

35 Ray E Talley Court

SIMPSONVILLE, SC

Fairview Road # 30,000 YPD



SECOND GENERATION MEDICAL SPACE
For sale or lease

**AVISON
YOUNG**

Property summary

35 RAY E TALLEY COURT | SIMPSONVILLE, SC 29680



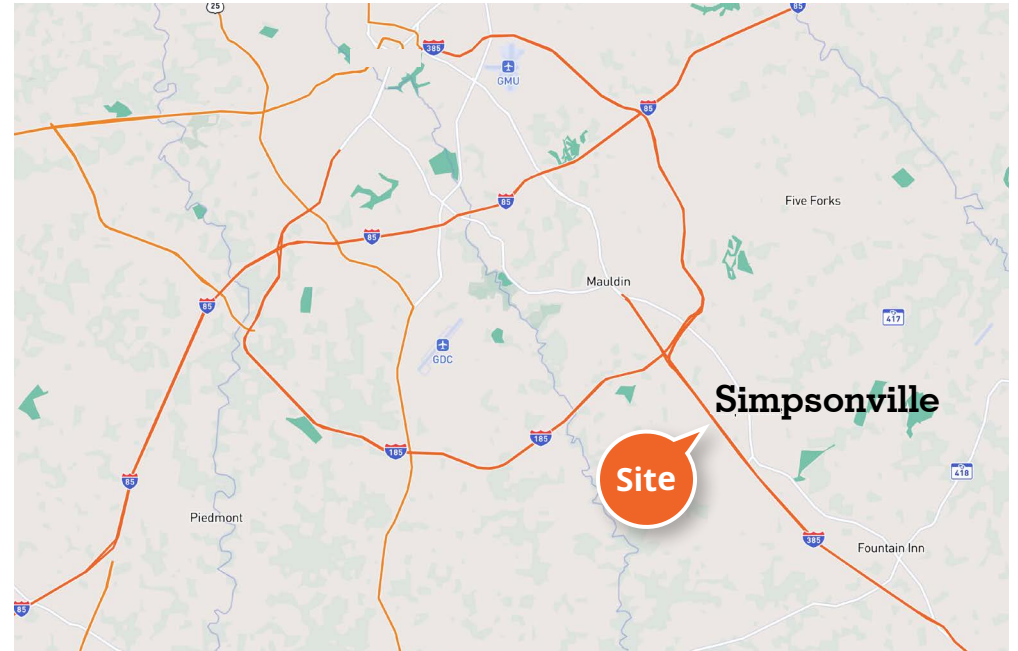
Well-maintained, second generation medical/office space in Simpsonville's busy retail corridor



Just off Fairview Road, with convenient access to I-385



Strong area demographics and a location prime for variety of uses



Property summary

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Asking Price
\$2,364,400



Price/sf
\$300



Lease rate
Call for pricing



Lease type
NNN

Building size	7,880 sf
Land Area	0.90 acres
Type	Medical Office
Tenancy	Single
Year Built	2000
Tax/APN#	0330.00-01-001.38
Lease Type	NNN
Zoning	B-G
Tenant Name	Novant Health
Lease Expiration	12/31/2026
Parking Spaces	40

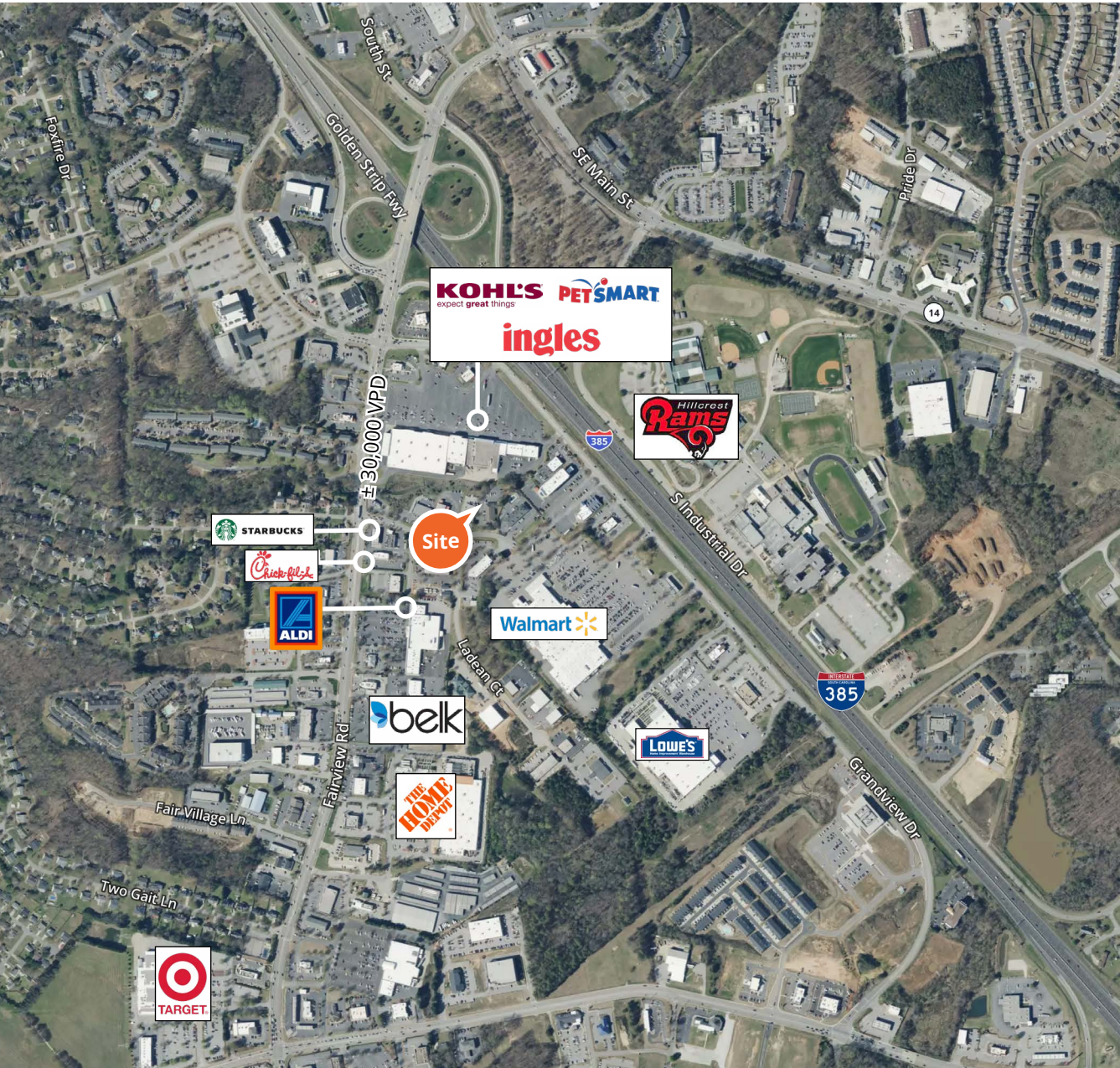
Property Description

Well-located medical office building offering second-generation medical space suitable for a variety of outpatient healthcare uses. Previously occupied by a medical user, the building features an existing clinical layout that includes exam rooms, administrative offices, and patient waiting areas, allowing future occupants to potentially leverage the existing build-out while maintaining flexibility to tailor the space to their operational needs.

The property is conveniently located near Fairview Road with close proximity to I-385, providing efficient access for patients, providers, and staff. Surrounded by retail, medical, professional, and commercial services, as well as established residential neighborhoods, the location supports a strong patient base and benefits from continued area growth and sustained demand for outpatient healthcare services.

Location overview

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Simpsonville, SC

Simpsonville is a rapidly growing Upstate community known for its small-town charm, strong local economy, and high quality of life. Located just southeast of Greenville, the town offers convenient access to major employment centers while maintaining its own vibrant identity, highlighted by a walkable downtown, local dining, community events, and nearby outdoor recreation.

Simpsonville is supported by a diverse mix of employers, expanding healthcare services, and proximity to major institutions throughout the Upstate, contributing to a growing population of professionals and families. With its blend of historic character, modern development, and accessibility to the broader Greenville market, Simpsonville continues to be an attractive place to live, work, and invest.

\$115,017

AVERAGE HH INCOME

95,935

5 MILE POPULATION

Healthcare demand gap

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An overview of clinical services lines comparing actual and expected providers for the **35 Ray E Talley Court trade area** shows unmet demand for several areas, underscoring the opportunity for to target healthcare tenants. Service lines for which expected providers exceeds actual providers are considered more opportunistic from a demand perspective.

Top service lines



Mental & behavioral health



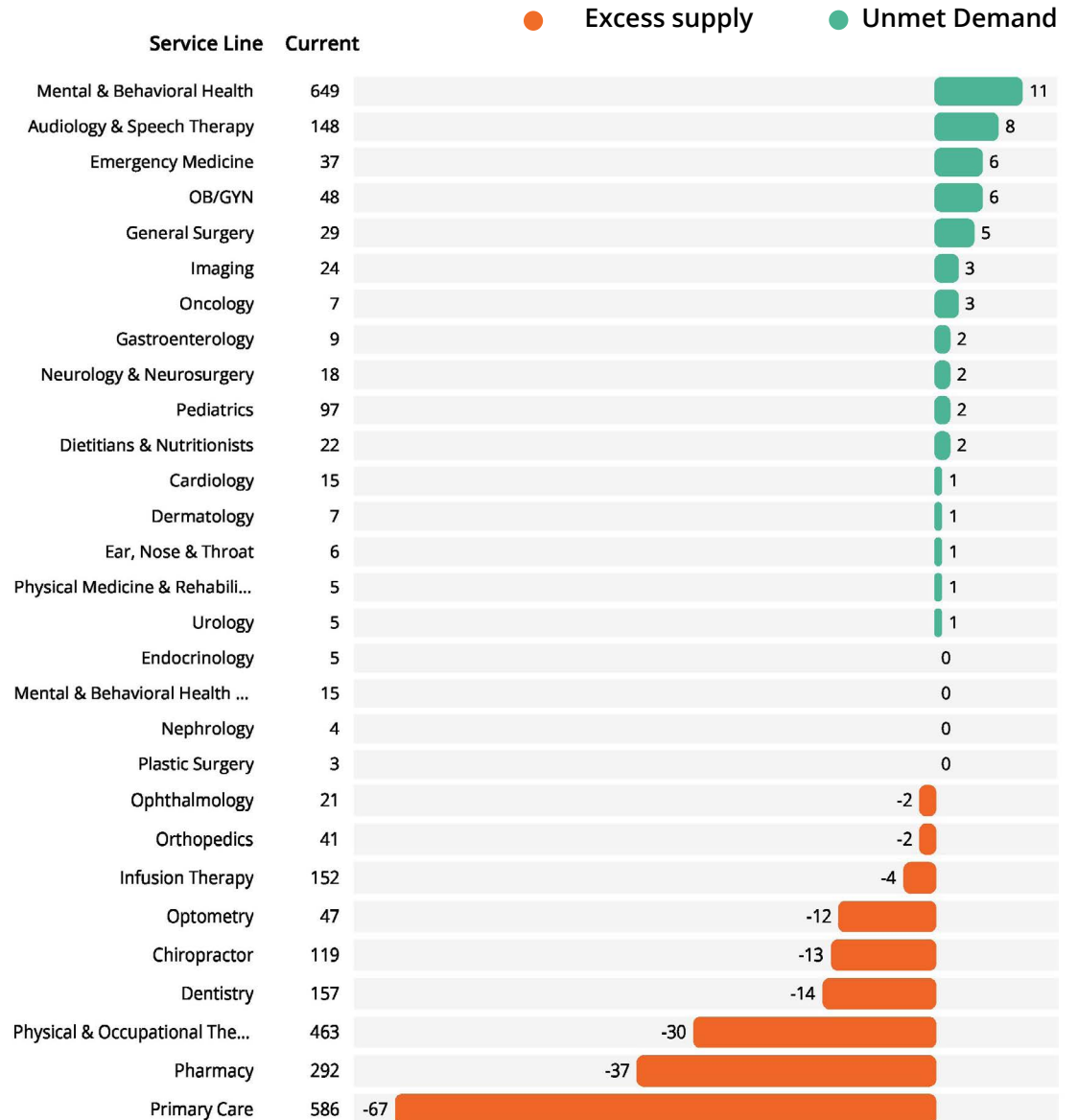
Audiology & speech therapy



Emergency medicine



OB/GYN



Source: Avison Young Market Intelligence

Property photos

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If you'd like more information, let's connect.

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