

FOR LEASE

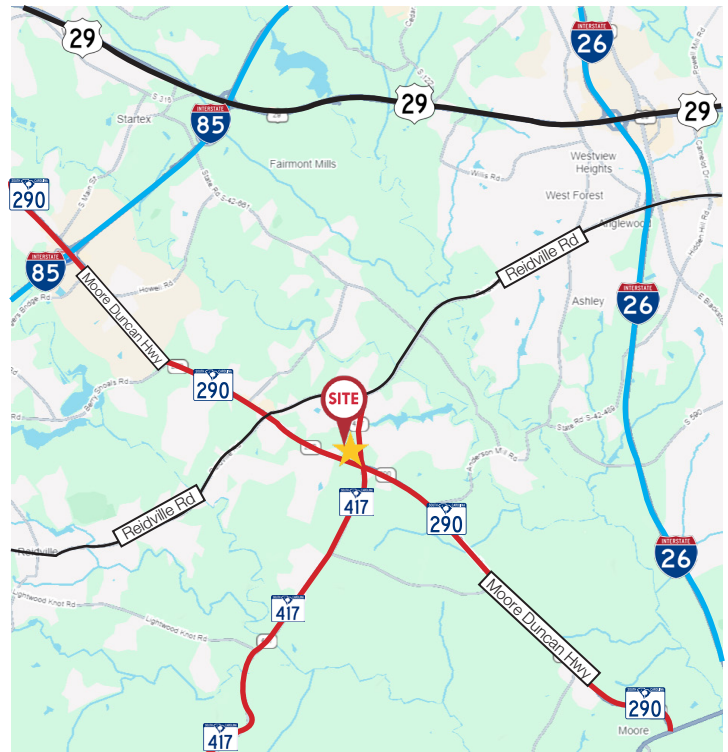
3610 MOORE DUNCAN HWY
MOORE, SC 29369



\$17 \ SF NNN

PROPERTY HIGHLIGHTS:

- ±5,200 SF medical office space
- Potential to subdivide
- Signalized corner location with excellent visibility and easy access
- Located along rapidly growing Hwy 290 corridor
- ±16,200 VPD
- 39 on-site parking spaces
- Plumbed exam rooms with sinks in most rooms
- Spacious reception area with large front desk and administrative offices
- Two-story layout with second-floor space ideal for staff offices, breakroom, or back-office functions
- Easy access to Greenville (±25 minutes) and surrounding Upstate markets
- Positioned near dense residential growth and expanding rooftops



DEMOGRAPHIC HIGHLIGHTS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	3,537	19,288	50,745
2030 PROJECTED POP.	4,514	25,481	59,034
2025 HOUSEHOLDS	1,330	7,325	19,521
2025 AVG HH INCOME	\$111,173	\$112,678	\$98,674

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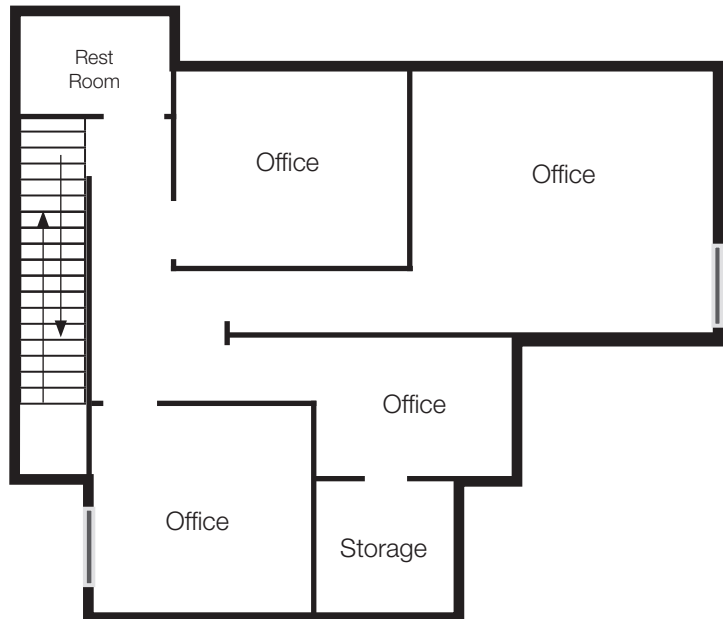
GROUND LEVEL FLOOR PLAN

**not to scale*



UPSTAIRS FLOOR PLAN

**not to scale*



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