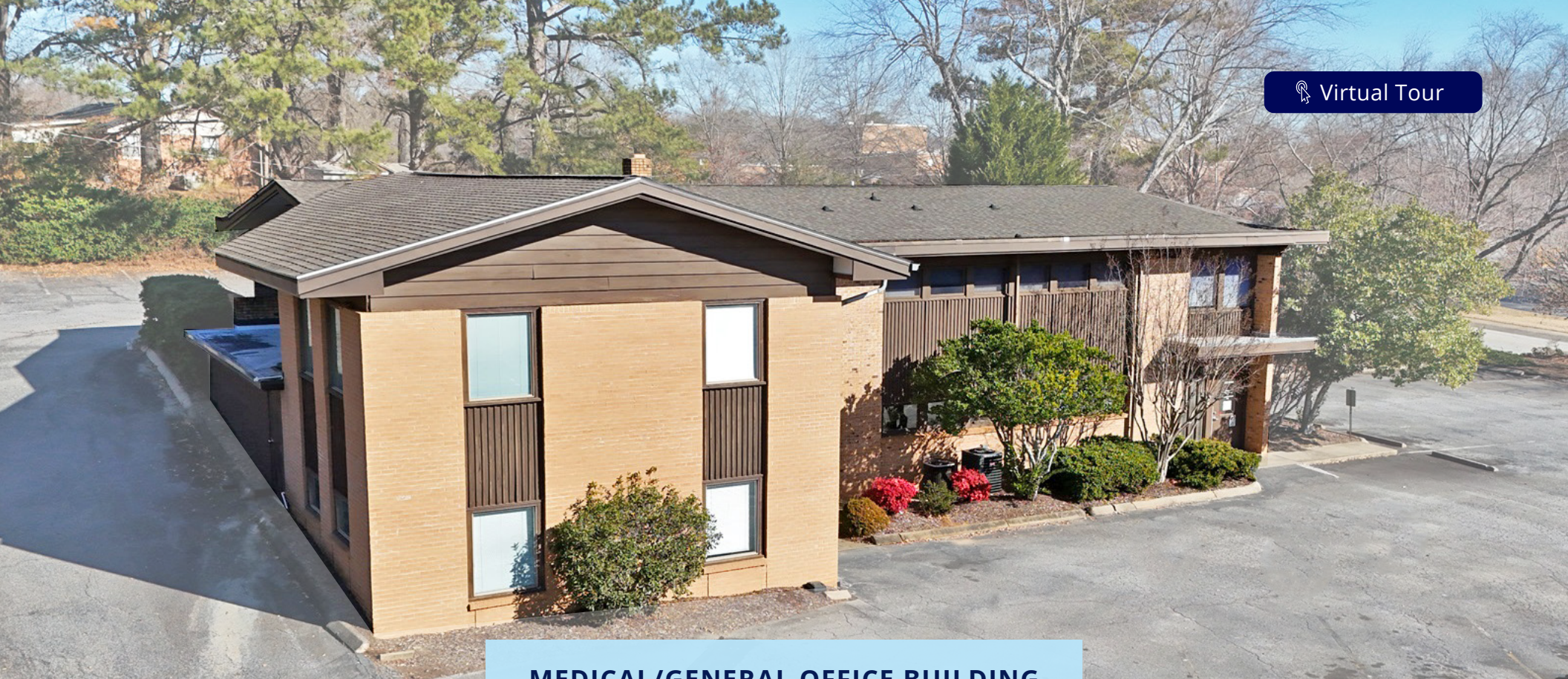




 Virtual Tour

MEDICAL/GENERAL OFFICE BUILDING

Opportunity to Lease or Purchase a Building in Easley's Prime Medical Hub

Lease Rate: \$14.50/SF | **Asking Price:** \$1,500,000

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**201 Richard Street
Easley, SC**

Colliers

PROPERTY OVERVIEW

201 Richard Street is an $\pm 8,074$ -square-foot medical/general office building located in Easley, South Carolina. Both the lower and upper level are available for lease at a rate of \$14.50/SF. The lower level offers $\pm 4,038$ SF and the upper level offers $\pm 4,036$ SF, but the entire $\pm 8,074$ SF building could be purchased to occupy for \$1,500,000. Located in Easley's growing medical corridor, it is well-suited for medical practices, healthcare providers or redevelopment to support the region's expanding healthcare demand, driven by Prisma Health and the city's ongoing growth.

- Two $\pm 4,000$ -SF spaces available for lease
- 1.19 acre corner lot
- On-site parking
- Parking lot will be repaved and restriped in the spring
- New roof installed in 2020
- Adjacent to Prisma Health Baptist Easley Hospital
- New ADA entrance installed for Carolina Pulmonary entrance in 2021
- Surrounded by national tenants



PROPERTY LOCATION

This property is conveniently located near popular shopping centers and several national retail chains along Highway 123 in Easley, SC. Easley also benefits economically from its close proximity to Greenville.

DEMOGRAPHICS

(five-mile radius)



48,730
Population



11,100
Vehicles per day via
Richard Street



\$81,773
Average household
income



20,041
Households



Lower Level Layout

The available $\pm 4,038$ SF suite features 11 office/exam rooms, in addition to a reception area, a break room and a surgery room.

**$\pm 4,038$ SF AVAILABLE
FOR LEASE \$14.50/SF**

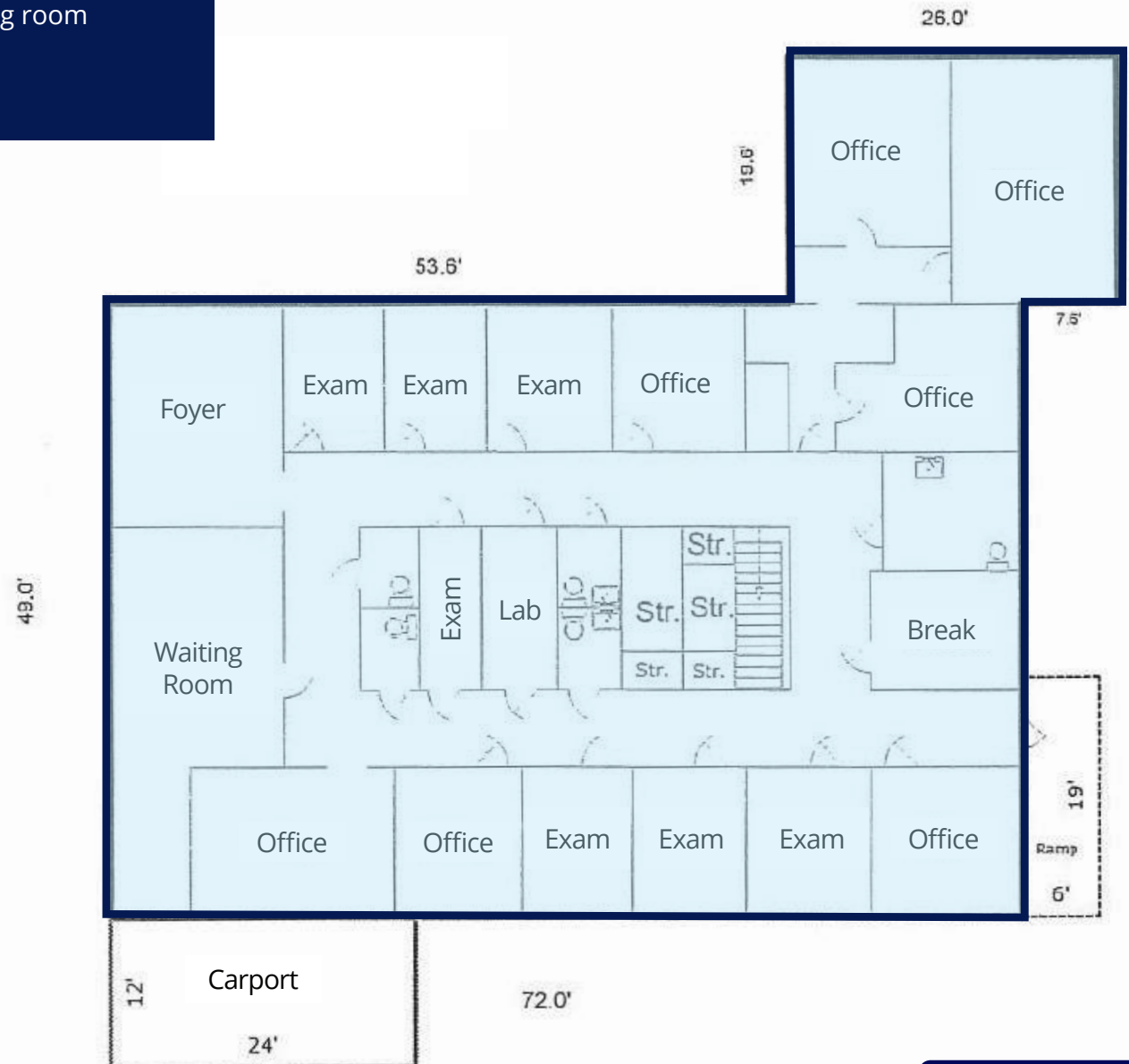


 Virtual Tour

Upper Level Layout

The available $\pm 4,036$ SF suite features seven offices, seven exam rooms, a break room, a waiting room and more.

**$\pm 4,036$ SF AVAILABLE
FOR LEASE \$14.50/SF**



[Virtual Tour](#)



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[View Virtual Tour](#)

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