

*for sale or lease*

**MEDICAL OFFICE BUILDING  
HANDLES FOUR PROVIDERS**

2 HATCHER CREEK STREET . SIMPSONVILLE . SC 29680

  
**PINTAIL**



## PROPERTY OVERVIEW

*2 Hatcher Creek Street, Simpsonville, SC 29680*

2 Hatcher Creek Street presents a  $\pm 4,202$  SF turnkey medical office in Simpsonville, South Carolina, strategically positioned within one of the Upstate's fastest-growing healthcare and residential corridors. The property features a functional, patient-focused layout ideal for medical, dental, wellness, or specialty healthcare practices seeking a move-in-ready space with room to grow. Convenient access to major thoroughfares and nearby residential communities supports strong patient accessibility and daily traffic flow, while the surrounding population growth throughout Greenville County continues to drive demand for healthcare services in the area. With excellent visibility, ample parking, and a location within a rapidly expanding submarket, 2 Hatcher Creek Street offers an exceptional opportunity for both owner-users and investors looking to establish or expand their presence in the Southeast healthcare market.

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.

## PROPERTY DETAILS

ADDRESS	2 Hatcher Creek Street Simpsonville, SC 29680
PARCEL ID	0585090106900
YEAR BUILT	2017
ACREAGE	0.36 AC
BUILDING SIZE	4,202 SF

## BUILDING SPECIFICS

Parking:	26 spaces
Offices:	6 per floor (12 total)
Stories:	2
Elevator:	Yes
Dedicated Service Rooms:	12
Bathrooms:	2 per floor (4 total)
Break room:	Yes, with employee deck

**SALE PRICE: \$2,100,000**

**LEASE RATE: \$40/SF NNN**

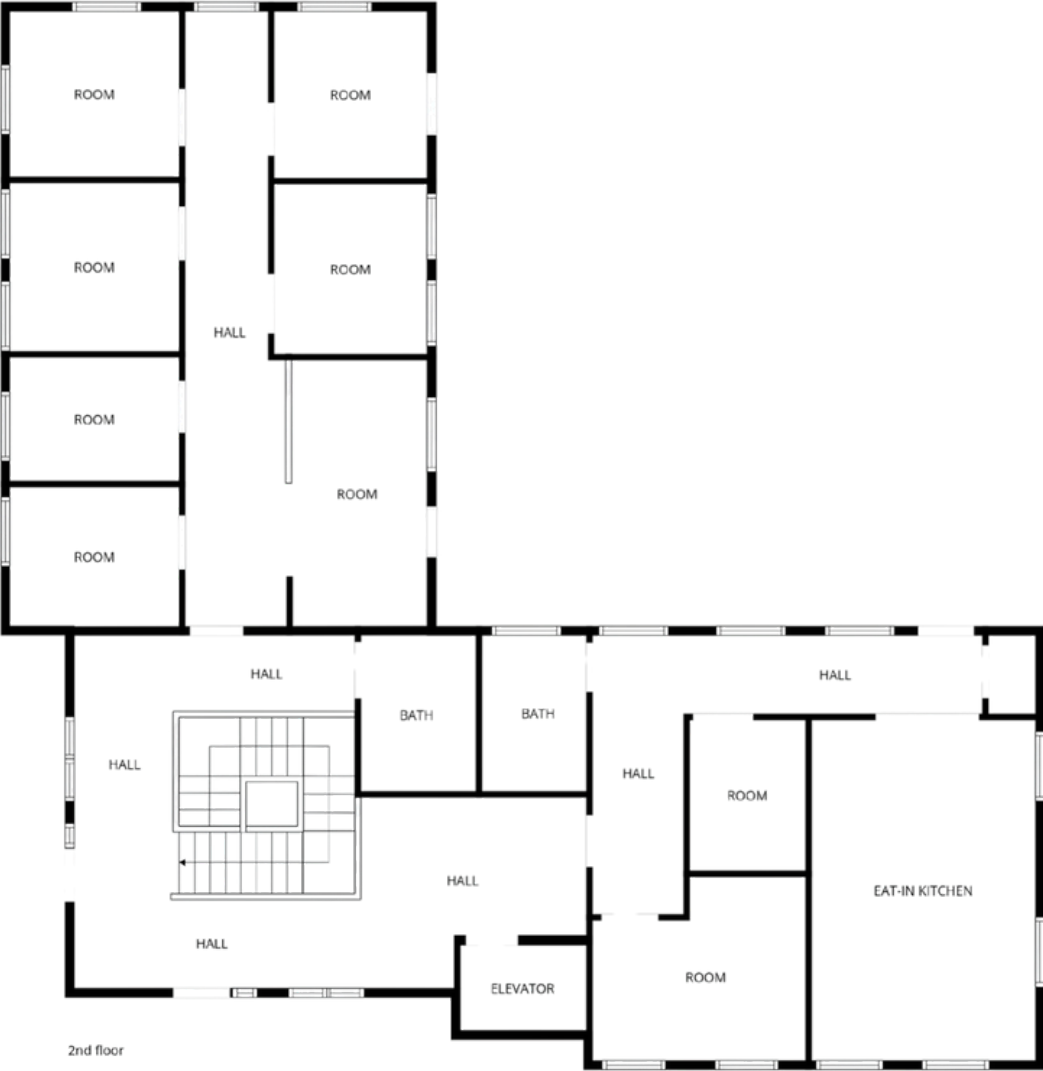


# BUILDING LAYOUT

## MAIN LEVEL



## UPPER LEVEL



# INTERIOR AND EXTERIOR

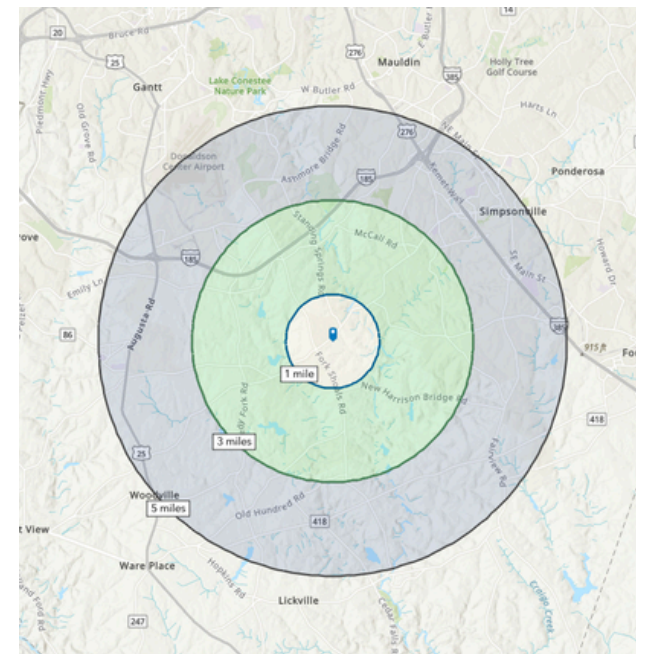




## AREA DEMOGRAPHICS

2025	0 - 1 MILE	1 - 3 MILE	3 - 5 MILE
POPULATION	4,231	29,425	72,501
PROJ. ANNUAL GROWTH (2025 - 2030)	2.3%	1.9%	1.8%
HOUSEHOLDS	1,604	10,639	27, 229
HOUSEHOLD INCOME	\$88,360	\$118,867	\$108,069
MEDIAN HOME VALUE	\$281,448	\$337,150	\$306,410
MEDIAN AGE	39.3	39.7	39.9

\*Source: CoStar





For more information on 2 Hatcher Creek Street in Simpsonville, South Carolina, please contact:



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