

FOR SALE

**85SPRINGVIEW LANE
SUMMERVILLE, SC 29485**



FOR SALE | 7,048 SF | CAP RATE 6.3%

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Broker
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**COLDWELL BANKER
COMMERCIAL
ATLANTIC**

MEDICAL OFFICE FOR SALE

PROPERTY OVERVIEW

Exceptional opportunity to acquire a well-maintained medical office building in the high-demand medical district of Summerville. Perfect for an owner-operator, the property offers the ability to occupy Suite B while benefiting from steady rental income from Suites A and C. Suites B and C share a waiting area, as well as common restrooms and a break room, creating a convenient and efficient layout for patients and staff. Suite A features its own private entrance, offering added privacy and flexibility for its tenant. The building is in great condition and offers ample parking, making it an ideal office space in one of Summerville's most sought-after healthcare corridors. Current tenants include Summerville Surgical Associates and Palmetto Primary Care Physicians. Summerville Medical Hospital is 0.3 miles from this site with 174 inpatient beds with an expansion in-progress of another 56 beds and also offers 14 ICU rooms. **Owner is a licensed real estate agent in South Carolina.**

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MEDICAL OFFICE FOR SALE

OFFERING SUMMARY



PRICE
\$2,010,000

Cap Rate: 6.3%



ZONING
Dorchester - NB -

Neighborhood Business



ACRES
1 Acre



BUILDING SIZE
7,048 SF



COUNTY
Dorchester County

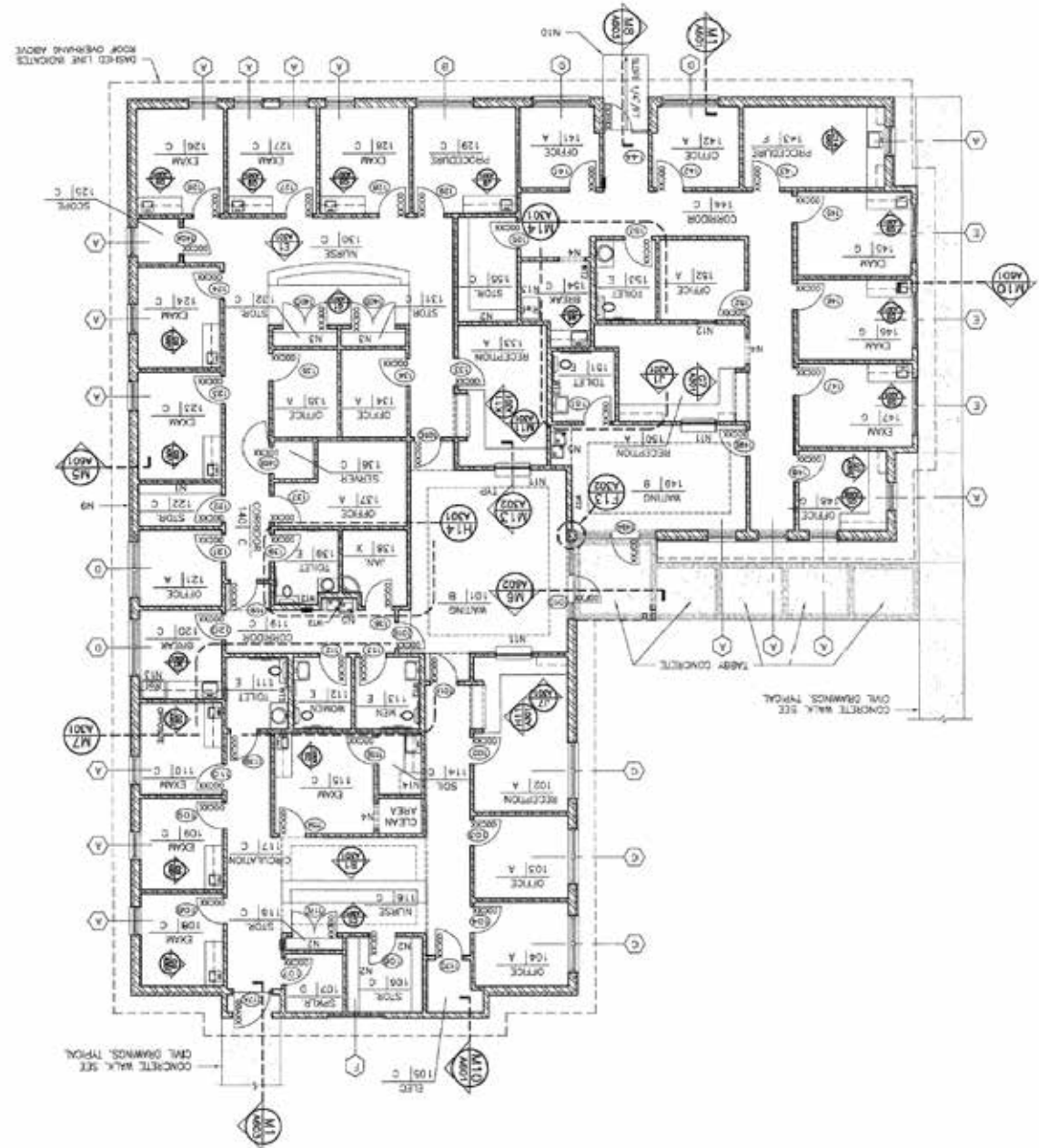


TAX ID
154-00-00-065

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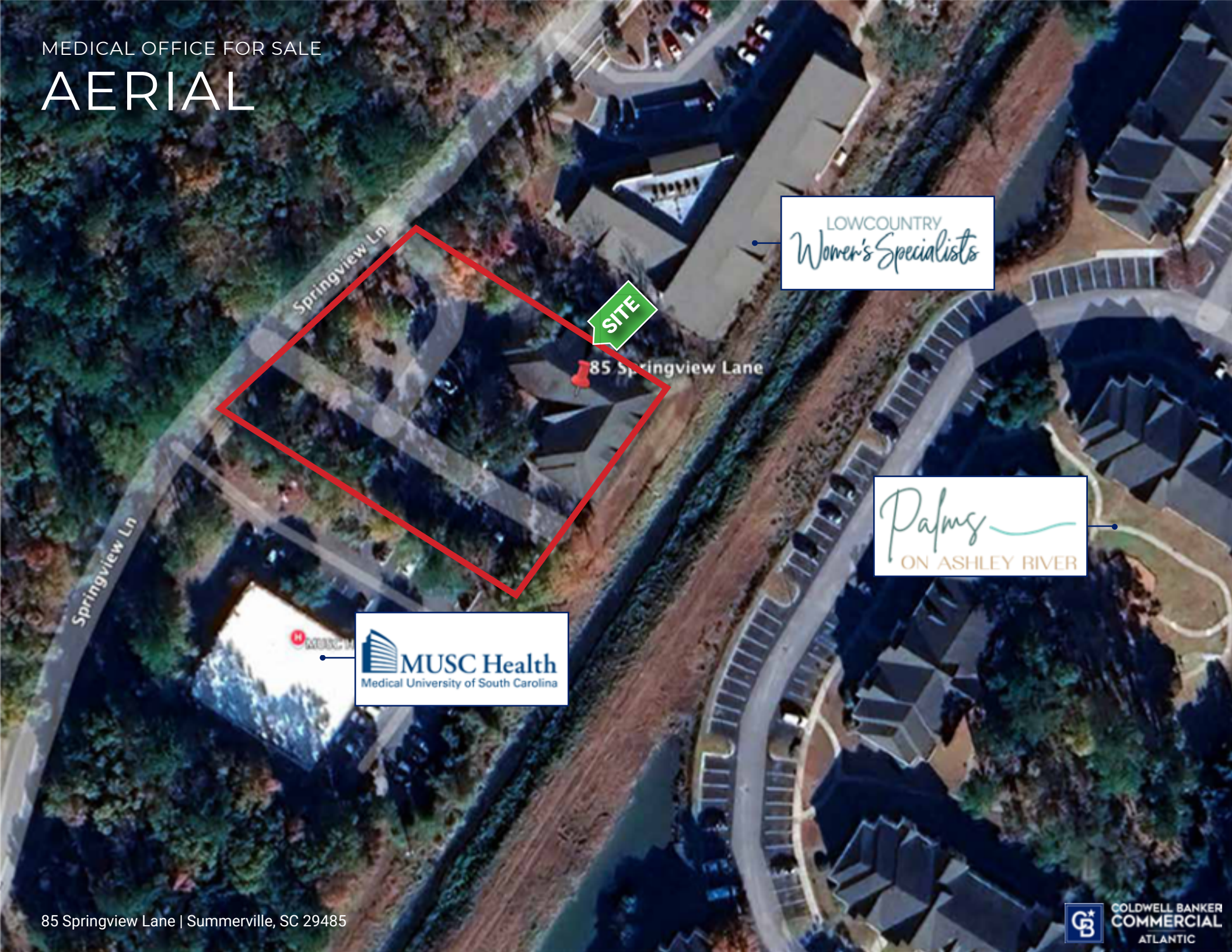
FLOOR PLAN



Suite	Tenant	SF
A	Summerville Surgical	2,130 SF
B	Palmetto Primary Care	1,950 SF
C	Vacant	2,075 SF

MEDICAL OFFICE FOR SALE

AERIAL



Springview Ln

SITE

85 Springview Lane

LOWCOUNTRY
Women's Specialists

Palms
ON ASHLEY RIVER

 **MUSC Health**
Medical University of South Carolina

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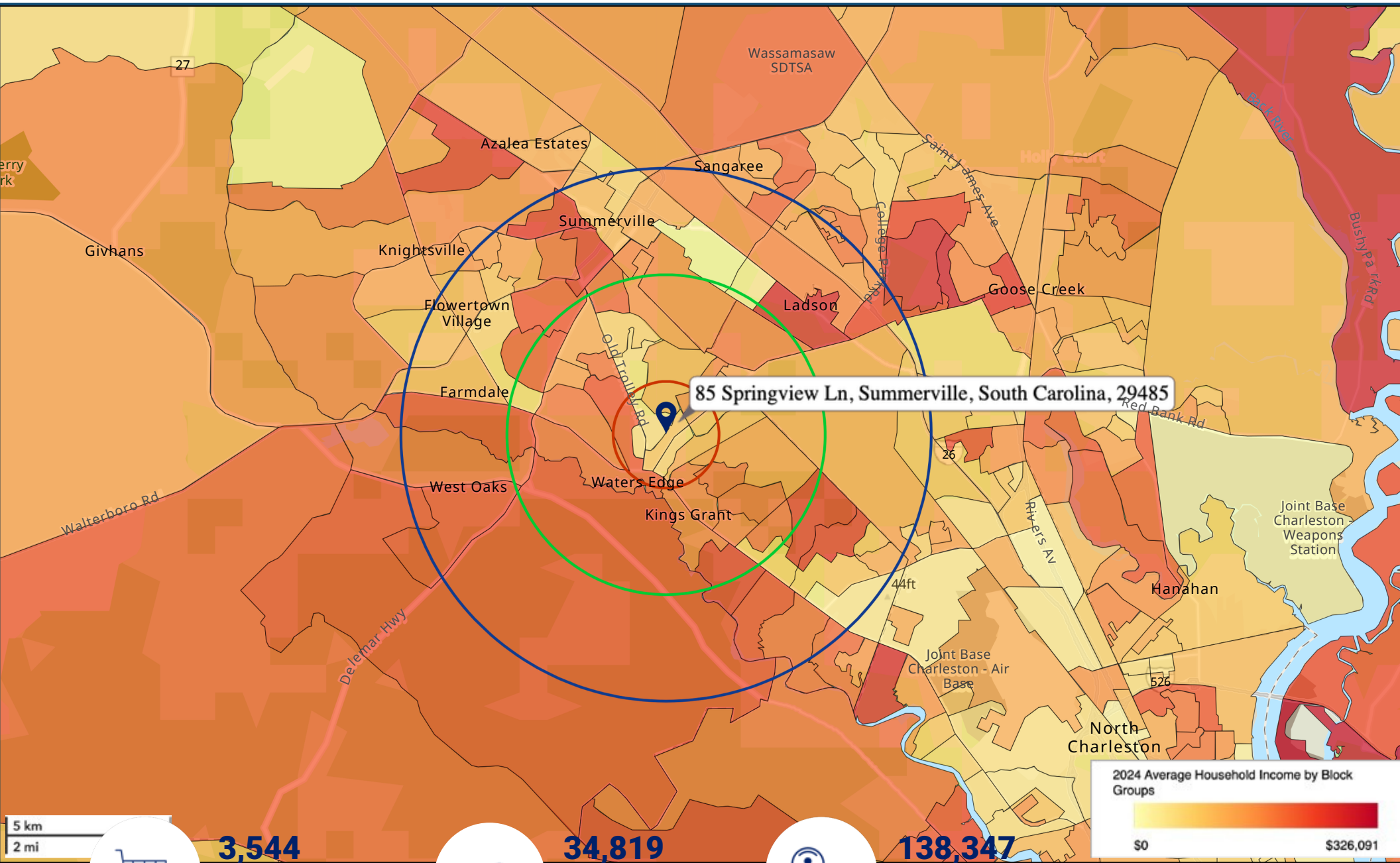
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LOCATION



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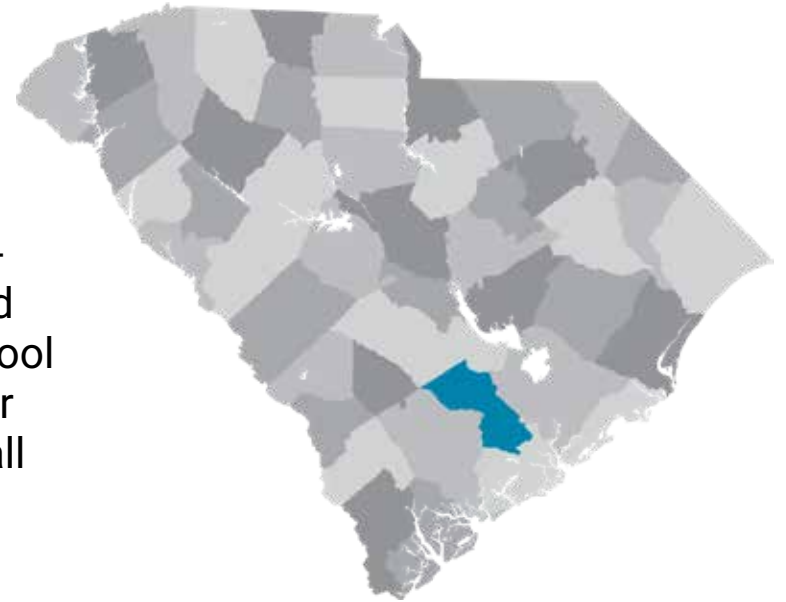
DEMOGRAPHICS



MEDICAL OFFICE FOR SALE

DORCHESTER COUNTY

Nestled atop the Greater Charleston Region, Dorchester County is one of the fastest growing areas in the state with the third highest labor force participation rate. With award-winning school districts, first-rate amenities, and low cost-of-living, Dorchester County offers the perfect blend of booming business and small town charm.



DORCHESTER COUNTY BY THE NUMBERS

166,133

Dorchester County Population

6th

fastest growing county SC

Approx. 1/3

of the U.S. Population is within 500
miles of the Charleston Region

<https://www.dorchesterforbusiness.com/>

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