

FOR SALE

MEDICAL OFFICE & SURGICAL CENTER

14 Miller Road Sumter, SC 29150



PROPERTY DESCRIPTION

This medical office building totals 5,605 square feet with two stories of a previous multi tenant building renovated for an office based surgical center. First floor is broken into two spaces, suite A is a medical office and suit B is a surgical center. Suite A is made up of a waiting room, front reception desk, patient exam rooms, and one procedure room. Suite B is comprised of a lobby with reception area, nursing station, operating room, general recovery room, private recovery room, and instrument processing areas. The second floor is primarily used for medical products storage, breakroom, restrooms, and offices totaling 1,678 square feet.

PROPERTY HIGHLIGHTS

- Previously used as a doctors office and adjoining surgical center
- 33 parking spots and handicap accessibility
- Recent renovations include parking lot filling and sealing, windows, triple phase power, back up diesel generator, new street signage, and Bonitz medical grade flooring, and more
- Virtual Tour Link - <https://garyculbertson.com/virtual-tour/>

OFFERING SUMMARY

Sale Price:	\$1,750,000
Parcel Number:	205-04-02-007
Building Size:	5,605 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	243	684	2,438
Total Population	586	1,658	5,807
Average HH Income	\$67,709	\$69,838	\$75,299

Jay Davis, CCIM, SIOR
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John Parker
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Heather Tickel
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**COLDWELL BANKER
COMMERCIAL**
CORNERSTONE

FOR SALE

EXTERIOR PHOTOS
14 Miller Road Sumter, SC 29150



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SUITE A (MEDICAL OFFICE)

14 Miller Road Sumter, SC 29150



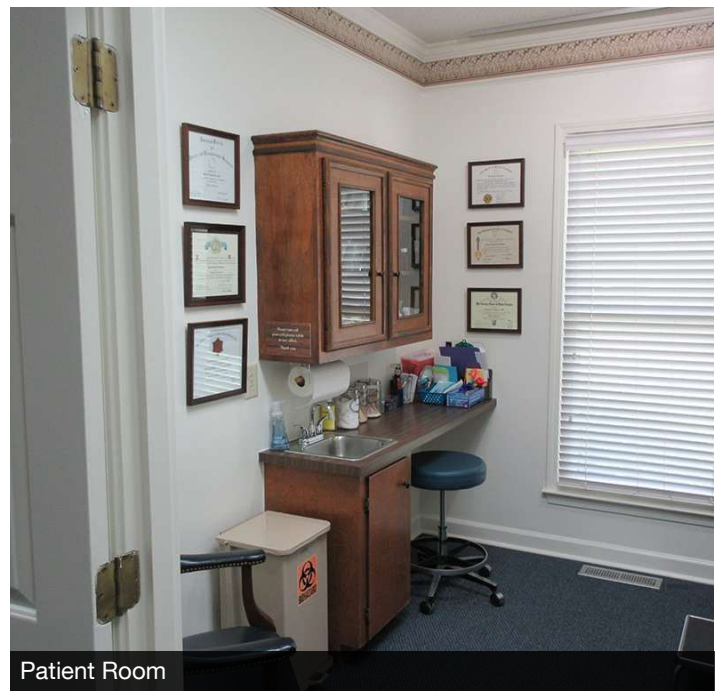
Medical Office Waiting Room



Reception Area



Hall Office



Patient Room

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FOR SALE SUITE B (OFFICE BASED SURGICAL CENTER)

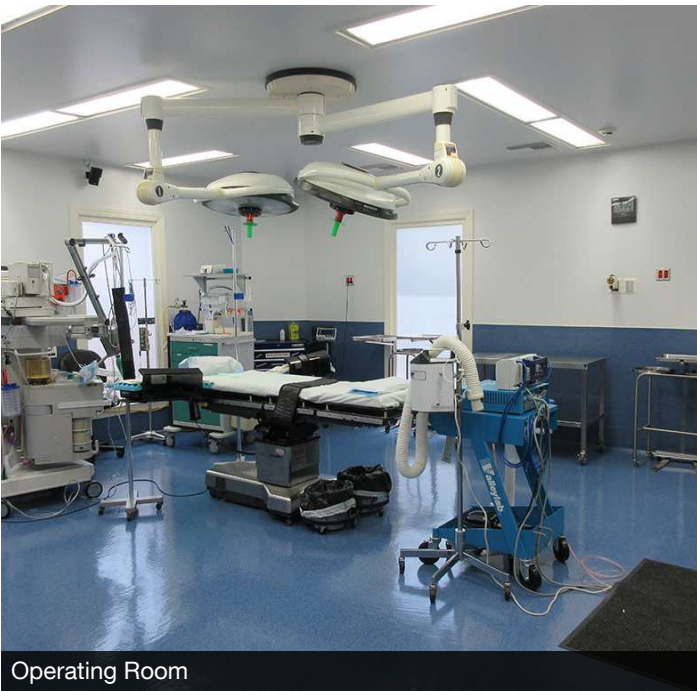
14 Miller Road Sumter, SC 29150



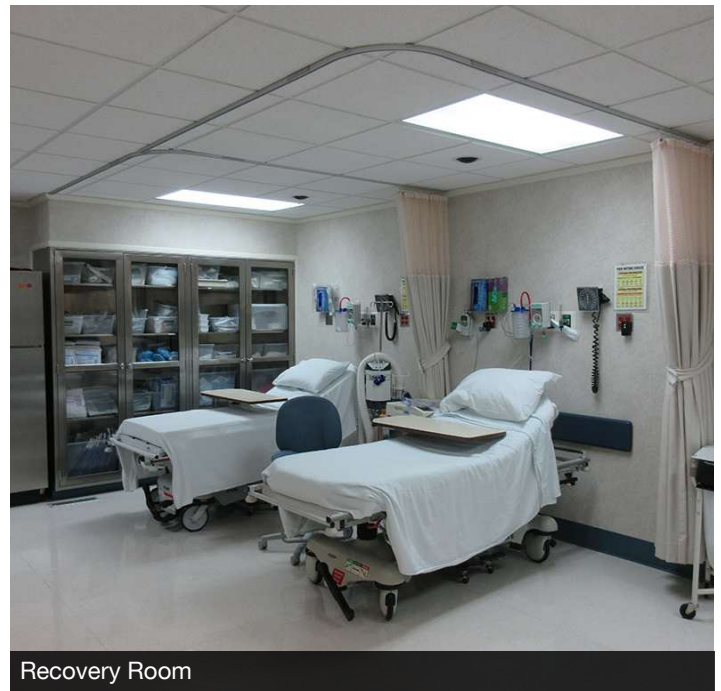
Plastic Surgery Office Waiting Room and Reception Area



Nurses Station



Operating Room



Recovery Room

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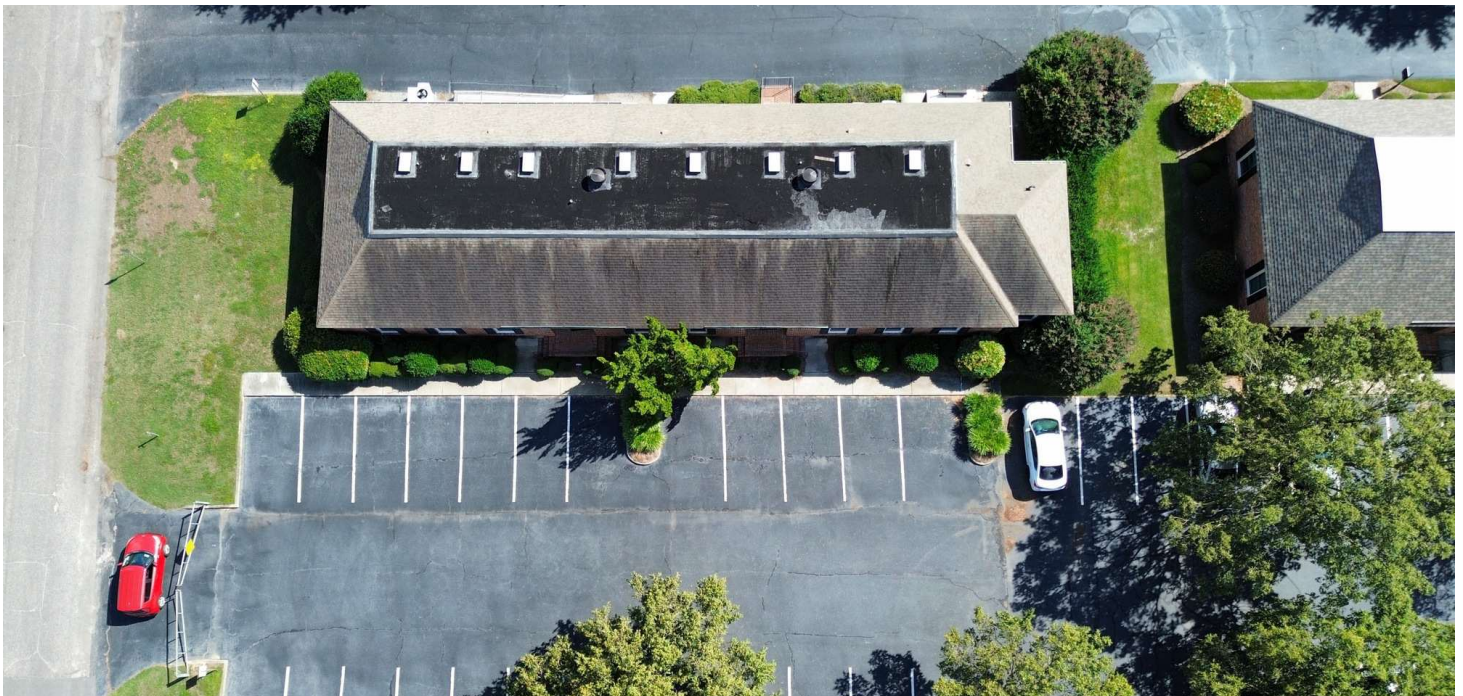
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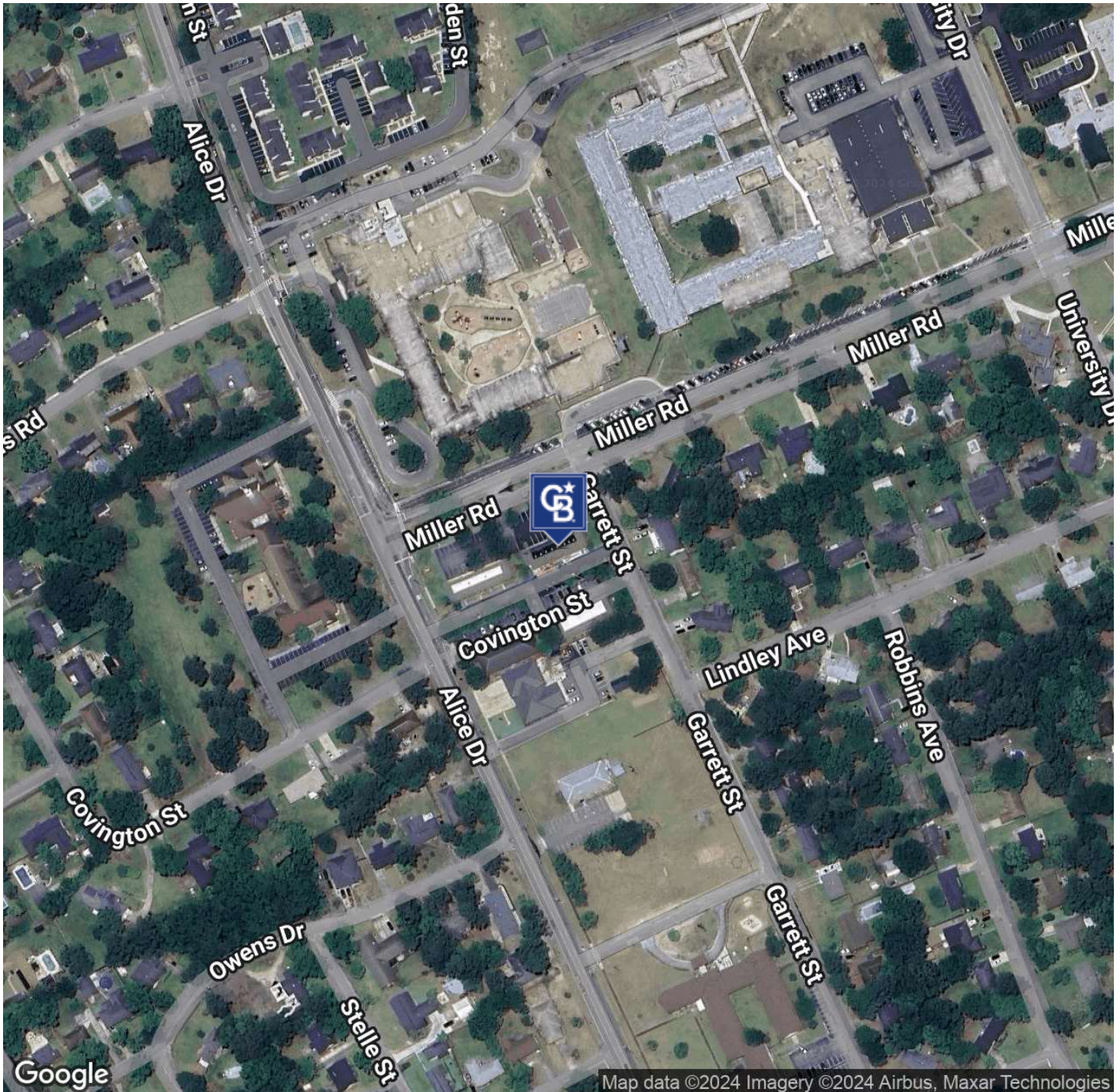


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LOCATION MAP

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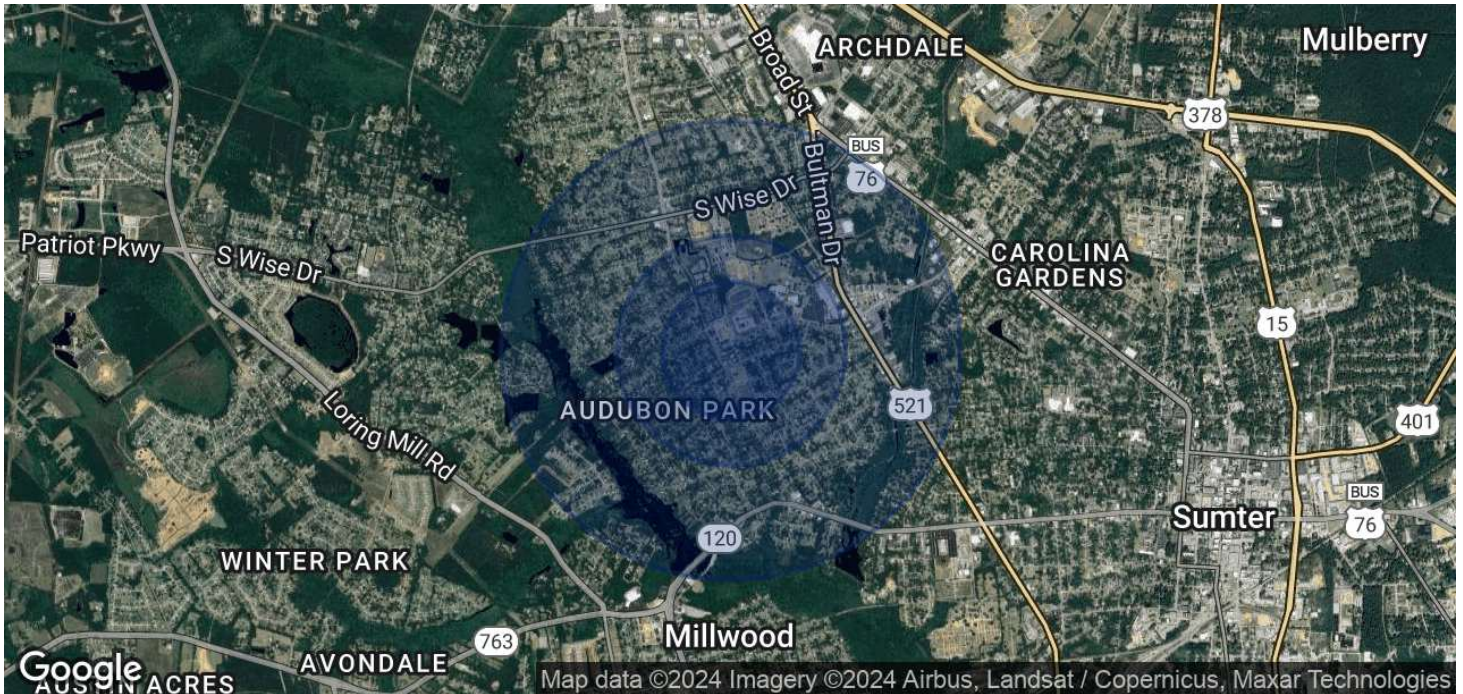


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DEMOGRAPHICS MAP & REPORT

14 Miller Road Sumter, SC 29150



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	586	1,658	5,807
Average Age	42	42	43
Average Age (Male)	39	40	40
Average Age (Female)	44	44	45

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	243	684	2,438
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$67,709	\$69,838	\$75,299
Average House Value	\$196,026	\$203,305	\$205,217

Demographics data derived from AlphaMap

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