

VALUE-ADD MEDICAL OFFICE FOR SALE / LEASE

ROCK HILL, SOUTH CAROLINA

PRICE	PRICE / SF	LEASE RATE
██████████	██████████	\$30 / SF + CAM

Address	231 S. Herlong Ave, Rock Hill, SC 29732
Total Building Size	7,291 SF
Available Space	3,500 SF (Suite 101)
Occupancy	52% (Suite 102 Occupied)
Year Built / Renovated	2023
Land Size	1.05 Acres (45,738 SF)
Parking	Ample Patient & Staff Parking



PROPERTY PHOTOS



VALUE-ADD OPPORTUNITY

- Purpose-built medical office ideal for urgent care, medical, or dental use
- Existing tenant provides in-place income with upside through lease-up
- Modern 2023 build-out with minimal capital expenditure required
- Strong Rock Hill healthcare corridor with high demand
- Suitable for owner-user or value-add investor

For additional information or to schedule a tour, please contact: