



MEDICAL OFFICE FOR LEASE

2664 St Matthews Road NE Suite A
Orangeburg, SC 29118

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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

MEDICAL OFFICE FOR LEASE

PROPERTY OVERVIEW

Located at 2664 St Matthews Rd in Orangeburg, SC, this 3,500 square foot medical office offers a prime opportunity for healthcare professionals seeking a well-equipped, move-in ready space. Three quarters of a mile down the road from MUSC Health - Orangeburg, this property is perfectly positioned for easy access to the region's medical community.

The property, situated in a high-traffic area with excellent visibility, includes signage on a prominent monument along St Matthews Rd NE. The available suite features large exam rooms, private offices, a spacious waiting area, existing washer/dryer hookups, multiple bathrooms, a shared kitchenette and break room, and a storage room, all designed to maximize workflow efficiency.

The existing tenant specializes in prosthetics and orthotics, making this location particularly attractive for complementary practices such as orthopedic surgeons, endocrinologists, podiatrists, and sports medicine physicians. These specialties align well with the existing clientele, offering opportunities for collaboration and referral networks. With a versatile layout suitable for various medical specialties, this office is ideal for expanding your practice or establishing a new one in a thriving community.

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OFFERING SUMMARY



LEASE RATE

\$25 PSF MG



ZONING

CG - General Commercial



AVAILABLE SF

2,695 SF



BUILDING SIZE

5,286 SF



COUNTY

Orangeburg County



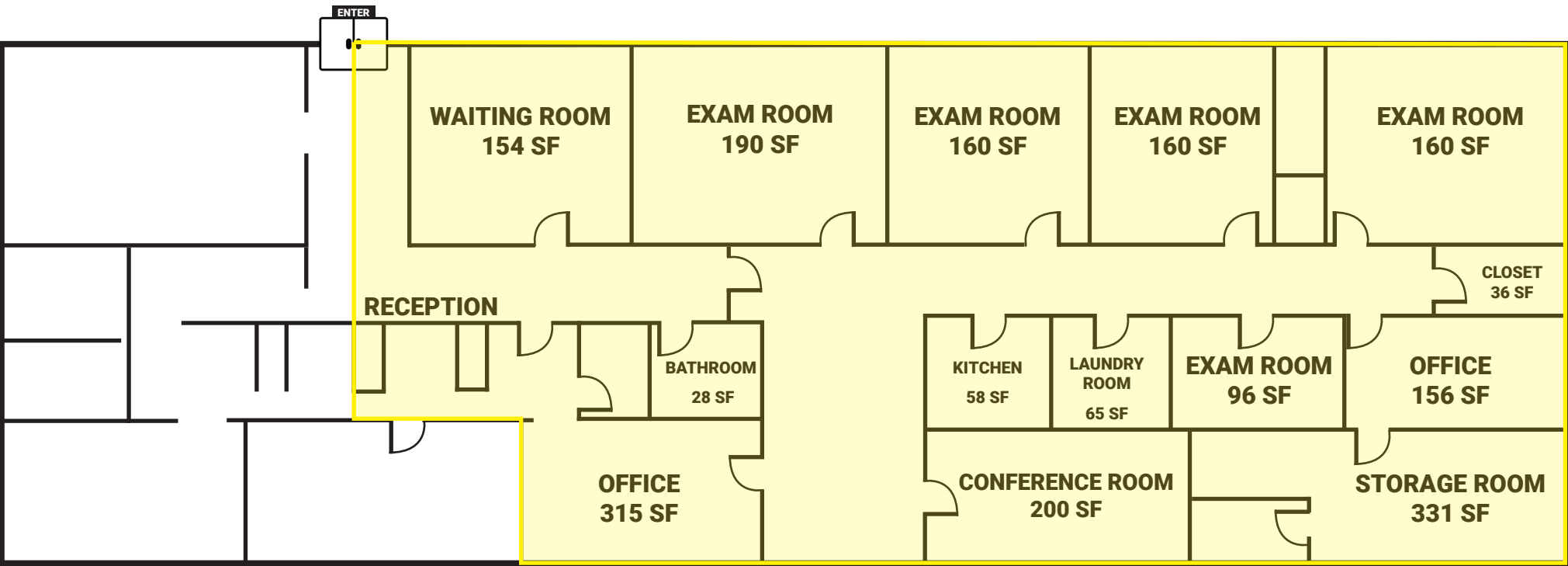
TAX ID

0174-08-01-001.000

2664 St Matthews Road NE Suite A | Orangeburg, SC 29118



FLOOR PLAN



****NOT TO SCALE**

MEDICAL OFFICE FOR LEASE

AERIAL

St Matthews Rd NE

2664 St Matthews Rd NE

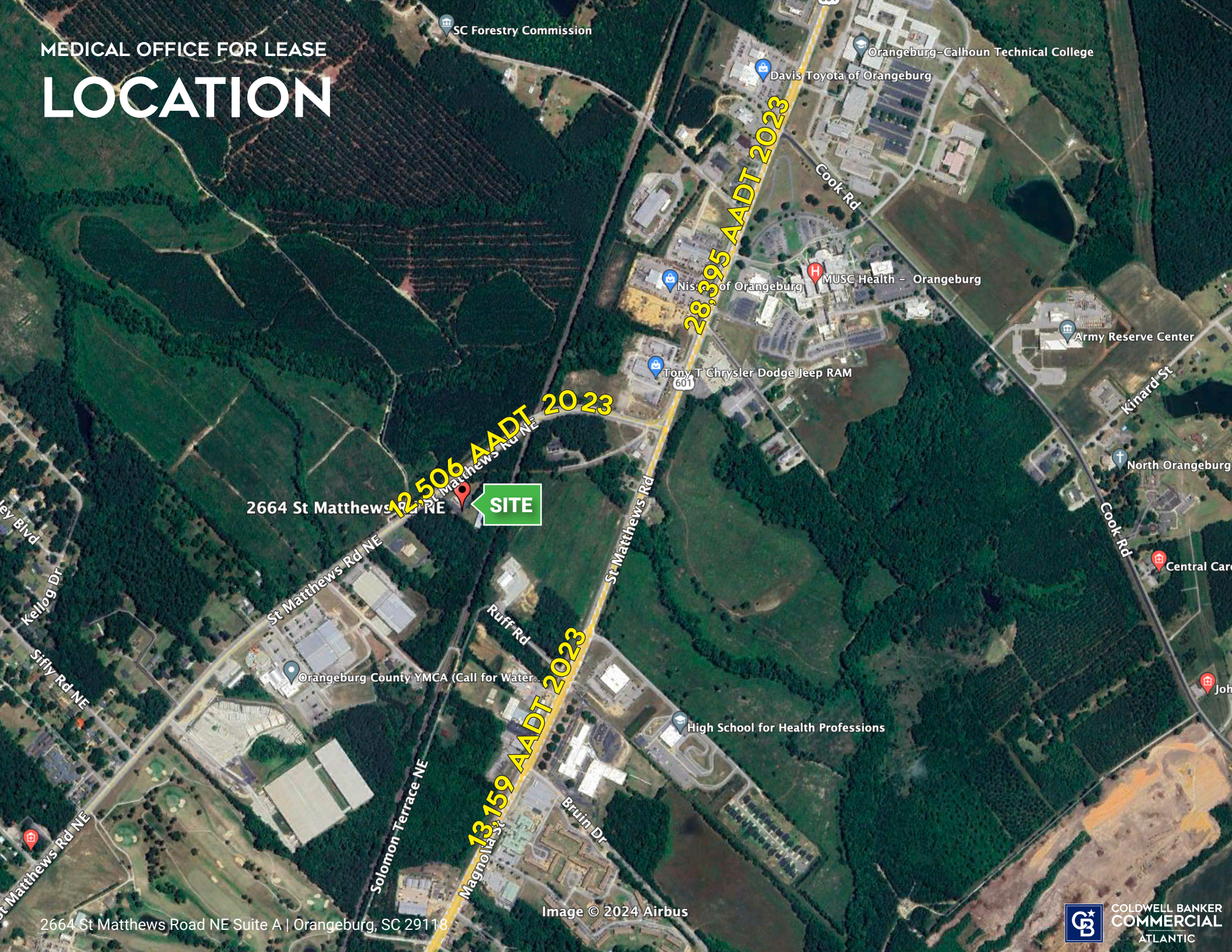


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MEDICAL OFFICE FOR LEASE LOCATION



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MEDICAL OFFICE FOR LEASE

MEDICAL MAP

MUSC Health - Orangeburg
RMC Endocrinology Center
MUSC Hollings Cancer Center Orangeburg
Dr. Prudence Mbu
Select Diagnostics
RMC Women's Center
MUSC Women's Health - Orangeburg
Clemson Rural Health
Outpatient Therapy at MUSC
Orangeburg Oral Surgery & Implant Center

SITE: 2664 St Matthews Road NE

Palmetto Chiropractic Wellness Center
MUSC Health Internal Medicine - Orangeburg
MUSC Health Neurology - Cook Road
Fresenius Kidney Care Orangeburg
William J. McCord Adolescent
Dr. Dorothy F. Kendall, MD
Dr. John Ross
Central Carolina Endodontics

Willie B Louis, MD, PA
Edisto Family Practice
John H. Hayden, MD
Cardiovascular Associates
Mc Clerklin Patricia A MD
Gross Family Practice
Teresa D Macpherson, MD
The Pediatric Clinic PA
Tracy Macpherson, MD
Orangeburg Health Department
MUSC Children - Wellness
Coulter Clinic
A Village Home Care LLC
Orangeburg Dental Associates

White's Medical Rentals
SouthernMED Pediatrics
Sagebrush Health - Rheumatology
Singleton Health Center
Inspire Pulmonary
Carolina HealthChoice
CenterWell Home Health - Orangeburg
MSA | Medical Services
Jamison Express Care
Comprehensive Foot Care
Orangeburg Dentistry
Community Health
Health Singleton Center
Hillcrest Dermatology Center
Crescent Hospice
Hospice Care of Tri County
Gentiva Hospice
MUSC Health Primary Care - Village Park Drive

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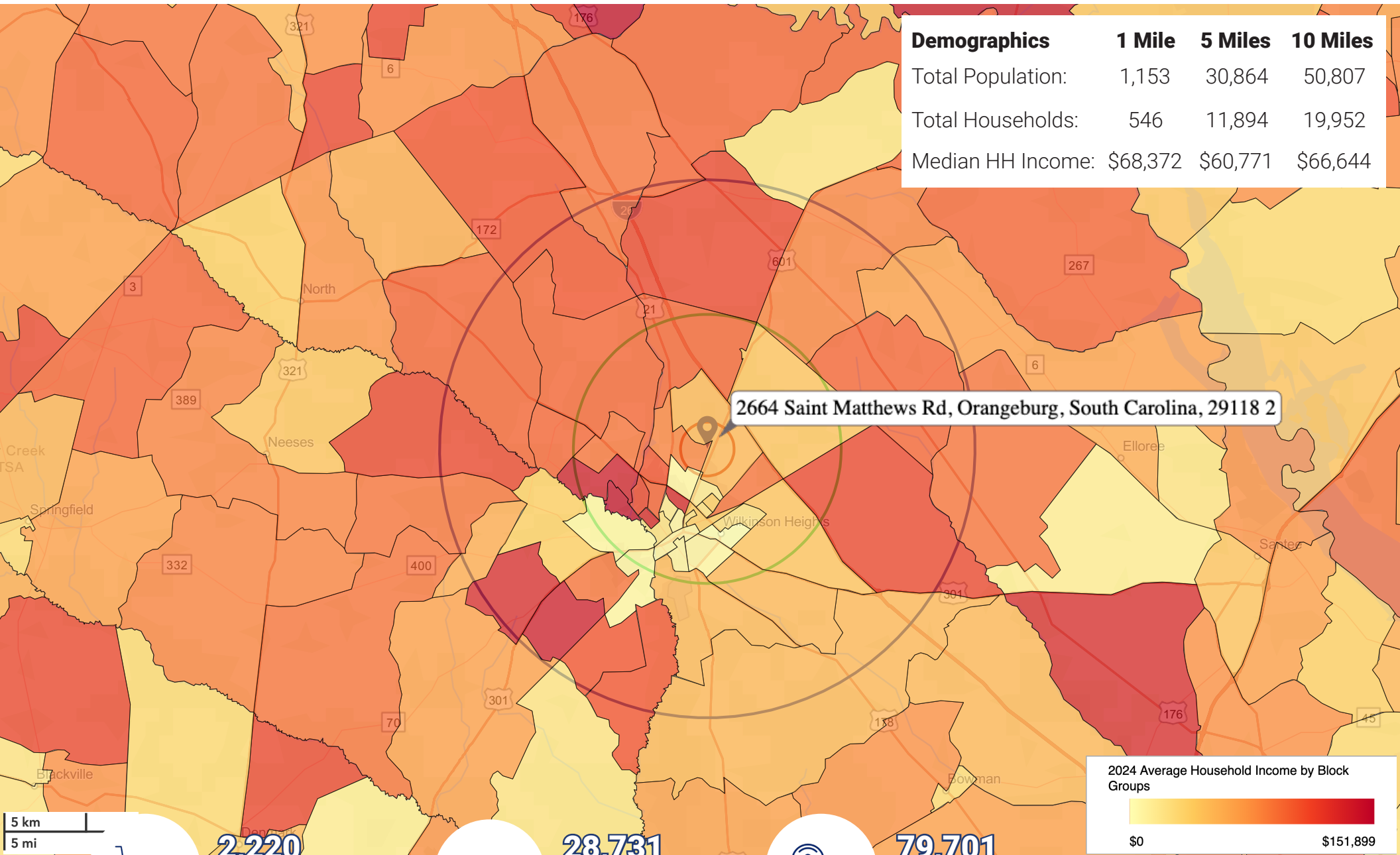
Image © 2024 Airbus

Wilkinson Heights



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DEMOGRAPHICS



5 km
5 mi



2,220
Businesses
within 10 Miles



28,731
Employees
within 10 Miles



79,701
Population
within 10 Miles

All demographics based on Esri forecasts for 2024

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