

For Sublease - Former Medical Space

8532 Old State Rd | Holly Hill, SC 29059

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Real Estate Partners



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For Sublease

Former Medical Space
8532 Old State Rd
Holly Hill, SC 29059

Property Specifications

BUILDING SIZE

±6,280 SF

LEASE EXPIRATION DATE

04/30/2028

RATE

Contact Broker

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About the Property

- ±6,280 SF former medical facility available for sublease in Holly Hill, SC.
- The property offers an existing medical layout well-suited for healthcare, professional office, or other service-oriented users, providing an opportunity for efficient occupancy with minimal build-out.
- Conveniently located on Old State Road with easy access to surrounding residential and commercial areas, this property presents an attractive sublease opportunity for medical and professional users.

Traffic Counts

Old State Rd 6,800 VPD

Eutaw Rd 2,100 VPD

Year 2025 | Source: SCDOT

Join These Retailers



piggly wiggly

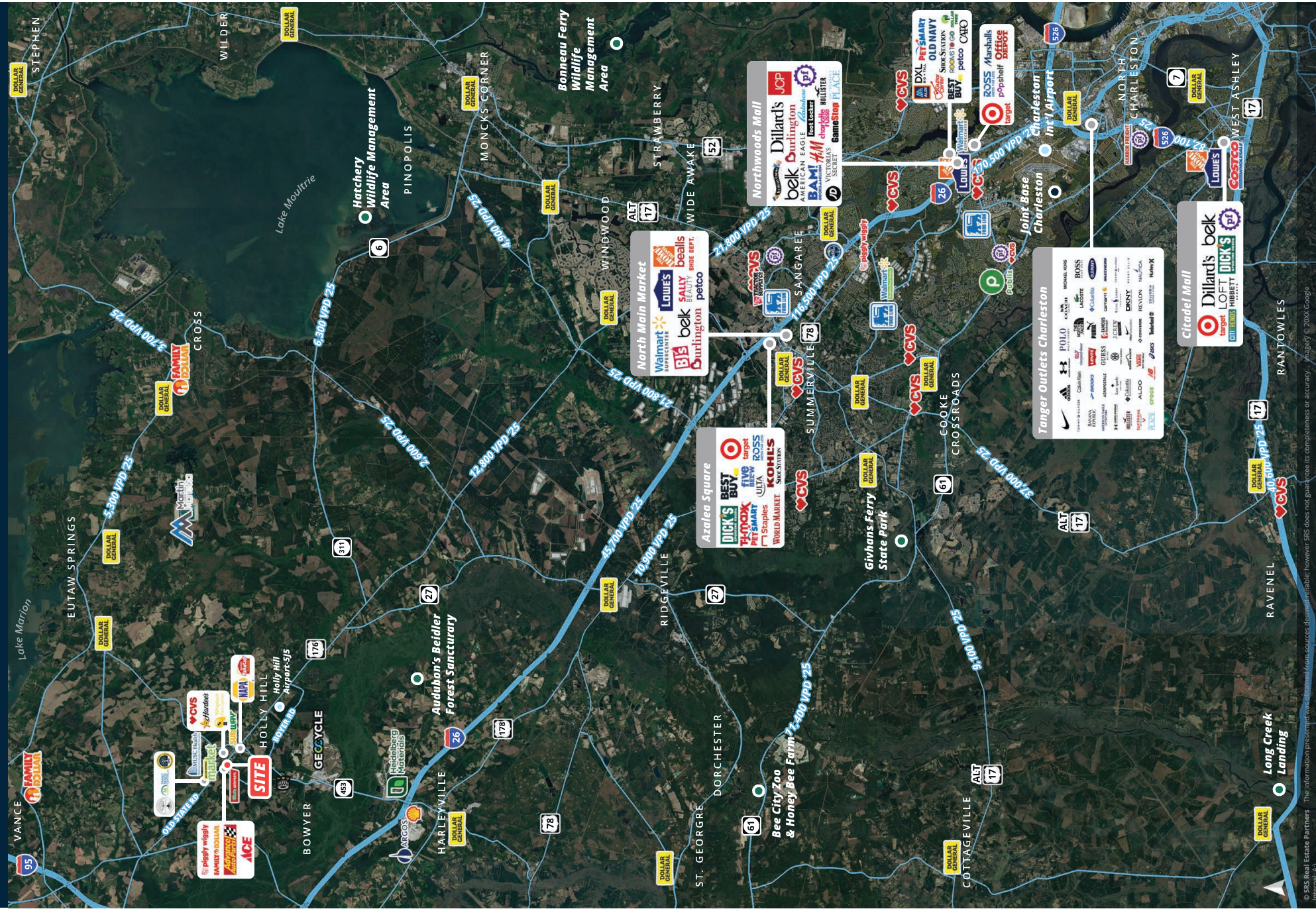


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Northwest Charleston Market Overview

Holly Hill, SC | Summerville, SC | Charleston, SC

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Old State Rd & Eutaw Rd

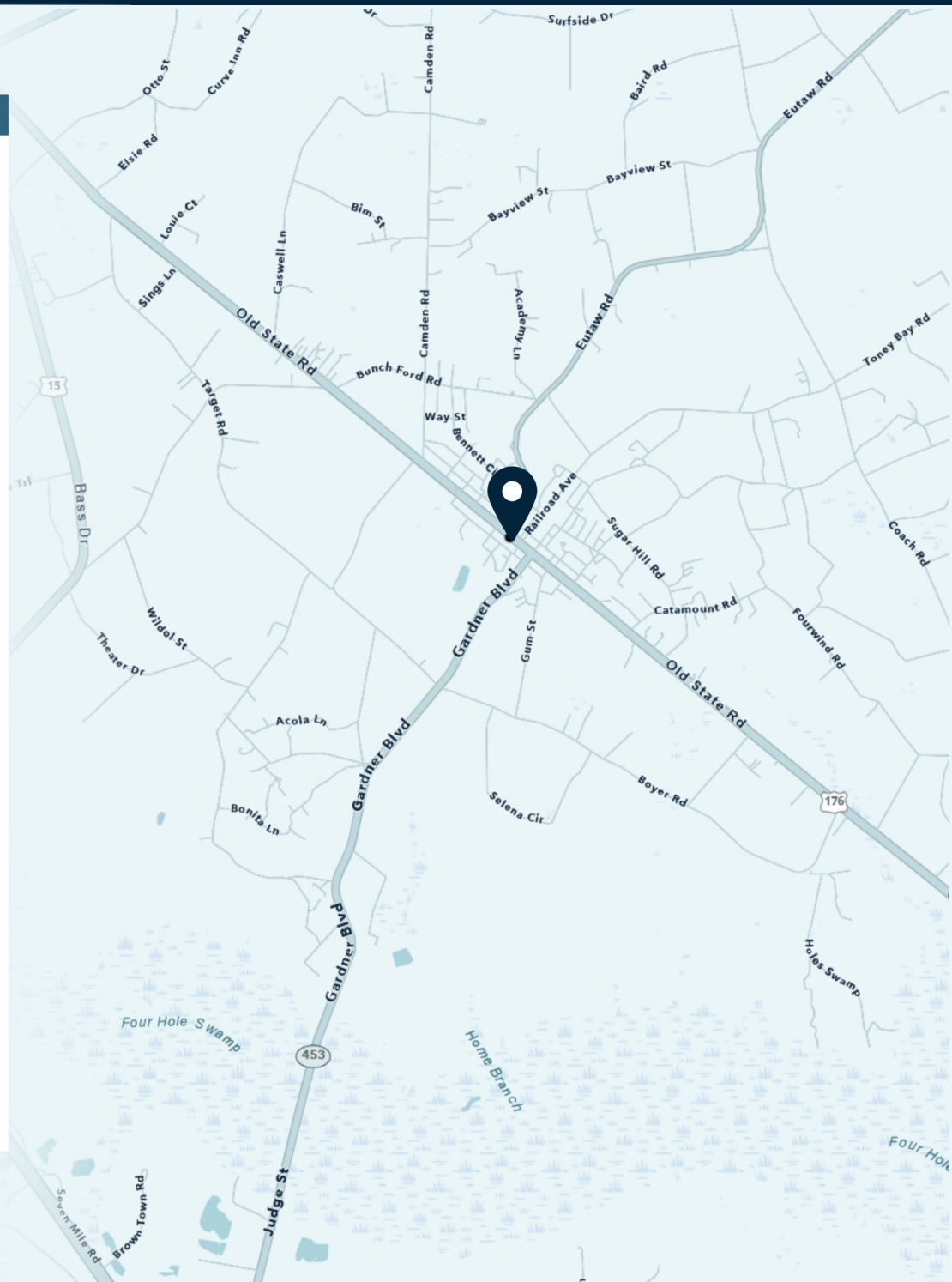
Holly Hill, SC





Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	1,416	3,734	4,986
2031 Projected Population	1,377	3,651	4,875
Proj. Annual Growth 2026 to 2031	-0.56%	-0.45%	-0.45%
Daytime Population			
2026 Daytime Population	1,759	3,867	4,885
Workers	720	1,281	1,499
Residents	1,039	2,586	3,386
Income			
2026 Est. Average Household Income	\$65,823	\$62,948	\$60,823
2026 Est. Median Household Income	\$52,420	\$44,371	\$42,836
Households & Growth			
2026 Estimated Households	604	1,573	2,058
2031 Estimated Households	600	1,568	2,052
Proj. Annual Growth 2026 to 2031	-0.13%	-0.06%	-0.06%
Race & Ethnicity			
2026 Est. White	32%	33%	32%
2026 Est. Black or African American	63%	61%	62%
2026 Est. Asian or Pacific Islander	1%	1%	0%
2026 Est. American Indian or Native Alaskan	1%	1%	2%
2026 Est. Other Races	3%	4%	4%
2026 Est. Hispanic (Any Race)	2%	2%	2%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





Ring of 3 Miles

Key Facts

3,734

Total
Population

3,867

Total Daytime
Population

-0.45%

Population
Annual Growth
Rate

46.8

Median Age

1,573

2026 Total
Households

\$44.4K

2026 Median
Household
Income

478

Population 12
Years & Younger

1,942

Female
Population

Annual Household Spending



\$1,321

Apparel &
Services



\$91

Computers &
Hardware



\$2,340

Eating Out



\$4,988

Groceries



5,185

2026 Health
Care (Avg)

Restaurants & Housing Growth



172

Total Businesses



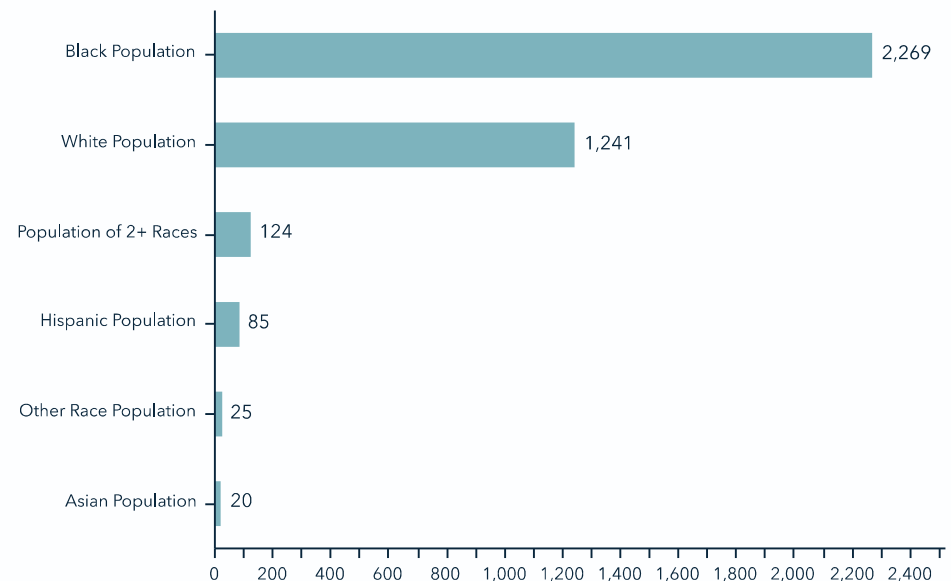
1,444

2026 Total Employees
(NAICS)



1

HHUs/Year Built:
2020/Later





SRS REAL ESTATE PARTNERS

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