121.		
<b>NOTES:</b> 1. THIS PROPERTY IS POSSIBLY SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD NOT SHOWN HEREON. 2. THIS PROPERTY MIGHT HAVE UNDERGROUND UTILITIES THAT ARE NOT VISIBLE AT THE SURFACE. 3. NO FLOOD ZONE INSPECTION AT THIS TIME.		 RICHARD P. INMAN P.L.S. NO. 13385
I HEREBY CERTIFY THAT THIS PLAT DEPICTS ONLY EXISTING PARCELS OR LOTS OF LAND WHICH WERE PLATTED AND DULY RECORDED IN THE REGISTER OF DEEDS AT PLAT BOOK "A", PAGE 121, PRIOR TO THE SURVEY UPON WHICH THIS PLAT IS BASED, HAVING SUBSTANTIALLY THE SAME SHAPE AND DIMENSIONS AS SHOWN HEREON, AND THAT NO NEW DIVISIONS CREATING NEW OR DIFFERENT LOTS OR TRACTS WERE MADE IN PREPARING THIS PLAT OR APPEAR HEREON.		

**INMAN LAND SURVEYING COMPANY, INC.**

2223 BULL STREET COLUMBIA, SOUTH CAROLINA 29201  
 PHONE 252-1797 FAX 252-1798



10,800 sf Medical Office Building  
with balanced parking (5/1000)

SCALE: 1" = 30'-0"



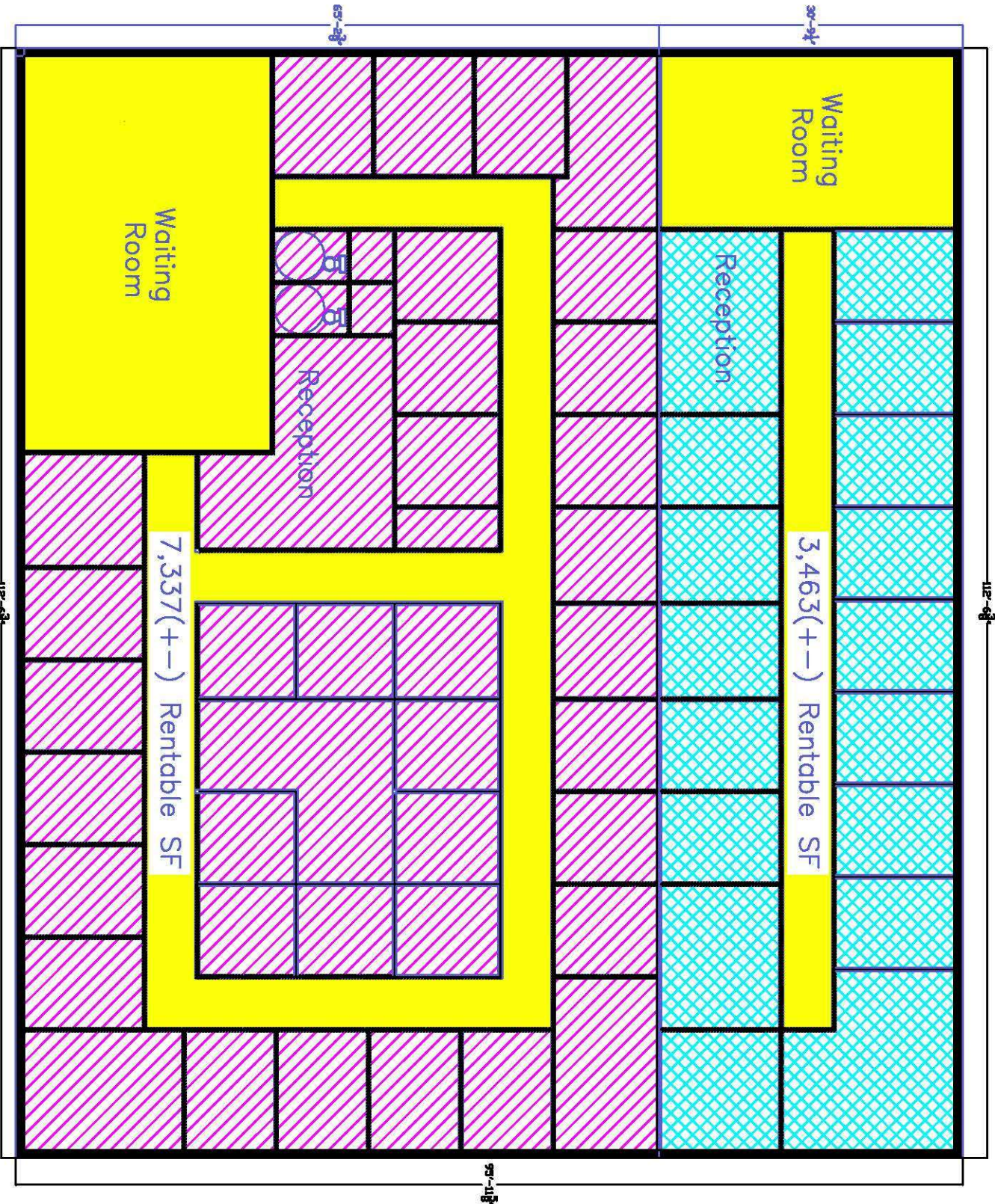
TEST FIT FOR  
1704 Pinehurst  
Columbia, S.C.



November 8, 2018

Pinehurst

CONCEPTUAL SUBDIVISION



Rutledge