



3,640 Square-foot medical office
Colliers
For Lease
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John Gressette
Rox Pollard III

FOR LEASE

±3,640-SF Medical/Office/
Retail Building in Downtown
Camden

205 E Dekalb Street | Camden, SC 29020

CONTACT

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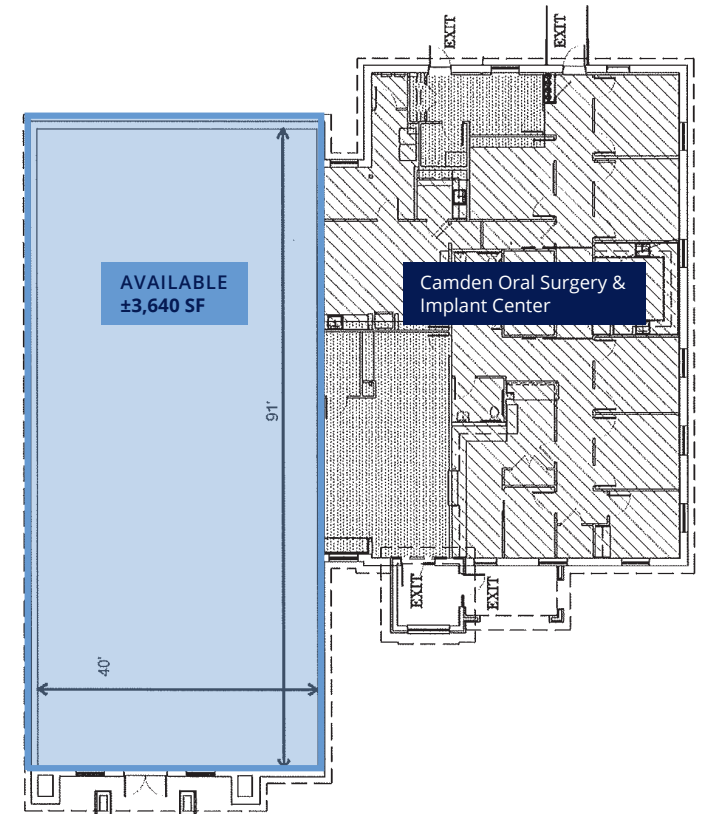
Colliers | South Carolina
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Columbia, SC 29201
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Property Overview

205 E Dekalb Street is a ±3,640-square-foot space located in the heart of downtown Camden, South Carolina. Situated next to Camden Oral Surgery and Implant Center, it is well-suited for medical or dental practices such as pediatric dentistry, orthodontics or physical therapy, as well as professional office use. The building is currently in shell condition, offering opportunities for tenant improvements or landlord-provided build-outs, subject to the tenant's intended use and financial qualifications.

HIGHLIGHTS

- Located in the heart of downtown Camden, SC
- Adjacent to Camden Oral Surgery and Implant Center
- 28 parking spaces on the parcel; shared parking with adjacent building for a total of ±62 parking spaces
- One mile from MUSC Health Kershaw Medical Center
- Ideal for medical/professional office or retail use
- **Lease Rate: \$25/SF**



There are 28 parking spaces on the parcel. However, there is cross-easement parking with the adjacent building, giving the building a total of ±62 parks (more than 7.5 per 1000 SF).

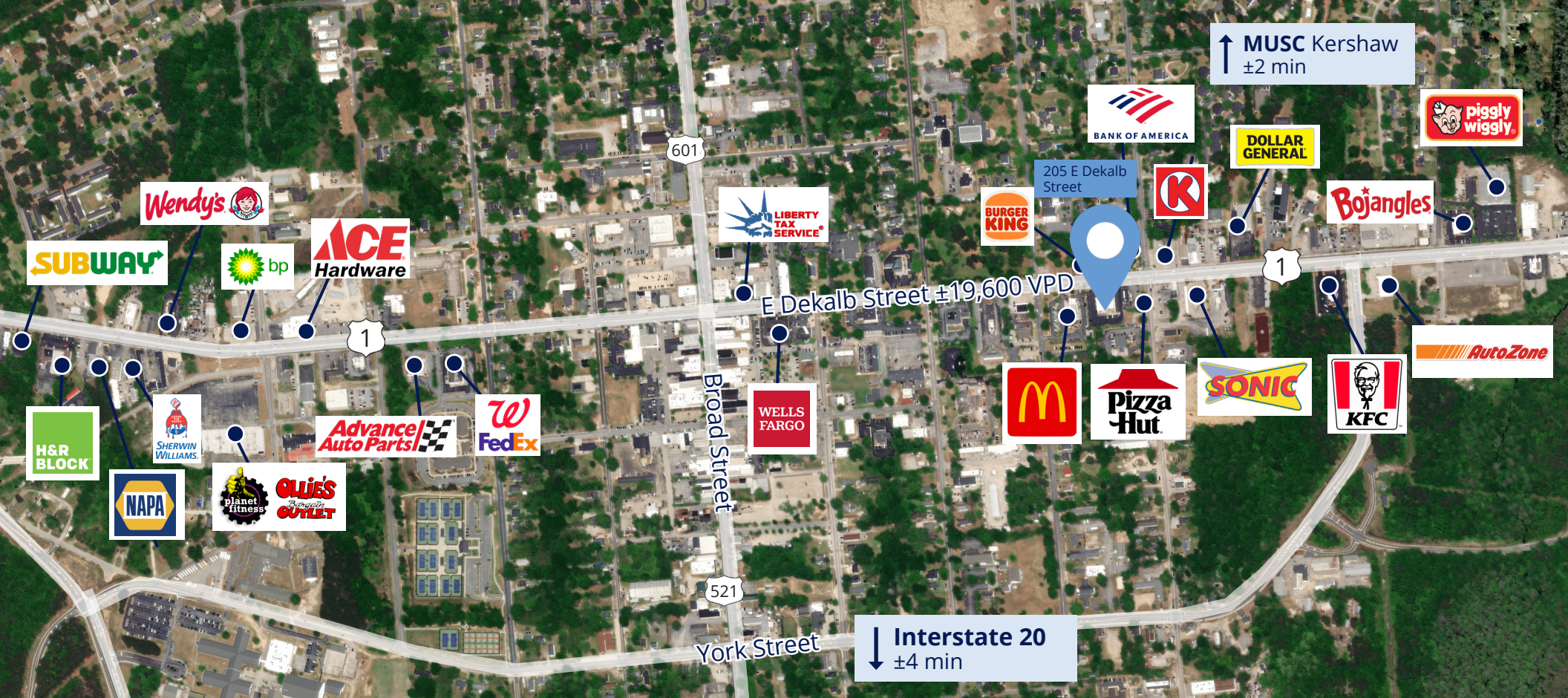
Location Overview

The downtown Camden area includes commercial and cultural districts with several blocks of arts, culture and award-winning boutiques and restaurants. Camden is an attractive location for new and growing businesses, boasting \$280 million in retail sales, ±80,000 MSA residents and an array of vibrant commercial districts with a robust tourism and hospitality industry.

CAMDEN'S RETAIL COMMUNITY

- American Patriot Coffee Roasters
- Blackmon's Little Midget
- Books on Broad & Coffee
- Camden House of Pizza
- Candy's at the Granary
- DeBruhl's Market St. Cafe
- Eats at The Cattery on Broad
- Flavors Buffet & Grill
- Ginza Hibachi Grill
- King's Kitchen
- Loopy Lemon Cafe
- Mad Batter Bakery
- Salud Mexican Kitchen
- Sam Kendall's
- Steeplechase Bar & Grill
- Sub Station II
- Little Theater
- Broad & Vine Wine Bar
- Laurie McIntosh Art
- Rutledge Street Gallery





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Demographics 2024 <i>est</i>	1 mile	3 miles	5 miles
Population	3,471	13,994	21,520
Daytime Population	7,917	18,817	25,841
Avg. Household Income	\$78,822	\$81,622	\$82,931
Households	1,571	5,982	9,035
Traffic Counts			
E Dekalb Street	±19,600 VPD		