



Lease Rate:

\$26.00/SF

NNN

CONTACT

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FOR LEASE

±3,200 SF Medical Building in Irmo Submarket

7335 St. Andrews Road | Irmo, SC 29063

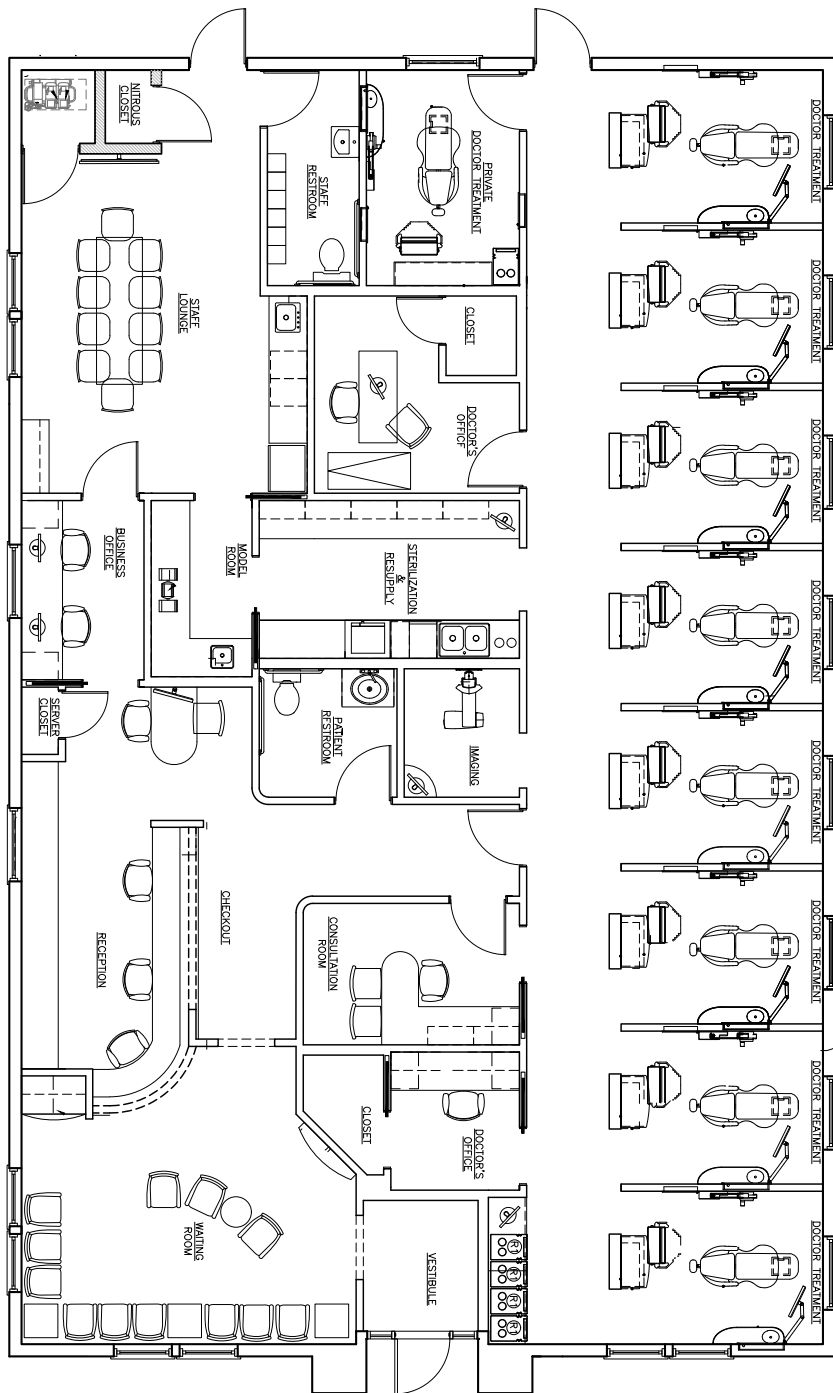
Highlights

- ±3,200 SF freestanding medical office building
- Existing medical office layout with potential for multiple healthcare uses (excluding general dentistry)
- Parking available along the side and rear of the building
- Highly visible on St. Andrews Road (±19,900 VPD) and near the Lake Murray Boulevard intersection (±17,000 VPD)

Located on St. Andrews Road in the heart of the Irmo/Harbison area, 7335 St. Andrews Road is well-suited for medical, therapy and other healthcare uses. The property provides excellent visibility along St. Andrews Road, convenient access to Lake Murray Boulevard and connectivity to Lexington via the Lake Murray Dam. Additionally, Interstate 26 is about 4 minutes away. Its accessible location and proximity to established residential neighborhoods, retail centers and healthcare services make it a convenient option for both patients and providers.

FOR LEASE

7335 St. Andrews Road



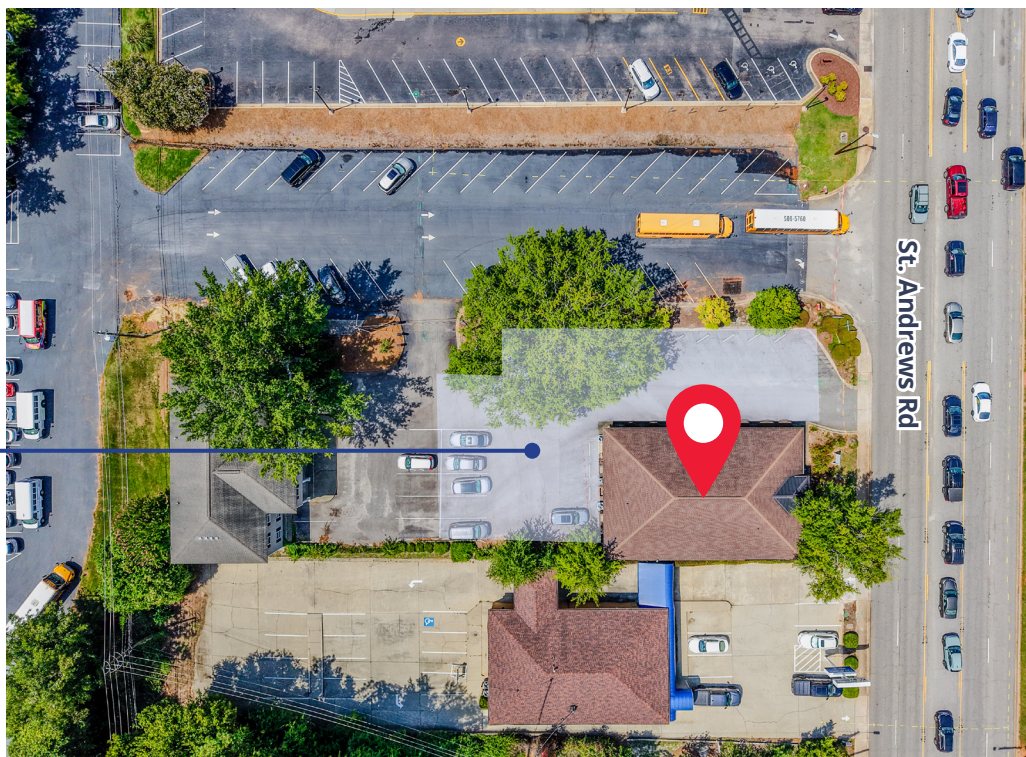
ENTRANCE



FOR LEASE

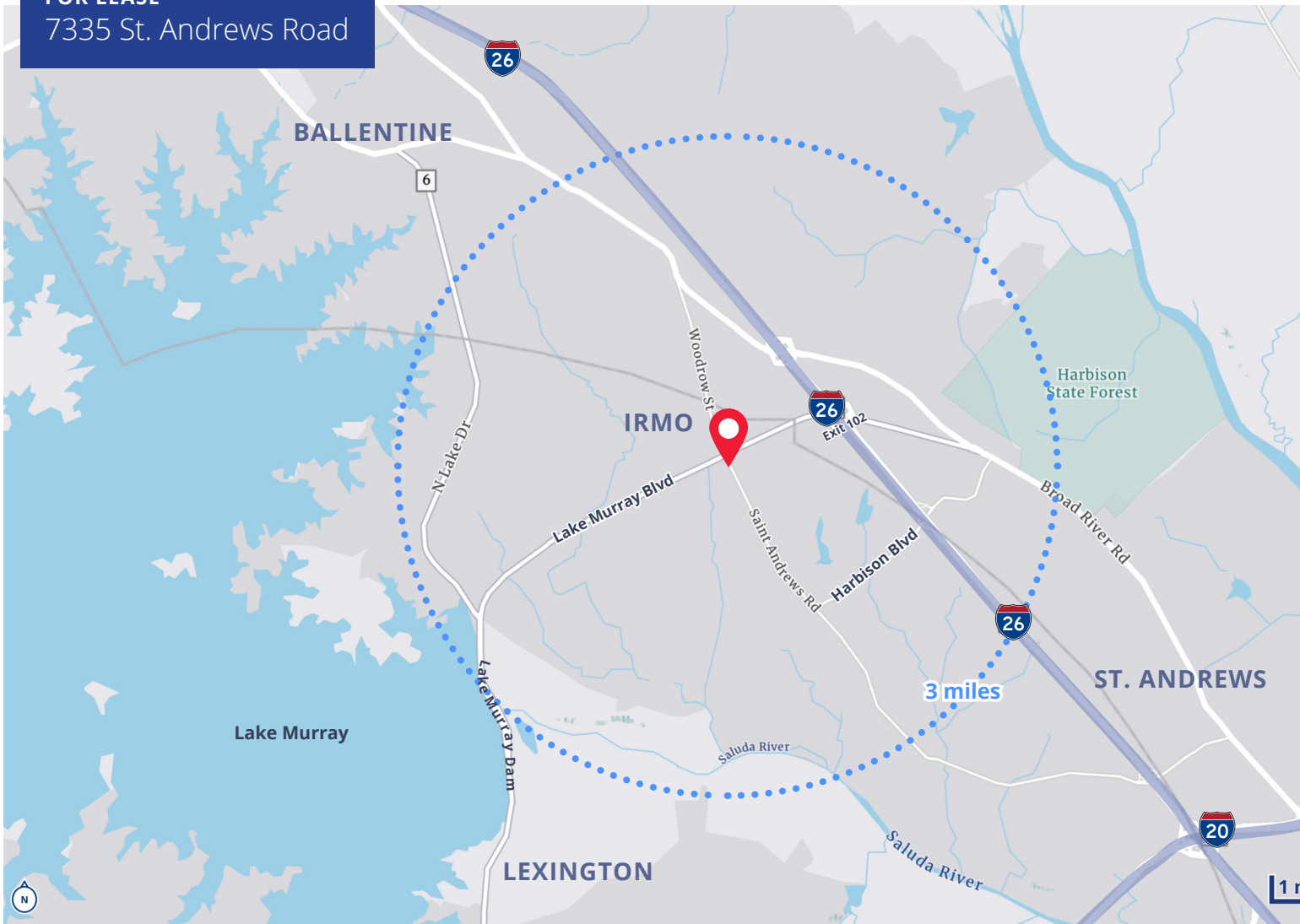
7335 St. Andrews Road

Approximately 20
parking spaces to
the side and rear
of the building



FOR LEASE

7335 St. Andrews Road



Demographics 2026 <i>est.</i>	3 miles	6 miles	9 miles
Total Population	46,403	116,558	227,464
Daytime Population	49,533	117,446	233,383
Number of Households	20,463	47,943	96,074
Average HH Income	\$112,612	\$119,123	\$112,943

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