

 Virtual Tour



**MEDICAL OFFICE BUILDING**

# Opportunity to Lease or Purchase a Building in Easley's Prime Medical Hub

**Lease Rate:** \$16.00/SF | **Asking Price:** \$1,500,000

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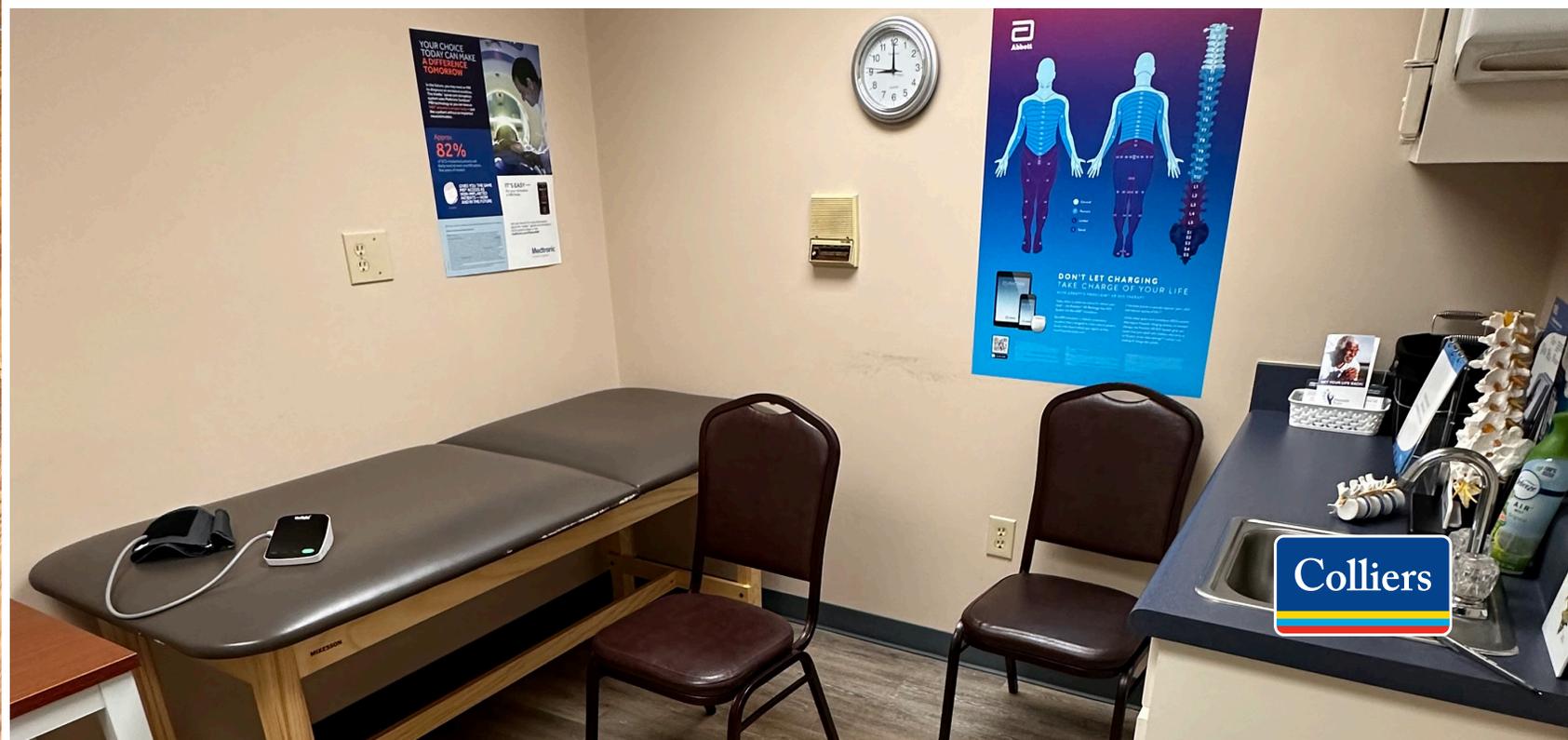
201 Richard Street  
Easley, SC

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## PROPERTY OVERVIEW

201 Richard Street is an ±8,074-square-foot medical office building located in Easley, South Carolina. The lower level offers ±4,038 SF available for lease at a rate of \$16.00/SF. The upper level is occupied by a long-term tenant, Carolina Pulmonary and Sleep Associates, but the entire ±8,074 SF building could be purchased to occupy for \$1,500,000. Located in Easley's growing medical corridor, it is well-suited for medical practices, healthcare providers or redevelopment to support the region's expanding healthcare demand, driven by Prisma Health and the city's ongoing growth.

- ±4,038 SF available for lease
- 1.19 acre corner lot
- On-site parking
- Parking lot will be repaved and restriped in the spring
- New roof installed in 2020
- Adjacent to Prisma Health Baptist Easley Hospital
- New ADA entrance installed for Carolina Pulmonary entrance in 2021
- Surrounded by national tenants



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## PROPERTY LOCATION

This property is conveniently located near popular shopping centers and several national retail chains along Highway 123 in Easley, SC. Easley also benefits economically from its close proximity to Greenville.



## DEMOGRAPHICS (five-mile radius)

 **48,730**  
Population

 **11,100**  
Vehicles per day via  
Richard Street

 **\$81,773**  
Average household  
income

 **20,041**  
Households

Prisma Health  
Mountain View  
OBGYN

Easley Family Practice  
& Internal Medicine

Fleetwood  
Suare Dental

Prisma Health  
Urgent Care

**PRISMA HEALTH.**  
BAPTIST EASLEY FOUNDATION

Prisma Health  
Urgent Care

Prisma Health  
Urgent Care

Fleetwood Pharmacy

Piedmont Baptist  
Association

Fleetwood Cardiology  
Associates

Fleetwood Rehabilitation  
& Healthcare Center

Carolina Cardiology  
Consultants

Easley ENT  
Head & Neck Surgery

Easley General  
Surgeons

Whitmire Rd

Fleetwood Dr

Richard St

## Lower Level Layout

The available  $\pm 4,038$  SF suite features 11 office/exam rooms, in addition to a reception area, a break room and a surgery room.

**$\pm 4,038$  SF AVAILABLE  
FOR LEASE \$16.00/SF**



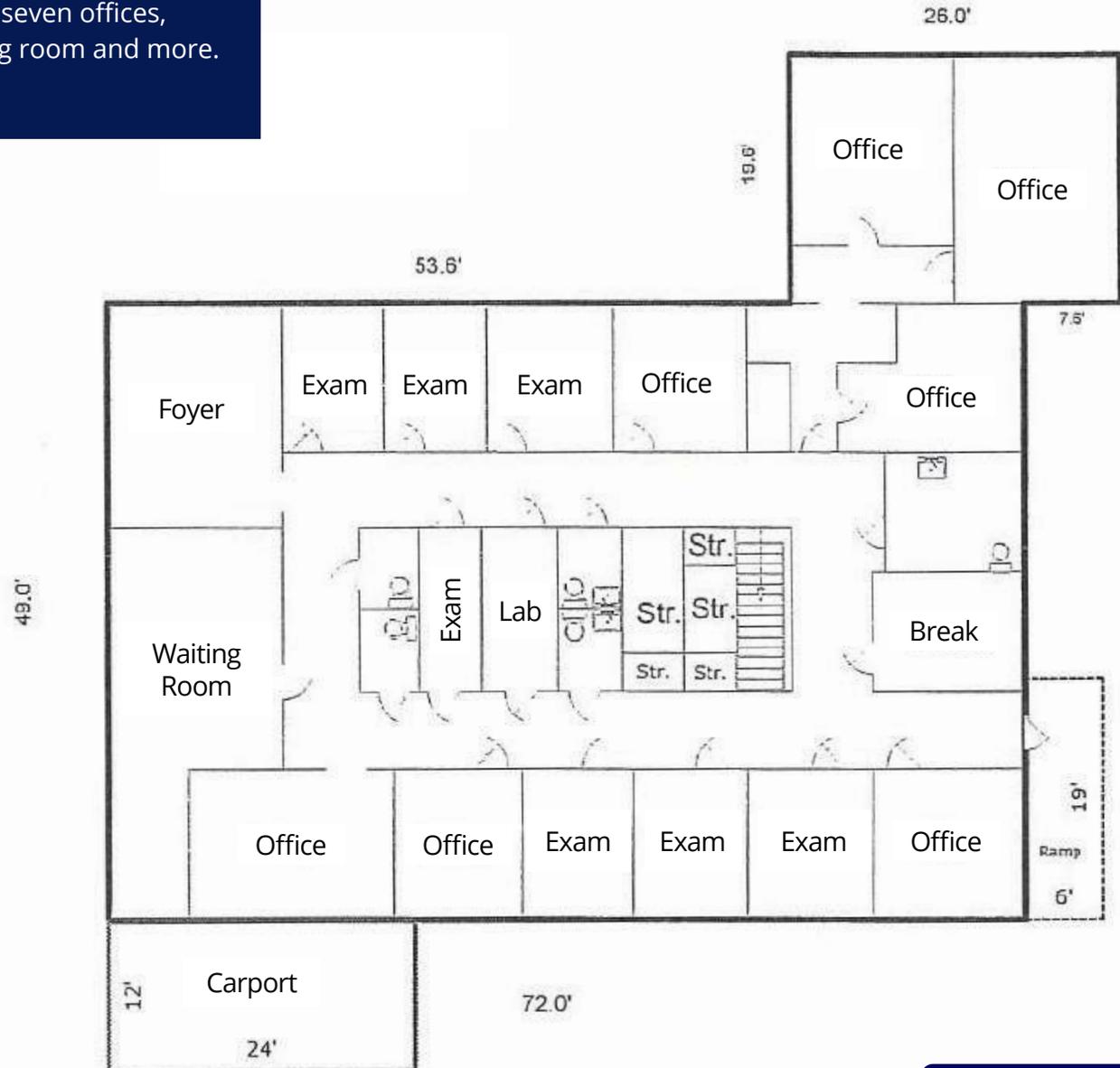
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# Upper Level Layout

Currently occupied by a long-term tenant, Carolina Pulmonary and Sleep Associates. Features seven offices, seven exam rooms, a break room, a waiting room and more.



**OCCUPIED BY  
LONG-TERM TENANT**





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