

For Sublease

±7,490 SF

Medical Office Building



422 Drive In Lane

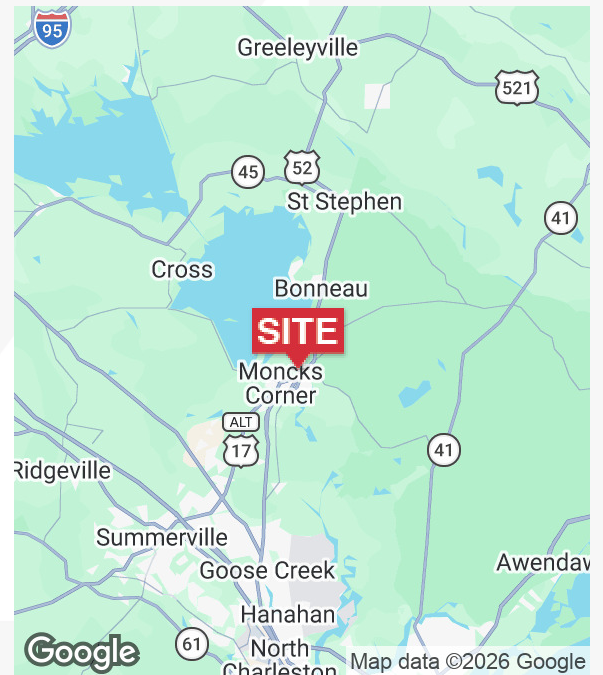
Moncks Corner, South Carolina 29461

Property Description

Free-standing ±7,490 SF Class A medical office building for sublease in the heart of Moncks Corner's business/retail district. The building was previously a dialysis clinic, and it would be ideal for another medical user, such as a walk-in clinic, orthodontist, infusion center, dentist, etc. Sublessor will also consider subleasing to another dialysis clinic.

Property Highlights

- Sublease until 1/31/2036
- Located between Tractor Supply Co. and Walmart
- Ample parking along the sides and rear
- Zoning: C-2, Town of Moncks Corner
- TMS #: 123-00-04-142
- **Lease Rate: \$22-25/ SF, NNN**



For more information

Whit Jones

757 585 0071

wjones@naicharleston.com

Dexter C. Rumsey, IV

843 452 9417

drumsey@naicharleston.com



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

1411 King St Ext., Suite A

Charleston, SC 29403

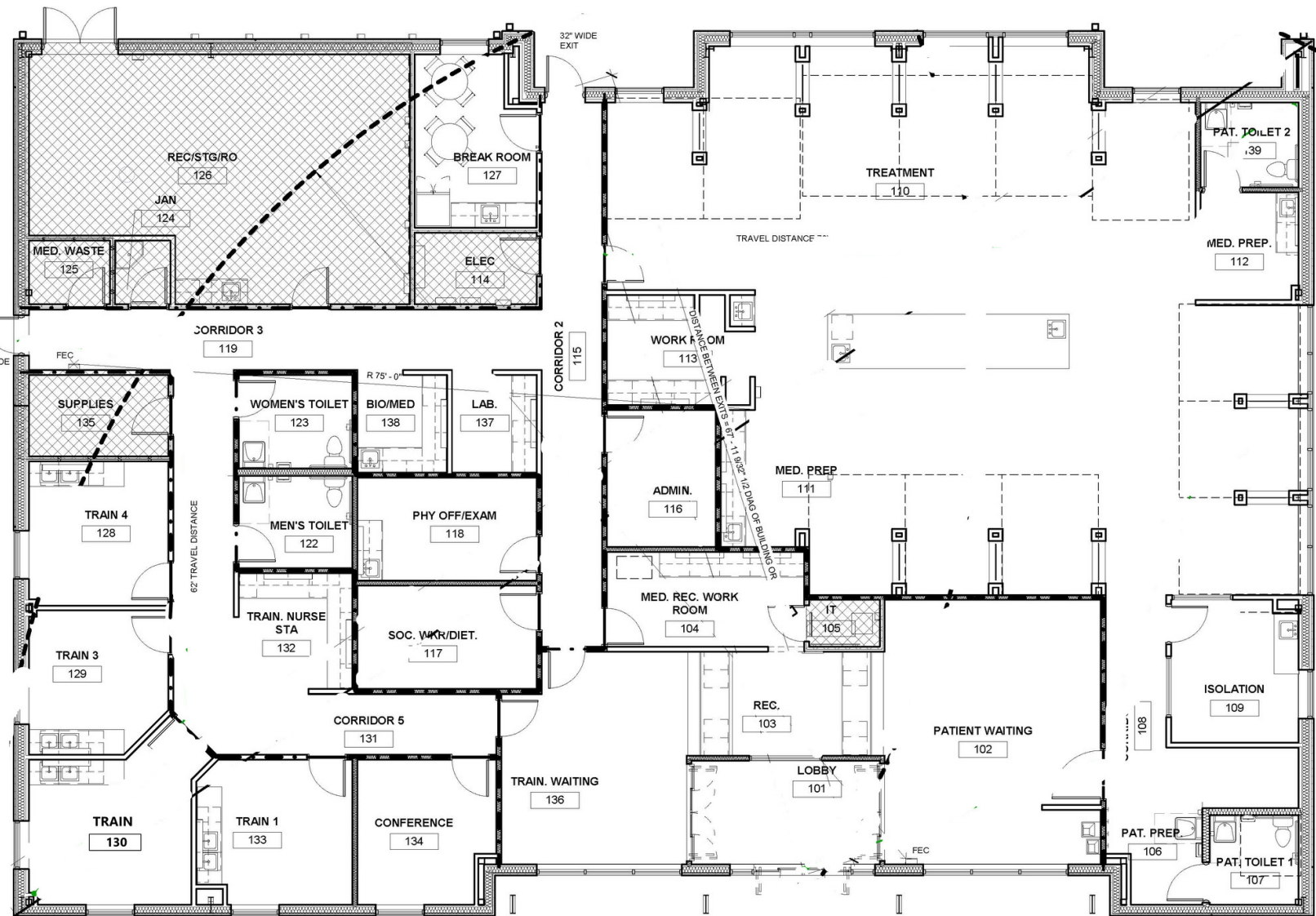
843 720 4944 tel

naicharleston.com

Additional Photos



Floorplan



Retailer Map



2023 SCDOT TRAFFIC COUNTS

ROADS	VEHICLES PER DAY
HWY 52	29,000
N. LIVE OAK DR	23,000
E. MAIN ST	9,100

Figures shown represent estimates.

Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

Location Maps



Demographics

422 Drive in Ln, Moncks Corner, South Carolina, 29461
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 33.20784
 Longitude: -79.98555

	5 minutes	10 minutes	15 minutes
Census 2010 Summary			
Population	3,859	15,138	24,220
Households	1,428	5,406	8,850
Families	1,017	3,914	6,448
Average Household Size	2.64	2.72	2.69
Owner Occupied Housing Units	974	3,914	6,720
Renter Occupied Housing Units	454	1,492	2,129
Median Age	36.4	36.2	36.8
Census 2020 Summary			
Population	4,213	17,818	31,105
Households	1,564	6,248	11,109
Average Household Size	2.63	2.79	2.76
2022 Summary			
Population	4,339	18,588	32,411
Households	1,609	6,503	11,561
Families	1,098	4,552	8,151
Average Household Size	2.64	2.80	2.77
Owner Occupied Housing Units	975	4,521	8,721
Renter Occupied Housing Units	633	1,982	2,840
Median Age	37.8	36.9	37.7
Median Household Income	\$60,886	\$65,976	\$72,223
Average Household Income	\$75,408	\$80,154	\$84,988
2027 Summary			
Population	4,540	19,800	34,673
Households	1,683	6,912	12,346
Families	1,142	4,815	8,660
Average Household Size	2.64	2.81	2.78
Owner Occupied Housing Units	1,044	4,899	9,439
Renter Occupied Housing Units	639	2,013	2,907
Median Age	39.2	36.7	38.0
Median Household Income	\$73,920	\$75,428	\$81,952
Average Household Income	\$88,373	\$91,418	\$97,625
Trends: 2022-2027 Annual Rate			
Population	0.91%	1.27%	1.36%
Households	0.90%	1.23%	1.32%
Families	0.79%	1.13%	1.22%
Owner Households	1.38%	1.62%	1.59%
Median Household Income	3.96%	2.71%	2.56%