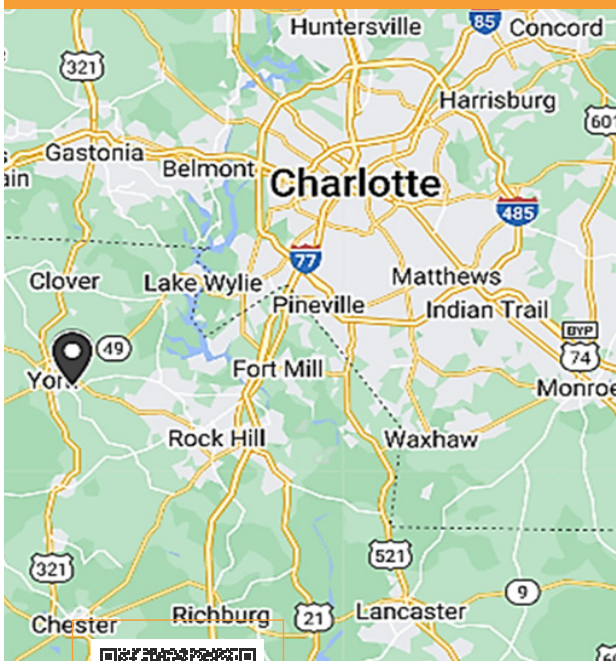


FOR LEASE

**CONTACT BROKER
FOR PRICING**



PROFESSIONAL MEDICAL OFFICE



- ±2,600 SF Available
- 1795 Devinney Road is a Single Story Medical Office Building Containing 5,280 SF, with Excellent Parking and Ingress and Egress 2,680 SF Occupied by Ivy Rehab with an expected Opening October 2024
- This Property features a Well Laid-Out Floor Plan Fronting on East Liberty Street/York Highway at the Corner of Devinney Road
- Excellent location for various types of medical office practices such as Urgent Care, Family Medicine, Orthopedic, Cardiology, Obstetrics, Pediatric, Dental, etc.
- The Town of York is Located 13 miles West of Rock Hill, South Carolina and Approximately 27 miles of Southwest of Charlotte



Debbie Weatherby
Vice President/Broker

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±2,600 SF
 Medical Office Space
 1795 Devinney Road, York, South Carolina 29745

PROPERTY SPECIFICATIONS



2023 Demographics				
Radius	2023 Population	2028 Population	Population Growth 2023 - 2028	Median Household Income
1 Mile	±2,854	±2,938	±0.6%	\$44,290
3 Mile	±11,931	±12,319	±0.7%	\$45,523
5 Mile	±21,652	±22,294	±0.6%	\$52,295

Building Size	±5,280 SF
Available SF	±2,640 SF
Building Built	2008
Renovated	2016
Lot Size	±0.64 AC
Parking	27 Spaces - 2 Handicapped
Zoning	HC - Highway Commercial
Market	Charlotte
Submarket	York County



The information contained in this package has been obtained from sources believed to be reliable. However, we make no representation or warranties, expressed or implied; as to the accuracy of the information. References to square foot and age are approximate. Buyer should verify all information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates are for example purposes only and does not represent the current or future performances of this offering.



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±2,600 SF

Medical Office Space

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INTERIOR PHOTOS



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NEW RESIDENTIAL DEVELOPMENT

Single Family Homes & Townhomes



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PROPERTY AERIAL



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