

FOR SALE OR LEASE

TURNKEY MEDICAL OFFICE

1012 MEDICAL RIDGE ROAD
CLINTON, SC 29325



PAMELA JACKSON
713.927.7026

All information deemed reliable, but not guaranteed.

KDS 
CAINE
COMMERCIAL REAL ESTATE



AVAILABLE SPACE

Address:	1012 Medical Ridge Road Clinton, SC 29325
Lease Rate:	\$16/SF NNN
Sales Price:	\$775,000
Available SF:	±3,700
Parking:	±18 Spaces
Zoning:	C
Tax Map ID:	534-00-00-052

PROPERTY HIGHLIGHTS

±3,700 SF turnkey medical facility offers a move-in-ready opportunity with direct access to Prisma Health hospital in Laurens County. The existing medical build-out and flexible floor plan can accommodate a variety of healthcare practices and specialty providers.

- Six (6) exam rooms and four (4) private offices
- Patient lobby/reception, administrative areas, and employee breakroom
- Flexible, existing medical layout adaptable to a variety of healthcare uses
- Ample on-site parking with opportunity for prominent road-frontage signage
- Convenient location providing excellent accessibility for patients and staff



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PROPERTY PHOTOS

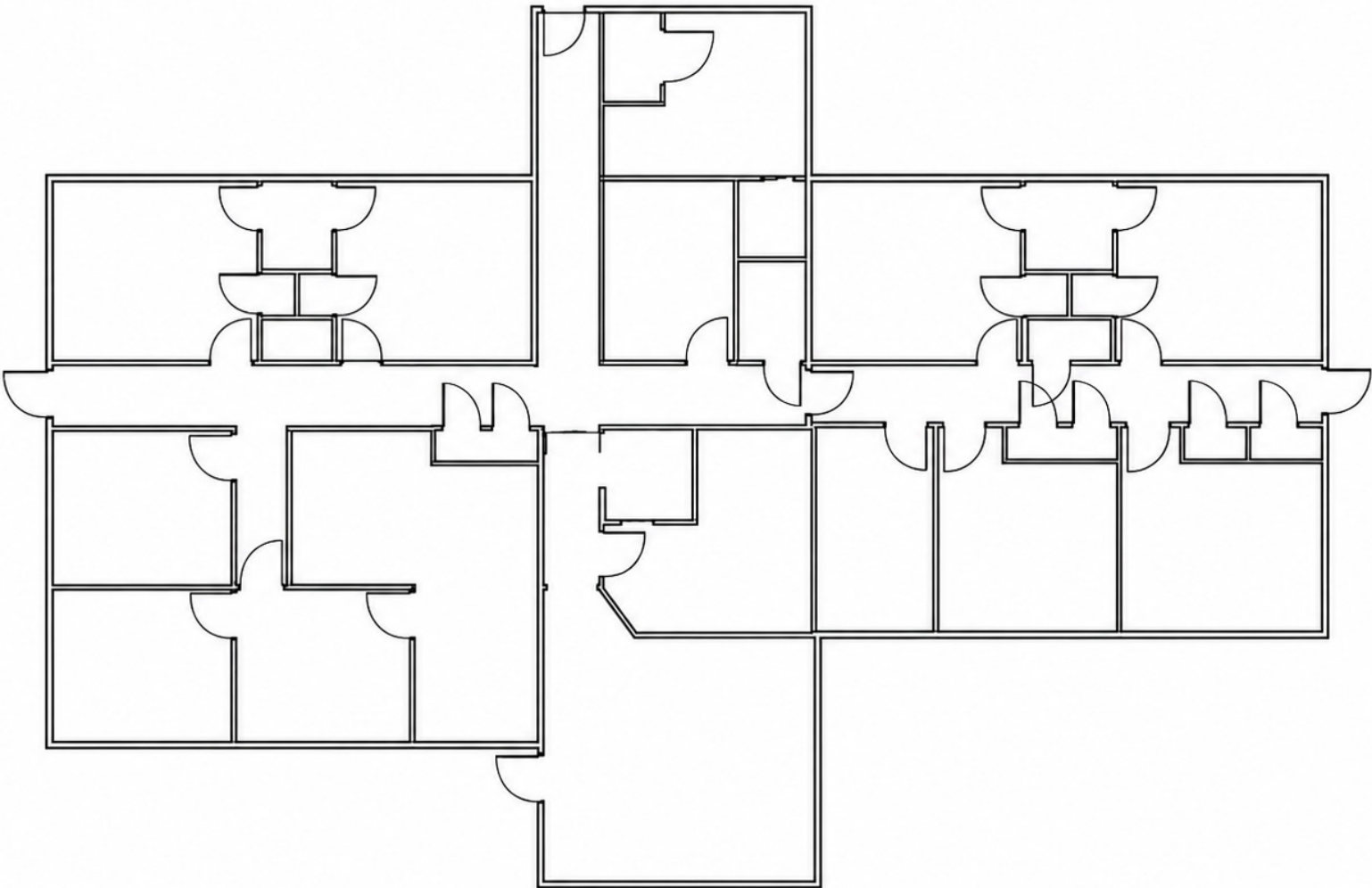


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FLOOR PLAN



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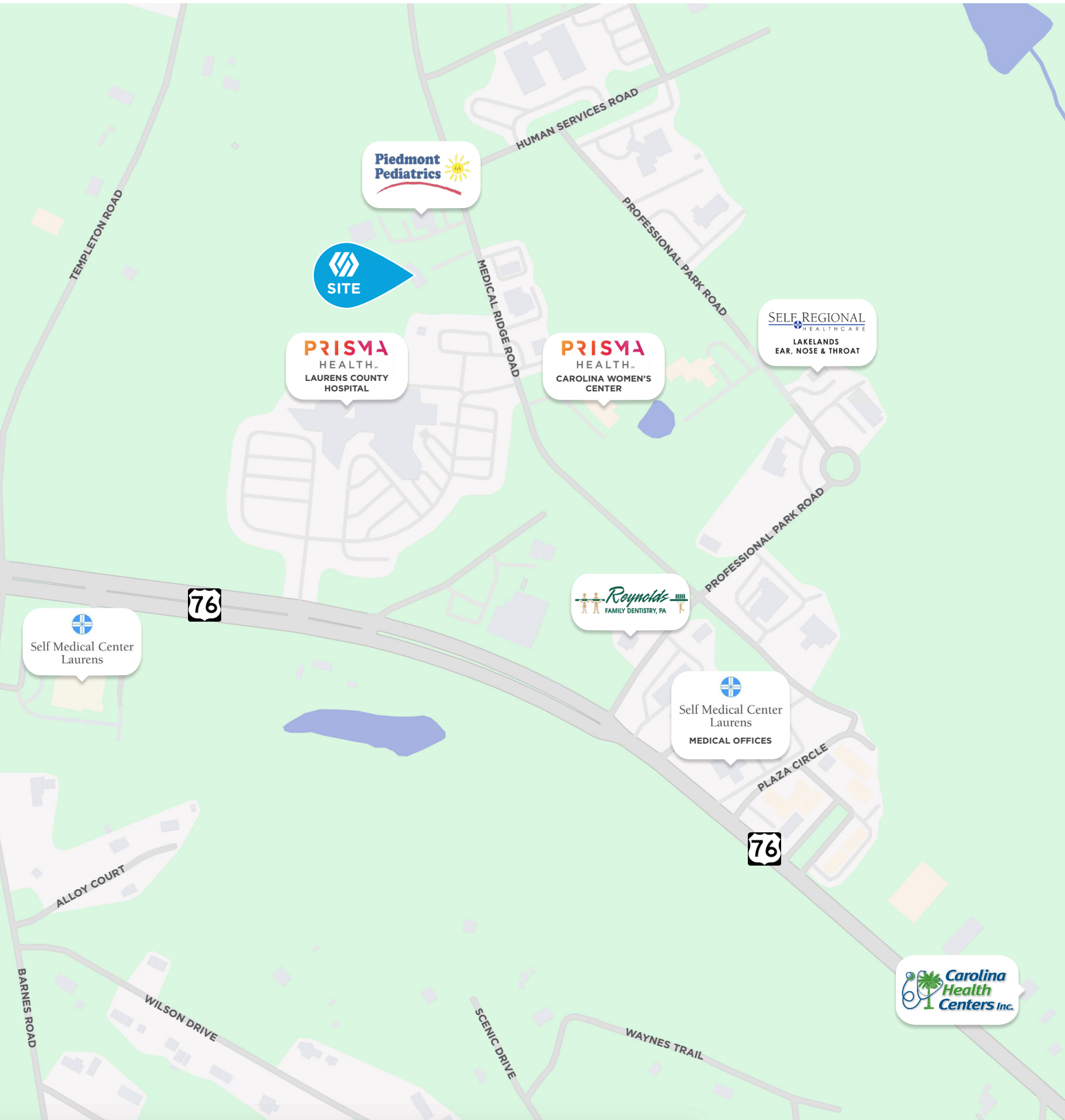


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LOCATION, LOCATION, LOCATION

1.6 Million People

10 Upstate SC Counties

More Than 575

International Companies

#3 GDP Worldwide

At \$6.0T, the Southeast United State GDP Ranks #3 in the World.¹

160 New Locations

More than 160 companies have announced new locations in the Upstate over the last 5 years.



A CRITICAL MANUFACTURING HUB



SOUTH CAROLINA IS OPEN FOR BUSINESS

#2

in the U.S. for Manufacturing 2024
Site Selection Group

#2

State for Doing Business 2024
Area Development

\$18B+

Capital Investment in the
Upstate over Last 5 years

Data & Information Provided by Upstate Alliance

¹ Southeast defined as 12 states including: Alabama, Arkansas, Florida, Georgia, Kentucky, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, & West Virginia



REAL RELATIONSHIPS, NOT JUST REAL ESTATE

VERDAE OFFICE

340 Rocky Slope Road
Suite 302
Greenville, SC 29607

DOWNTOWN OFFICE

117 Williams Street
Greenville, SC 29601

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Information contained herein has been obtained from sources deemed reliable, but we cannot guarantee it.
All property information is subject to change or withdrawal without notice.