

701 Congaree Road

GREENVILLE, SC



SECOND GENERATION MEDICAL SPACE
For sale or for lease

**AVISON
YOUNG**

Property summary

701 CONGAREE ROAD | GREENVILLE, SC 29607



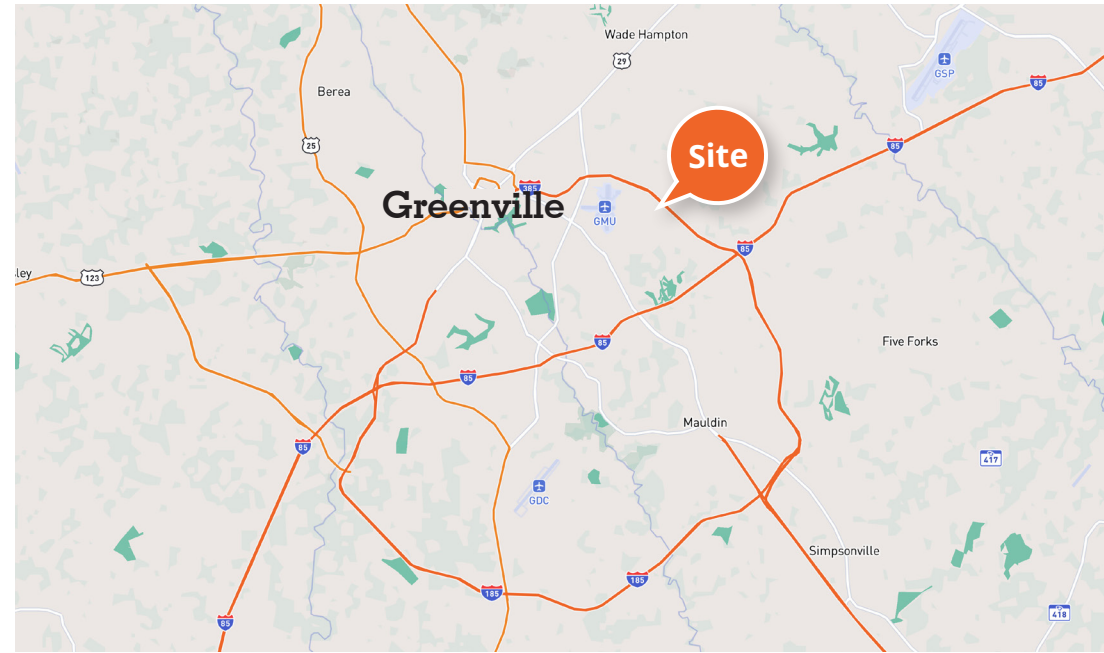
Well-maintained, second generation medical/office space in Haywood Mall commercial corridor.



Benefits from excellent visibility, convenient ingress and egress, and proximity to major transportation routes including I-385 and I-85.



Convenient access to Greenville's leading medical services cluster, featuring Prisma Health, Bon Secours, and Patewood Medical Office Park.



Property summary

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Asking Price
\$2,900,400



Price/sf
\$300



Lease rate
Call for pricing



Lease type
NNN

Building size	9,668 sf
Land Area	0.99 acres
Type	Medical Office
Tenancy	Single
Year Built	2000
Tax/APN#	0543.01-01-019.01
Lease Type	NNN
Zoning	S-1
Tenant Name	Novant Health
Lease Expiration	12/31/2026
Parking Spaces	40

Property Description

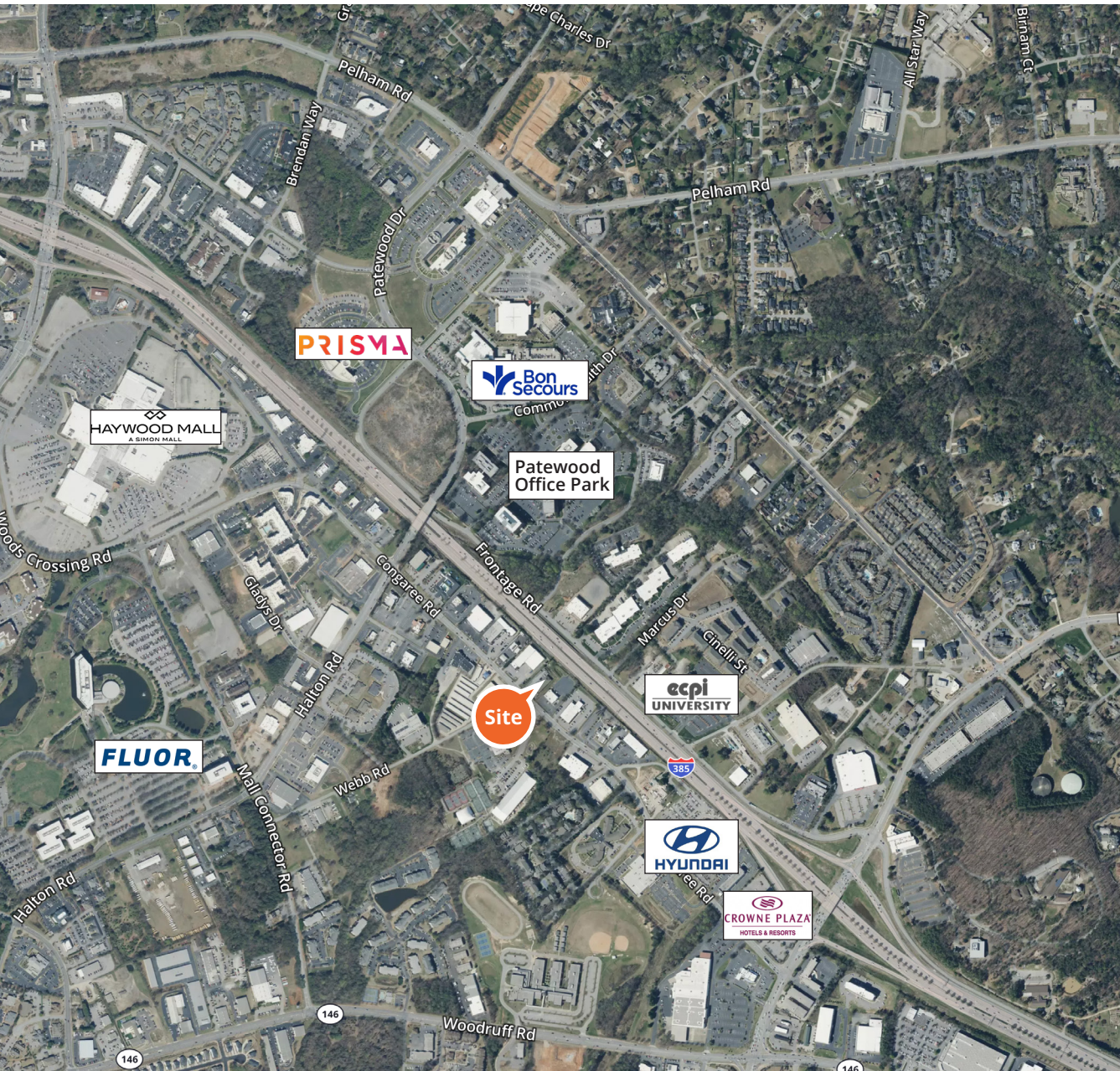
This property offers second-generation medical and professional office space with existing exam rooms, patient waiting areas, and administrative offices, allowing a future user to potentially capitalize on the prior build-out while maintaining flexibility for reconfiguration.

Prominently positioned along Congaree Road, the property benefits from strong visibility, convenient ingress and egress, and close proximity to I-385 and I-85. The surrounding area features dense residential neighborhoods, retail centers, and complementary medical uses, creating a built-in patient base within a growing Greenville submarket that continues to support demand for healthcare and office space.



Location overview

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Greenville, SC

Known for its picturesque downtown, strong economy, and exceptional quality of life. Anchored by Falls Park on the Reedy and the award-winning Swamp Rabbit Trail, the city offers a vibrant blend of outdoor recreation, cultural amenities, and walkable urban energy. Greenville's diverse dining scene, local breweries, and active arts community draw both visitors and residents alike, while major employers, healthcare systems, and nearby institutions such as Furman University and Clemson University support a dynamic and growing professional population. With its balance of Southern charm, modern development, and access to natural beauty, Greenville is widely regarded as one of the Southeast's most desirable places to live, work, and invest.

\$127,664
AVERAGE HH INCOME

186,607
5 MILE POPULATION

Healthcare demand gap

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An overview of clinical services lines comparing actual and expected providers for the **701 Congaree Road 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



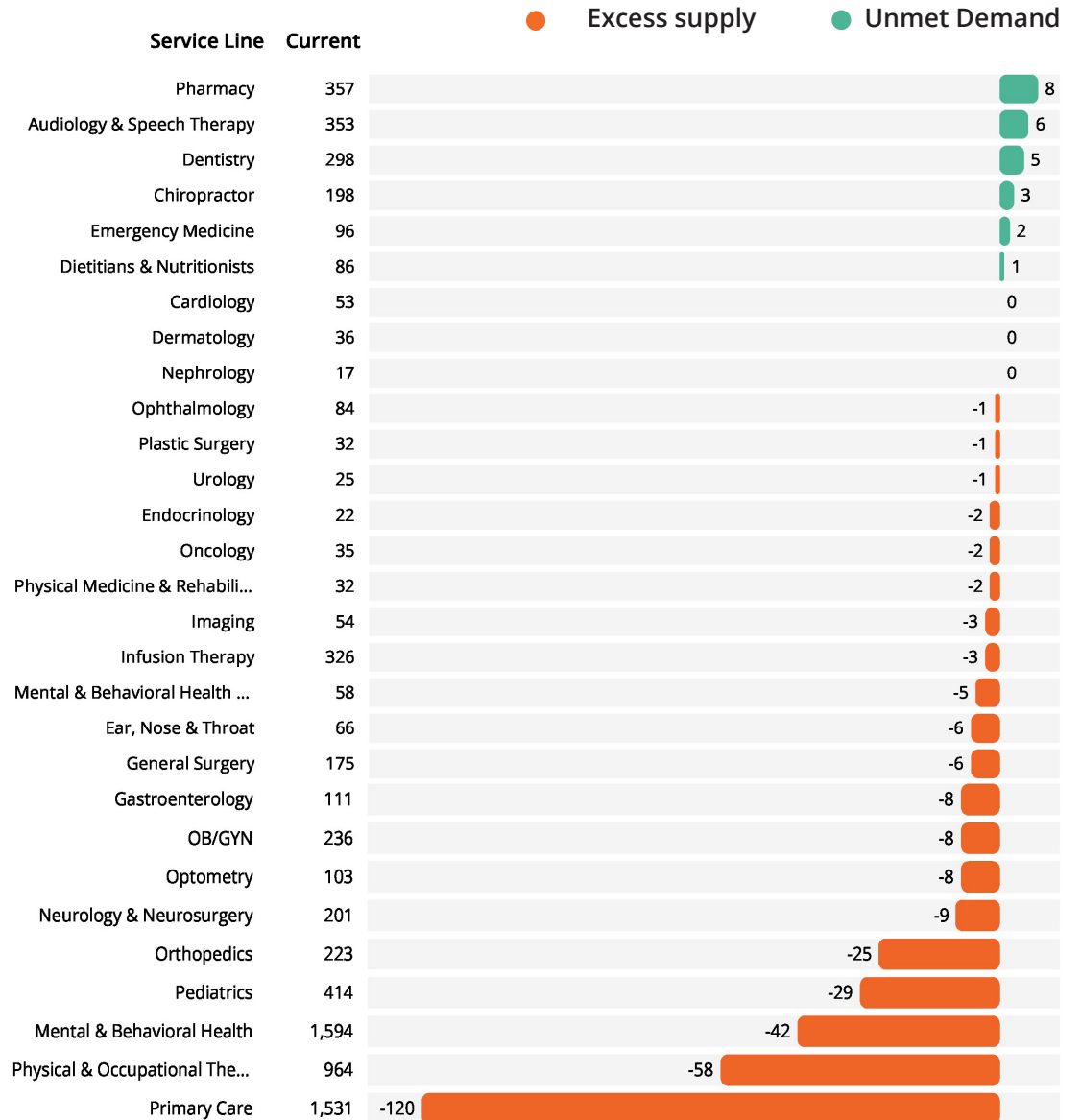
Pharmacy



Audiology & speech therapy



Dentistry



Source: Avison Young Market Intelligence

Property photos

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

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