FOR SALE OR LEASE

Medical/Office Building Across from Lexington Medical Center

101 Medical Circle | West Columbia, SC 29169

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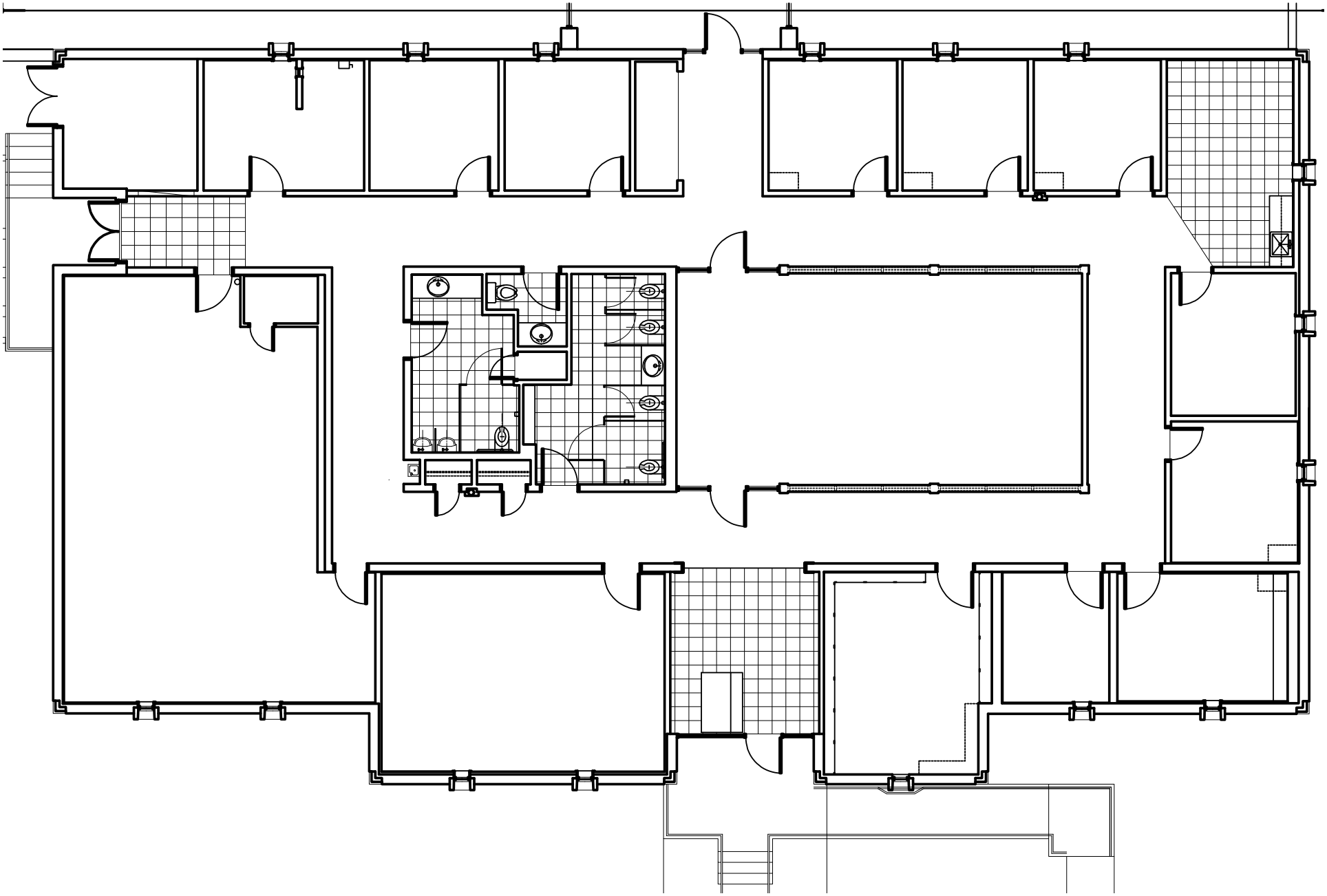
Property Overview

101 Medical Circle is strategically positioned in a prime location just off Sunset Boulevard and Interstate 26. The building has excellent visibility from Sunset Boulevard/Highway 378 and is located directly across from the Lexington Medical Center campus. The property is easily accessible from the signalized intersection on Highway 378 and neighbors various medical and dental offices along Medical Circle. The dense concentration of medical offices and retail establishments creates a bustling daytime population in the immediate area.

HIGHLIGHTS

- ±6,300 SF building — flexible use as medical or traditional office
- Monument signage on Hwy 378/ Sunset Blvd — high visibility with ±32,500 VPD
- Adjacent to Interstate 26
- Directly across from Lexington Medical Center — ranked the best hospital in the metropolitan area
- Centralized location which is convenient to surrounding areas, including Lexington, Irmo and Downtown Columbia
- Less than 3 miles to I-20/I-26/I-126 junction
- **Sale Price: $1,145,000**
- **Lease rate: $19.00/SF NNN**

Floor Plan



LEXINGTON MEDICAL CENTER (LMC)

LMC is ranked the best hospital in the metropolitan area and the #2 hospital in South Carolina. LMC is an accredited Cancer Center of Excellence. It has also been recognized by the American College of Cardiology as the first HeartCARE Center in South Carolina. Additionally, LMC is the largest skilled nursing facility in the Carolinas, an Alzheimer's care center and operates one of the busiest Emergency departments in the state of South Carolina.

Source: lexmed.com

LMC HIGHLIGHTS

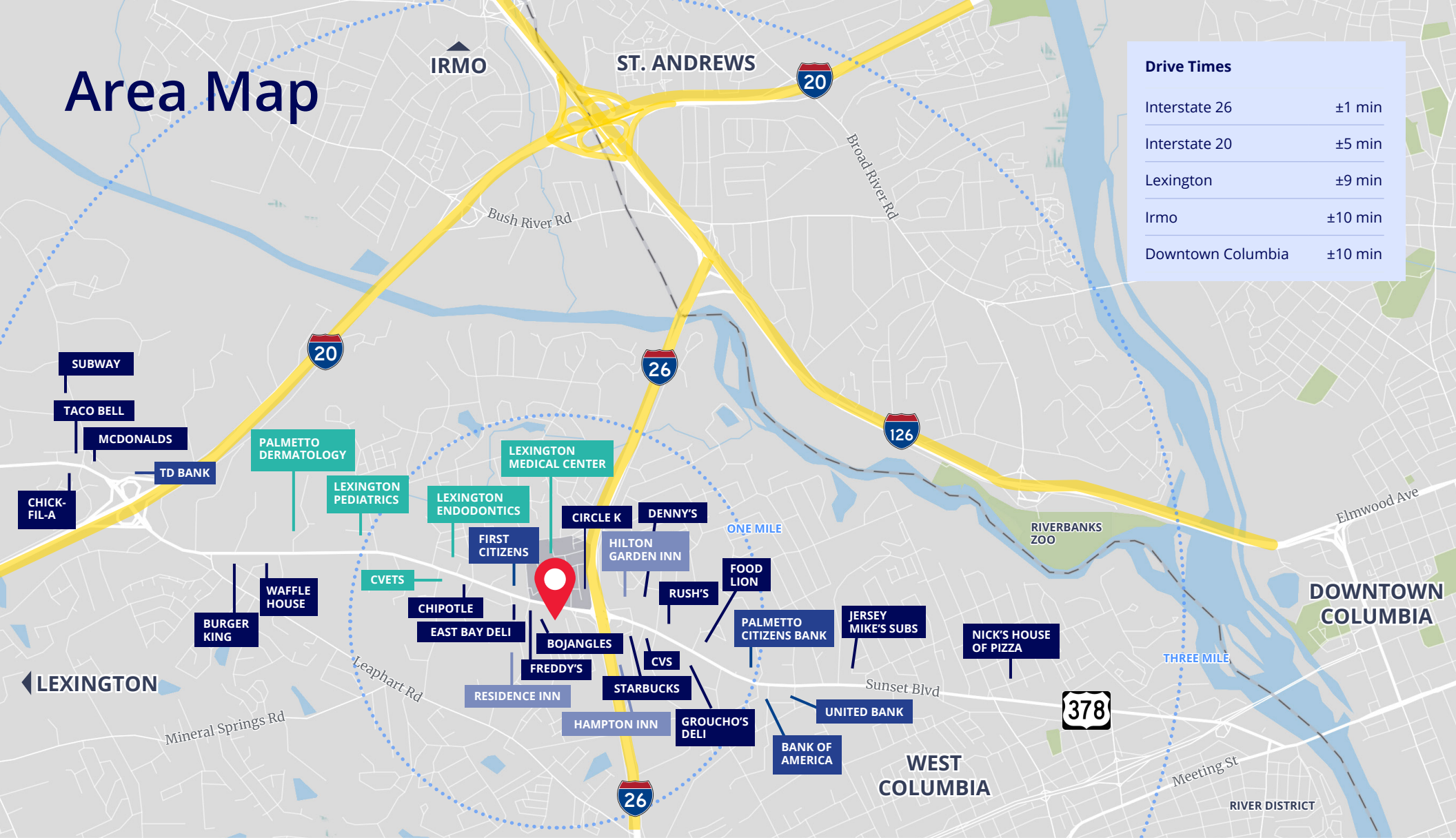
8,500+
Healthcare professionals

±100,000
Patients treated each year

70
Doctor's offices

±25,000
Surgeries performed each year

Area Map



Drive Times

Interstate 26	±1 min
Interstate 20	±5 min
Lexington	±9 min
Irmo	±10 min
Downtown Columbia	±10 min

COLUMBIA MSA

Columbia's ease of accessibility is a primary factor in site selection for both businesses and residents and many are drawn to Columbia due to its convenient location. As the state capital and largest city in South Carolina, Columbia is the hub of the Palmetto State.

Columbia experienced an increase in inbound migration, averaging 2,590 new residents per year. According to CNN Business (2024), South Carolina was the fastest-growing state last year.

DEMOGRAPHICS 2025 EST

861,314
Total population

$96,975
Avg household income

864,378
Total daytime population

354,750
Number of households

CONTACT

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