

COMMERCIAL FOR LEASE



FORMER MEDICAL BUILDING

219 CHURCH STREET, GEORGETOWN, SC 29440



FOR LEASE

NAI THE LITCHFIELD COMPANY
10554 Ocean Highway
Pawleys Island, SC 29585

PRESENTED BY:

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PROPERTY SUMMARY

219 CHURCH STREET



Property Summary

Lease Rate:	\$16.00 PSF
Lease Term:	60 Months
Building SF:	7,396
Rentable SF:	7,396
Available SF:	7,396
Year Built:	1984
Floors:	1
HVAC:	Central
Parking:	83
Traffic Count: per day	2022 / 26,100
Zoning:	GC
Insurance	\$6044/ Yr
Taxes	TBD

Property Overview

Medical/Office Building for lease in the City of Georgetown on Church Street. The Office building of 7396 SF contains a large waiting/reception that separates into the two wings of medical office for physical therapy and pain therapy. One wing contains multiple exam rooms, offices, work room, hydro room, restrooms, and a large open physical therapy room. The other wing contains multiple exam rooms, an office, and a nurse's station. The building also contains a break room, support closets, and a large storage room.

Location Overview

Located just over the bridges on a frontage road with Great access to Hwy 17 and traffic lights.

PROPERTY PHOTOS

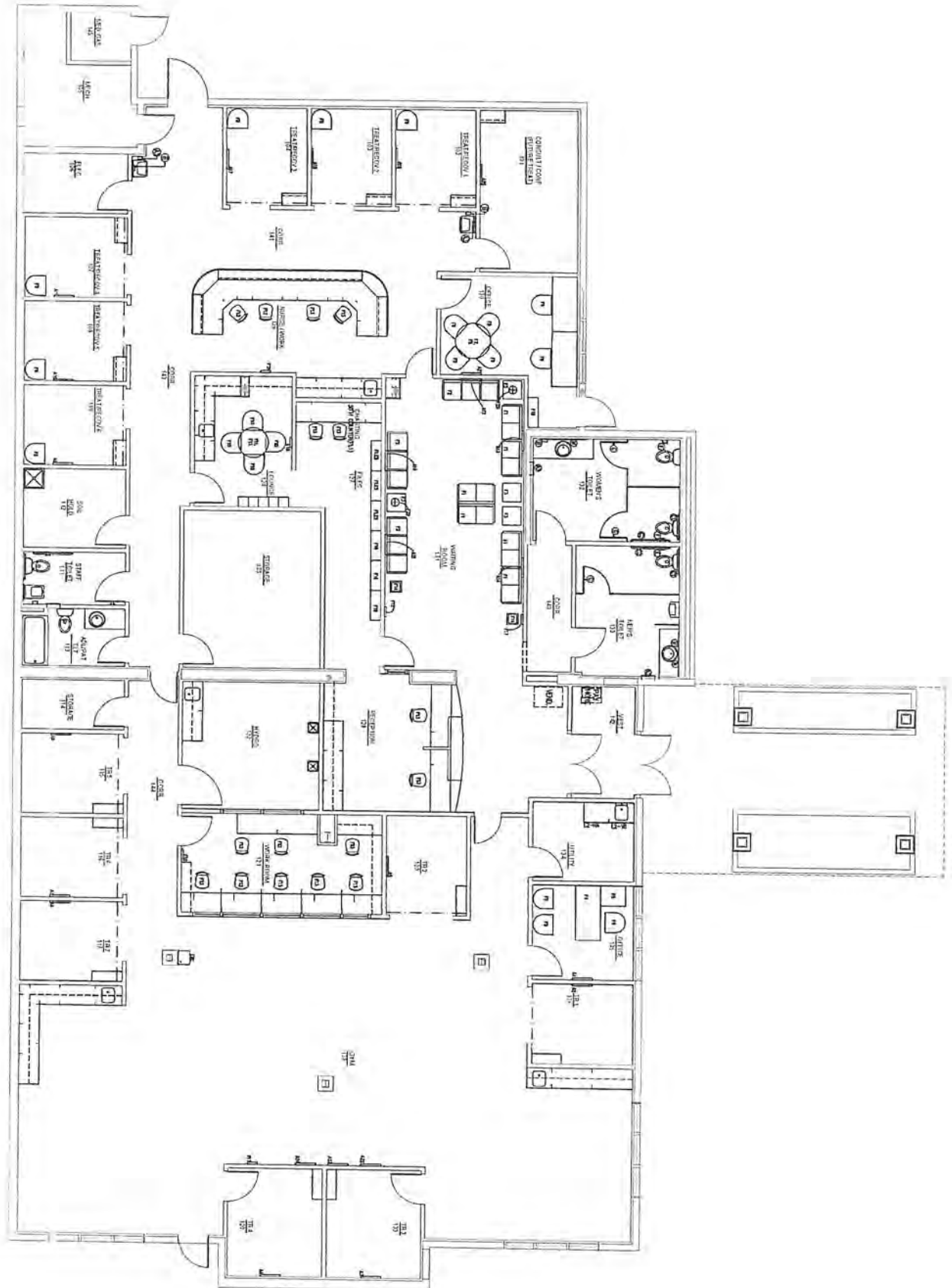
219 CHURCH STREET



PROPERTY PHOTOS

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BUSINESS MAP

219 CHURCH STREET

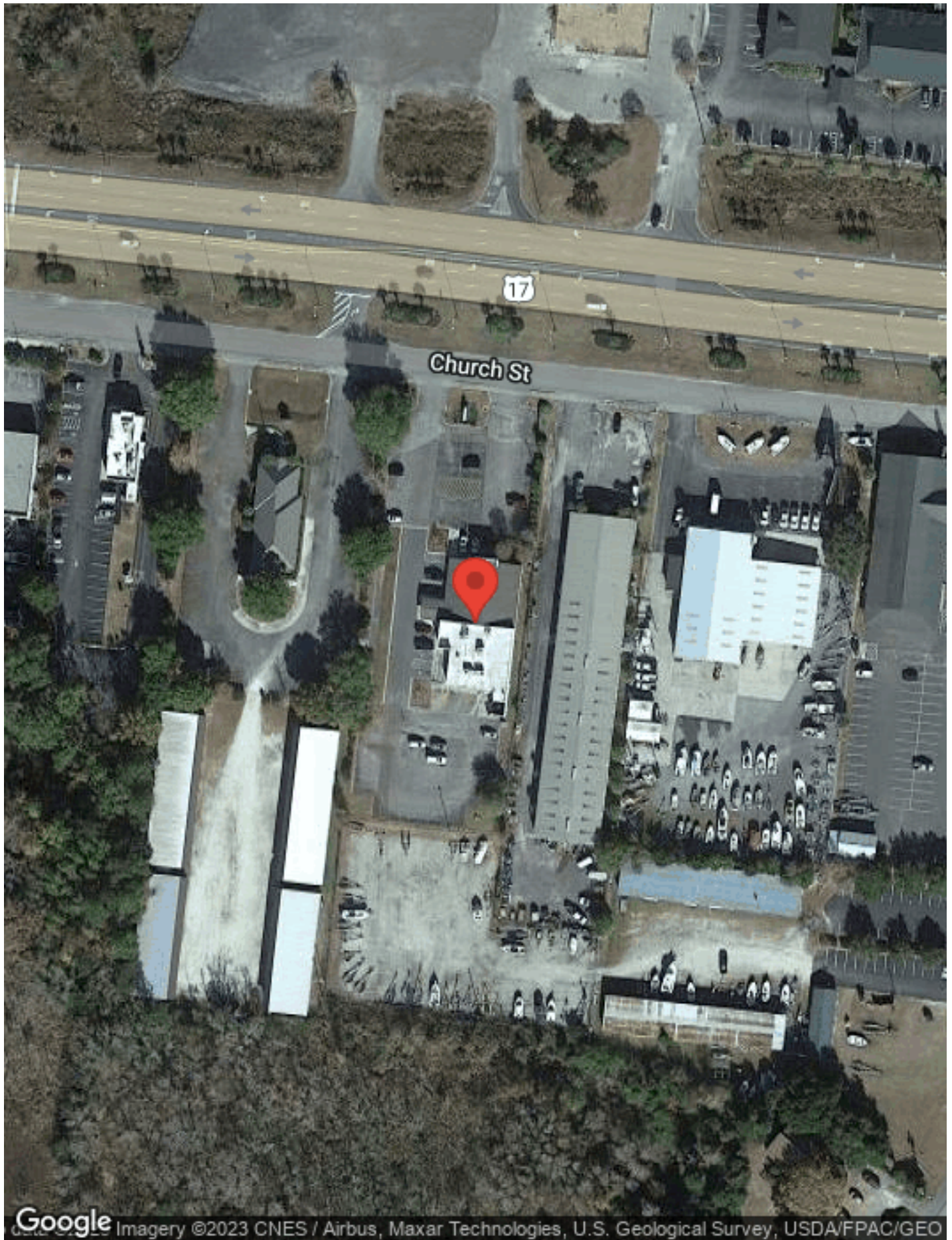


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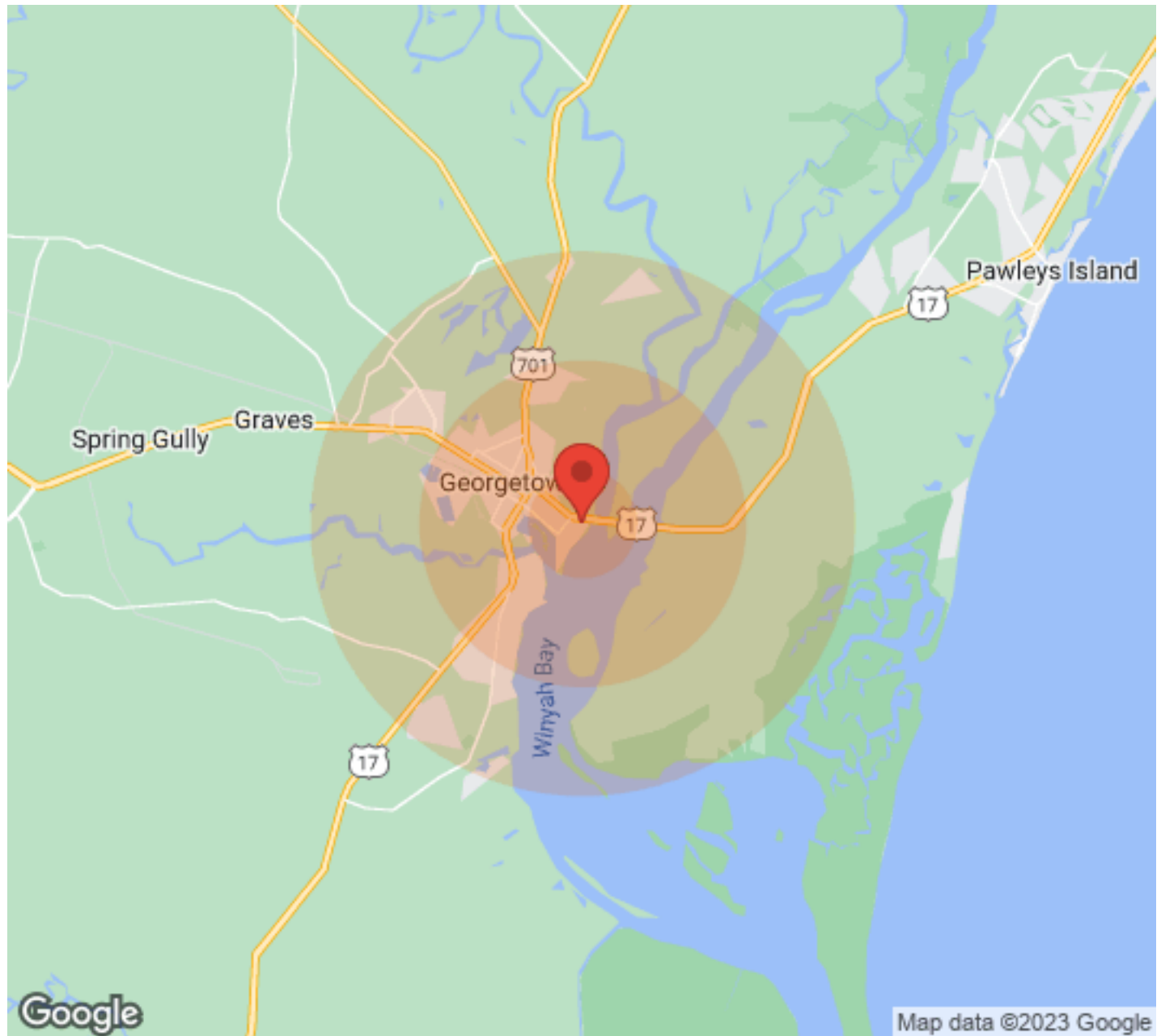
AERIAL MAP

219 CHURCH STREET



DEMOGRAPHICS

219 CHURCH STREET



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	579	3,892	7,923	Median	\$48,888	\$32,157	\$37,531
Female	675	4,561	9,014	< \$15,000	87	868	1,154
Total Population	1,254	8,453	16,937	\$15,000-\$24,999	56	499	871
				\$25,000-\$34,999	45	511	953
				\$35,000-\$49,999	99	398	792
				\$50,000-\$74,999	112	513	1,136
				\$75,000-\$99,999	29	206	709
				\$10,000-\$149,999	64	249	753
				\$150,000-\$199,999	23	30	184
				> \$200,000	15	41	136
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	230	1,904	3,365	Total Units	879	4,143	8,446
Ages 15-24	151	1,273	2,310	Occupied	626	3,490	6,813
Ages 55-64	158	889	1,985	Owner Occupied	393	2,015	4,800
Ages 65+	242	1,325	3,361	Renter Occupied	233	1,475	2,013
Race	1 Mile	3 Miles	5 Miles	Vacant	253	653	1,633
White	589	3,639	10,014				
Black	584	4,471	6,277				
Am In/AK Nat	N/A	N/A	N/A				
Hawaiian	N/A	N/A	N/A				
Hispanic	106	496	888				
Multi-Racial	162	686	1,292				



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