



FOR SALE

SINGLE TENANT MEDICAL | NNN OFFERING | COLUMBIA, SC

PROPERTY SUMMARY

Address	200 Springtree Drive, Columbia, SC 29223
Building Area	9,675 SF
Land Acres	1.64 AC
Parking	58 Spaces (5.9/1,000)
Zoning	GC
Tenant	ABS Kids
Price	\$1,862,000.00
Cap Rate	7.5%
NOI	\$139,707.00



PROPERTY HIGHLIGHTS

- **Fully occupied** in a single-tenant configuration by an established medical tenant through December 2031.
- **Well established national tenant** with a portfolio exceeding 40 locations, demonstrating brand strength and sustained growth.
- **Abundant on-site parking** with approximately 58 spaces.
- **Pylon signage opportunity** facing Parklane Road providing strong street presence and tenant exposure.
- **Strategically positioned** at the signalized corner of Parklane Road and Springtree Drive across the street from the Richland library. One (1) mile to both Two Notch Road and Farrow Road with 30,000 VPD and 10,400 VPD respectively.
- **GC General Commercial Zoning** allowing for a variety of retail, office, & services uses.
- **Landlord Responsibilities:** Limited to structural components of the building (including roof and structure), with Tenant responsible for all other operating expenses.
- **Fully Renovated** 1st Floor as of 2024. 2nd floor renovations in progress.
- **New HVAC systems** (2019)