

MEDICAL OFFICE FOR SALE OR LEASE



229 Longtown Road
Columbia, South Carolina

 **CYPRESS**
Commercial & Investment Real Estate

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Company Overview

Our team of real estate veterans specializes in single-tenant, net leased and other investment properties for private and corporate investors and general commercial brokerage.

Whether the property is retail, office/medical, industrial or development land, we work with clients one-on-one to deliver intelligent strategies that help buyers and sellers meet their goals.

From property evaluation and market assessment to dealing with closing attorneys, third-party service providers, lenders and documentation, our experience and personal service add value to every transaction. We work with integrity, loyalty and transparency to earn our clients' trust and build long-term relationships.

DISCLAIMER

It is the prospective purchaser's responsibility to conduct its own due diligence. The information contained in this brochure does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. Additional information and an opportunity to inspect the property will be made available to interested, qualified prospective purchasers. Owner and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of this information, and no legal commitments or obligations shall rise by reason of the contents herein. Cypress Real Estate Partners d/b/a Cypress Commercial & Investment Real Estate represents the Seller in this transaction.

The owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest by any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this information or making an offer to purchase subject property unless and until a written agreement for the purchase of the property has been fully executed, delivered and approved by the owner.

Property Highlights

HIGHLIGHTS

- Turn-key Class A Medical Office
- Former Location of Lexington Medical-Spring Valley Family Practice
- Flexible Layout Suitable to a Wide Variety of Medical Users
- Well Positioned In The Heart of NE Columbia Surrounded by Retail, Medical and Residential Uses
- Heavy Parking Ratio: 5.76 parking spaces per 1,000 SF
- The layout consists of lobby/waiting rooms, 16 exam rooms (w/sinks and cabinets), 2 procedure rooms, 10 restrooms, 2 nurses' stations, lab, x-ray room (lead-lined walls), multiple offices, and boardroom
- High Traffic: Longtown Rd.: 9,300 VPD & Clemson Rd.: 23,700 VPD

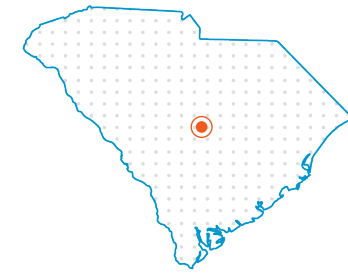
PURCHASE PRICE

\$3,350,000

LEASE RATE

\$23/PSF NN

Property Overview



PROPERTY	Medical Office Building
LOCATION	229 Longtown Road, Columbia, SC 29229
COUNTY	Richland
ZONING	M-1 (Richland County)
CONSTRUCTION	Built in 2007; Brick/Masonry Construction, Sloping Shingle Roof; Interior Elevator

INFORMATION

The Property is located in the heart of the Northeast Columbia submarket surrounded by Medical, National Retail and Residential uses. This submarket is situated within a 15 minute drive time of Downtown Columbia, Forest Acres, The University of South Carolina, Medical University of South Carolina, and Fort Jackson. The Property is in close proximity to Interstate-77 and Blythewood, SC, home to Scout Motors recent \$2B Manufacturing Expansion. Less than a quarter of a mile away, Lexington Medical Center (Voted best Hospital in the Columbia Metro Area by U.S. News & World Report) opened a 225,000 square foot outpatient center in 2021.



9,796

Square Feet
9,796 +/-



1.41

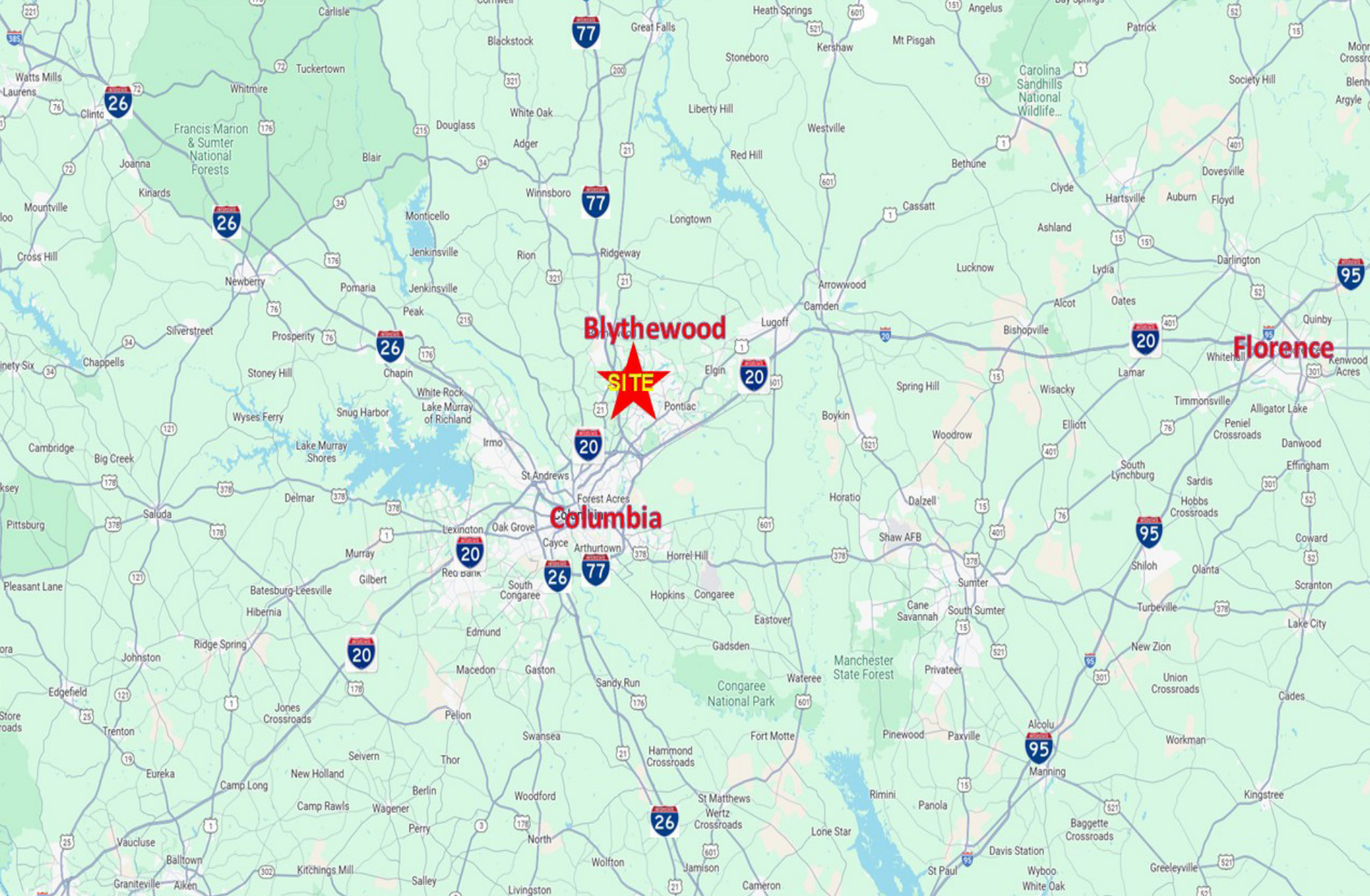
1.41+/- Acres

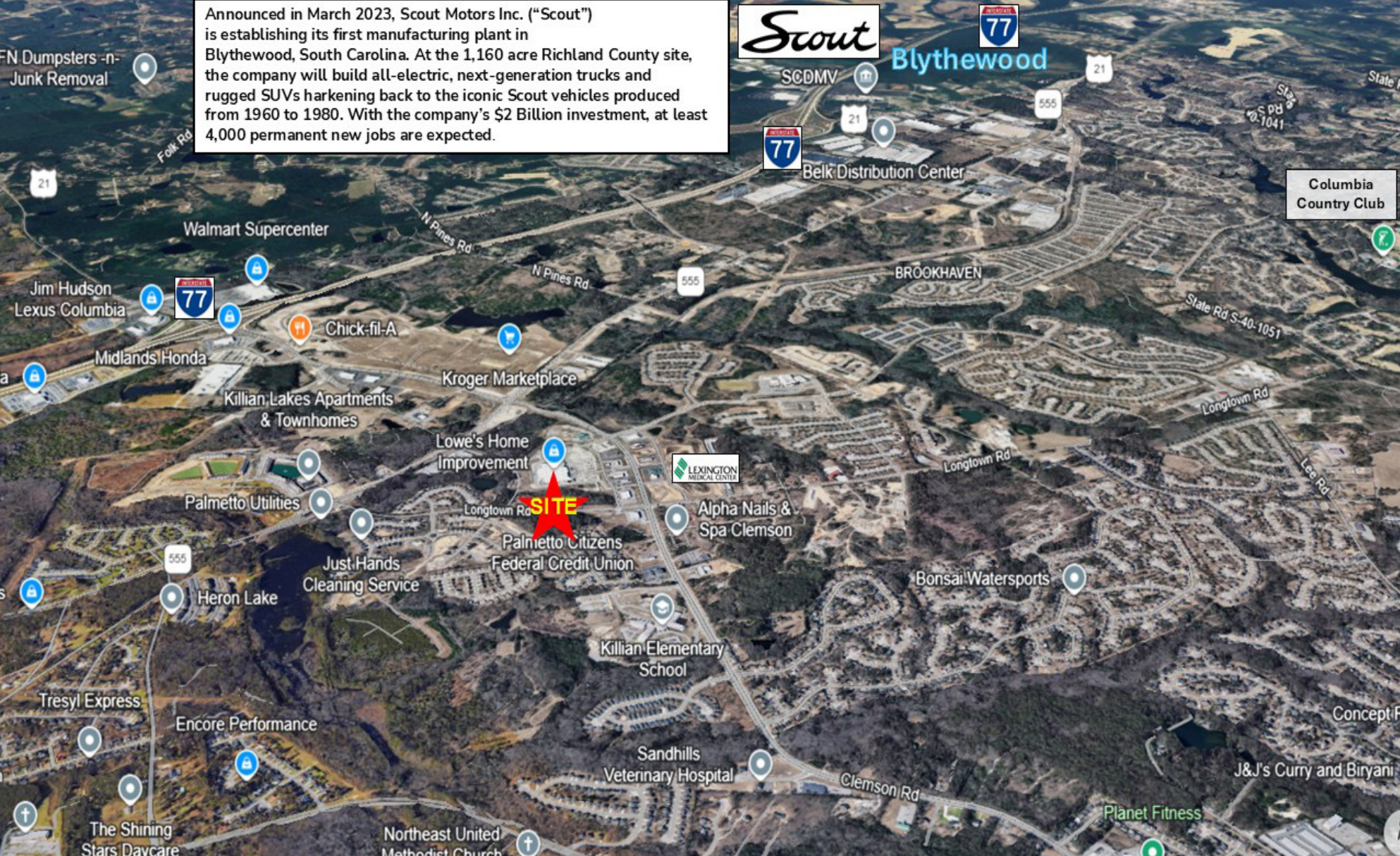


55

Parking Spaces





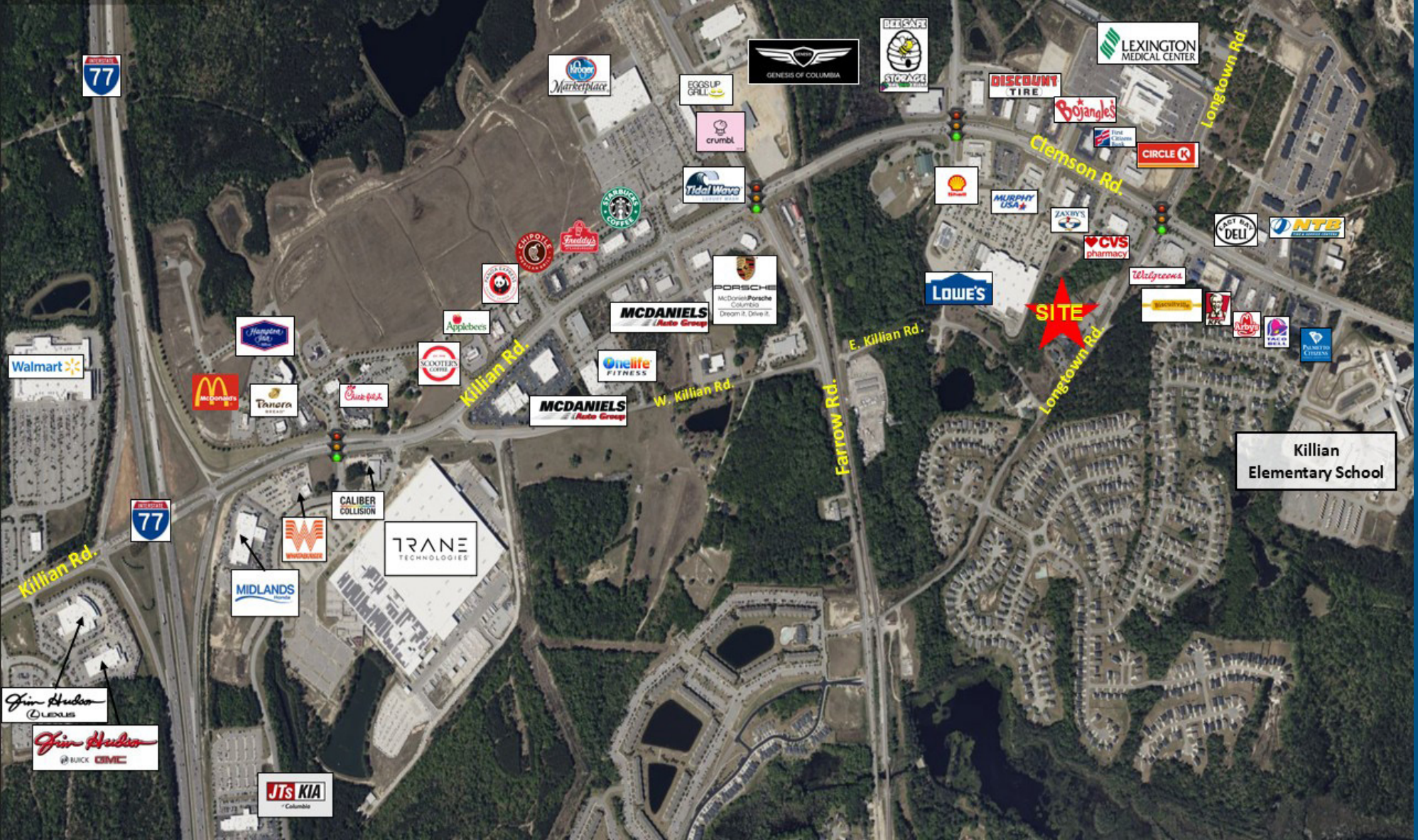


Announced in March 2023, Scout Motors Inc. ("Scout") is establishing its first manufacturing plant in Blythewood, South Carolina. At the 1,160 acre Richland County site, the company will build all-electric, next-generation trucks and rugged SUVs harkening back to the iconic Scout vehicles produced from 1960 to 1980. With the company's \$2 Billion investment, at least 4,000 permanent new jobs are expected.

Scout

Blythewood

Columbia Country Club

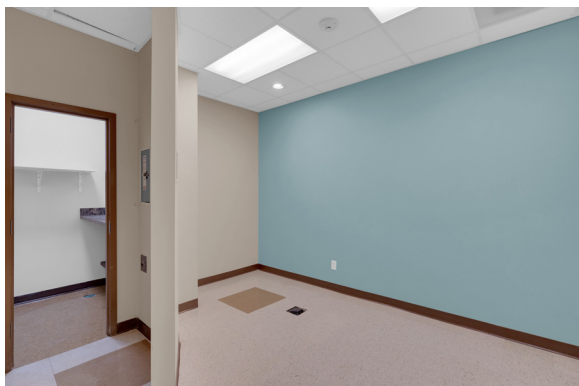
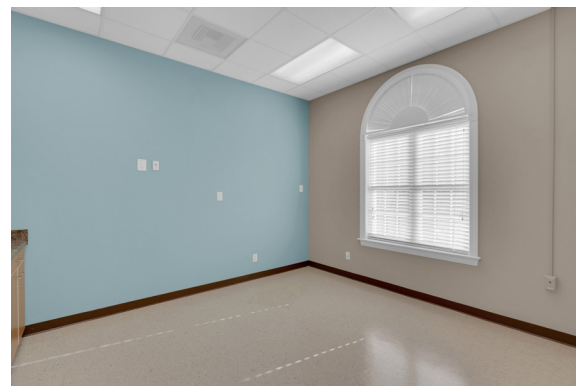




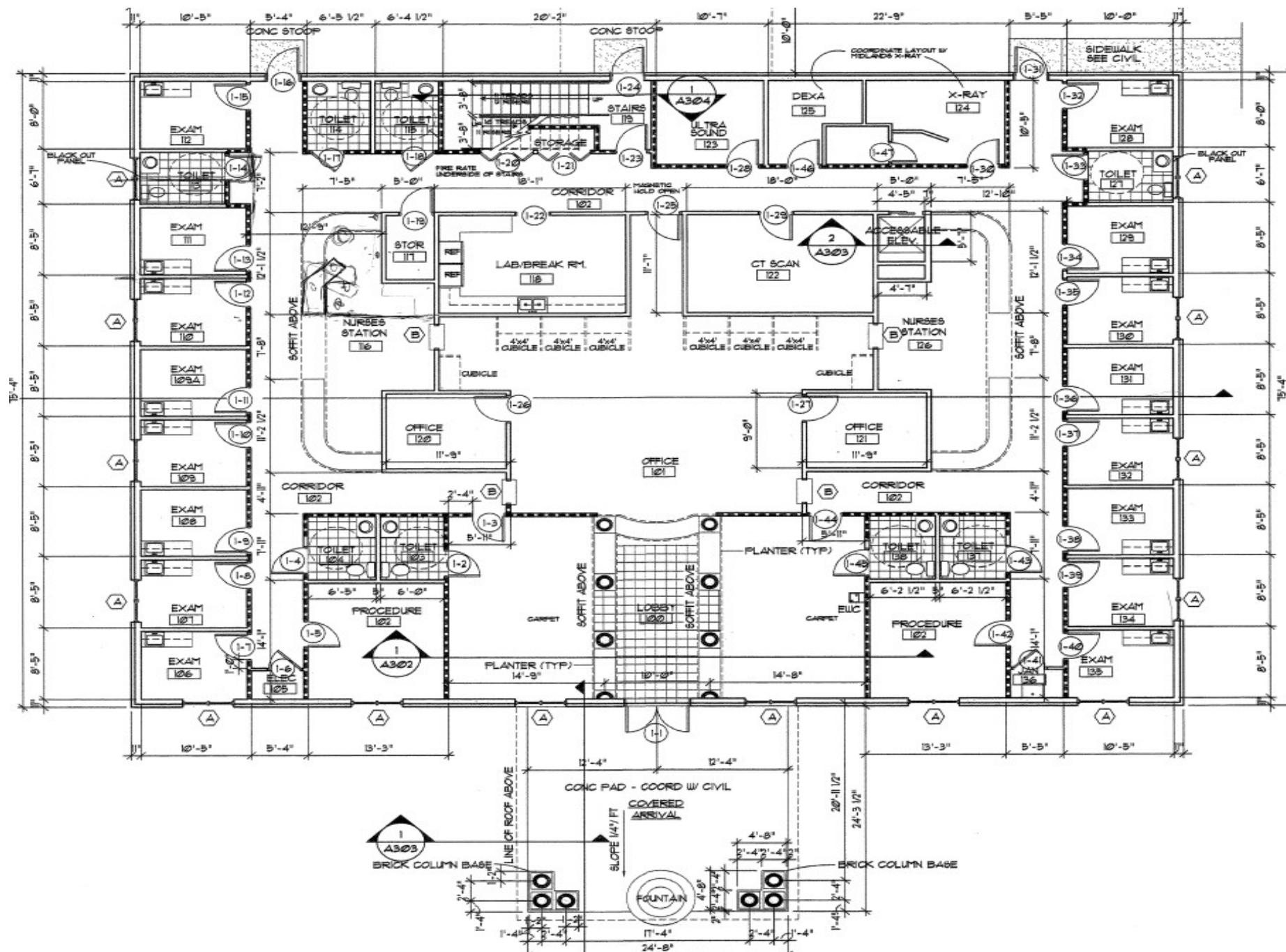


Site Aerial

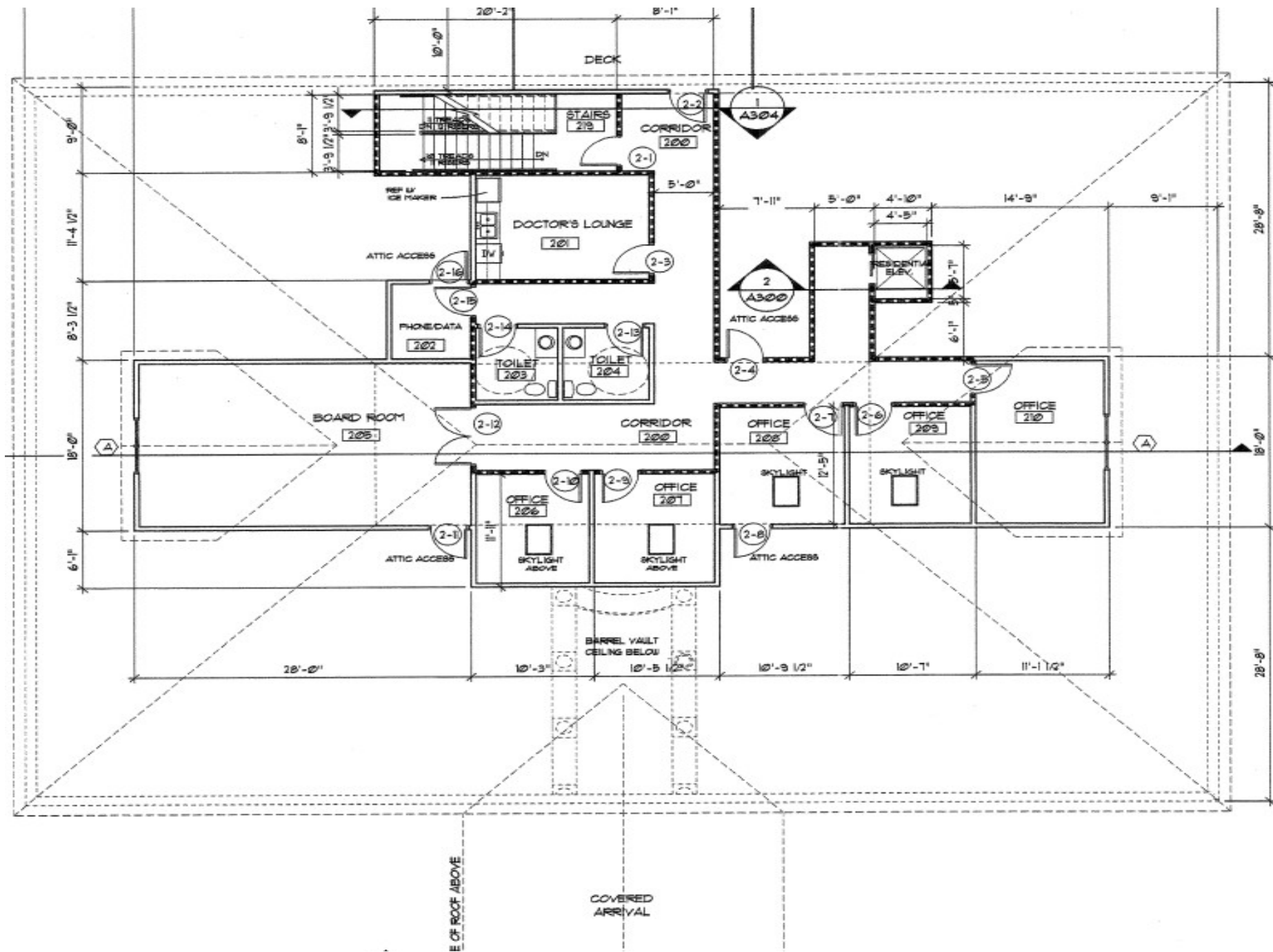








Floor Plan



COLUMBIA

SOUTH CAROLINA

Columbia is the state capital and second most populated city in South Carolina with an MSA population of roughly 832,000 people. Columbia is the county seat of Richland County and located in the middle of the state at the junctions of Interstates 20, 77 and 26. The city was built on a strong foundation of state government (capital), the nation's largest Army training facility (Fort Jackson) and six major universities, most notably the University of South Carolina (34,000 students).

TRANSPORTATION & CONNECTIVITY

Columbia is nationally ranked among the top five cities for highway connectivity with immediate access to I-77, I-26, I-20 and is a short drive from I-95. This provides convenient access to all of the bigger markets surrounding Columbia such as Charlotte, Charleston, Augusta, Atlanta, Greenville and more.

Columbia Metropolitan Airport (CAE) is the main commercial airport for the city and is located just 5 miles southwest of Columbia in Lexington County. The airport also serves as the southeast region cargo hub for UPS Airlines. Commercial rail service to Columbia is provided by both CSX and Norfolk Southern which maintains nearly 1,800 miles of track throughout the state. Passenger rail service is provided by Amtrak which has a station located on Pulaski Street near the Innovista District.



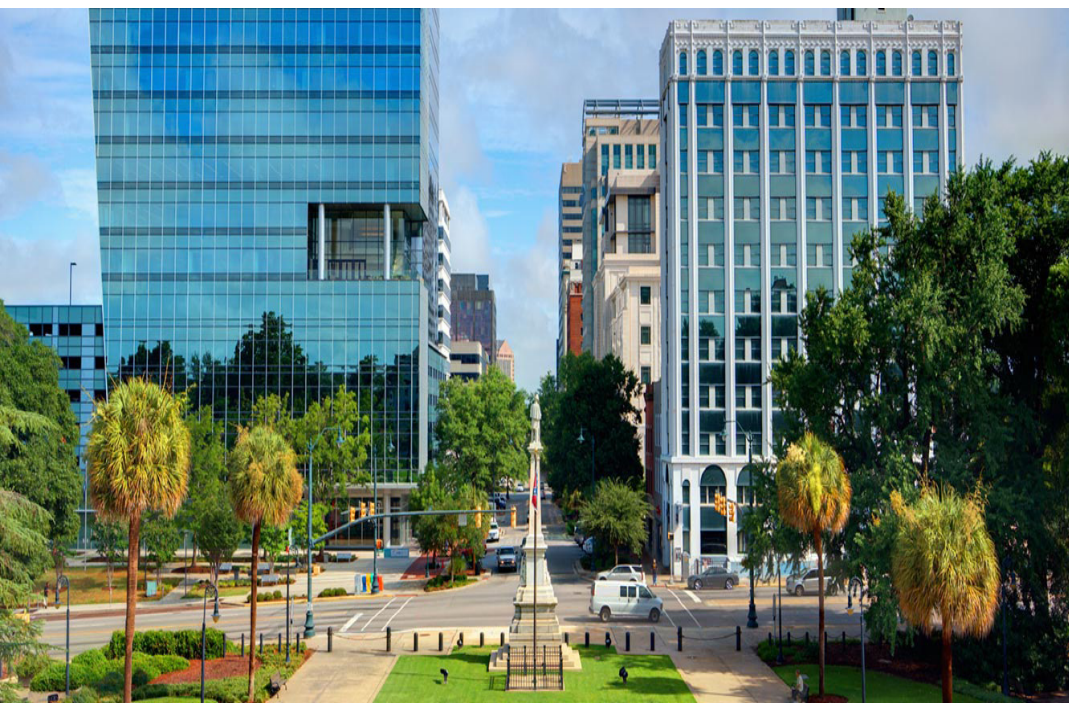
Small-Town
Charm



Convenient
Location



Family
Friendly



Demographics

Population

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	7,318	55,635	122,406
2024 Population	6,809	53,310	118,270
2020 Population	6,034	51,129	113,554
2010 Population	4,569	41,770	95,587
Growth Rate 2010-2020	2.82%	2.04%	1.74%
Growth Rate 2020-2024	2.88%	0.99%	0.96%
Growth Rate 2024-2029	1.45%	0.86%	0.69%

Households

2024 Total Households	4,487	30,125	60,327
2029 Projected Total Households	4,631	31,086	62,914
2010-2020 Annual Rate	0.57%	0.41%	0.94%
2020-2024 Annual Rate	1.20%	1.36%	1.37%
2024-2029 Annual Rate	0.63%	0.63%	0.84%

Average Income

2024 Median Household Income	\$59,749	\$60,714	\$52,688
2024 Average Household Income	\$98,619	\$103,625	\$85,852

