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

DETAILS



AVAILABLE SPACE

Address:	1012 Medical Ridge Road Clinton, SC 29325
Lease Rate:	$16/SF NNN
Sales Price:	$600,000
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











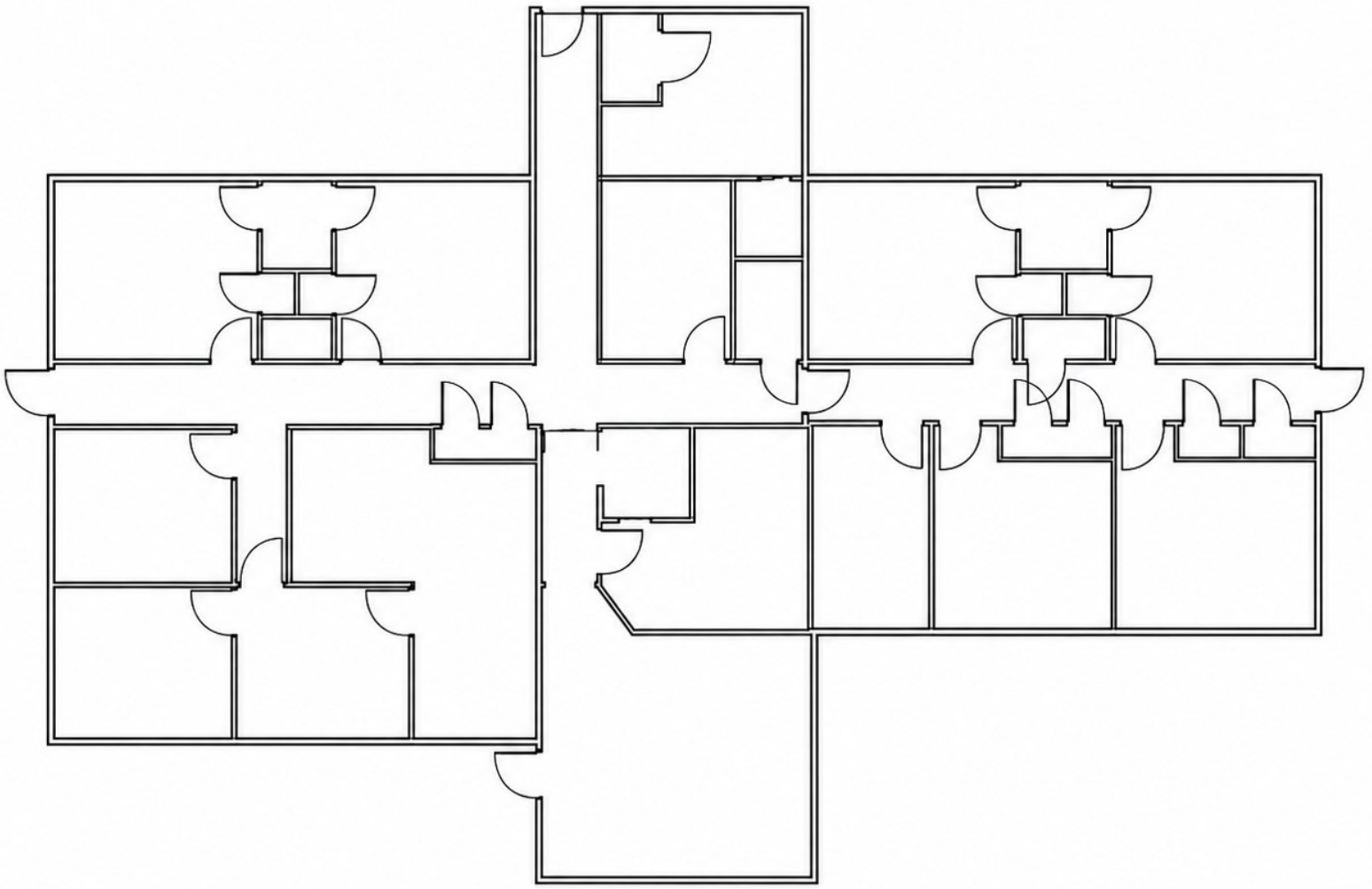


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FLOOR PLAN



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LOCATION

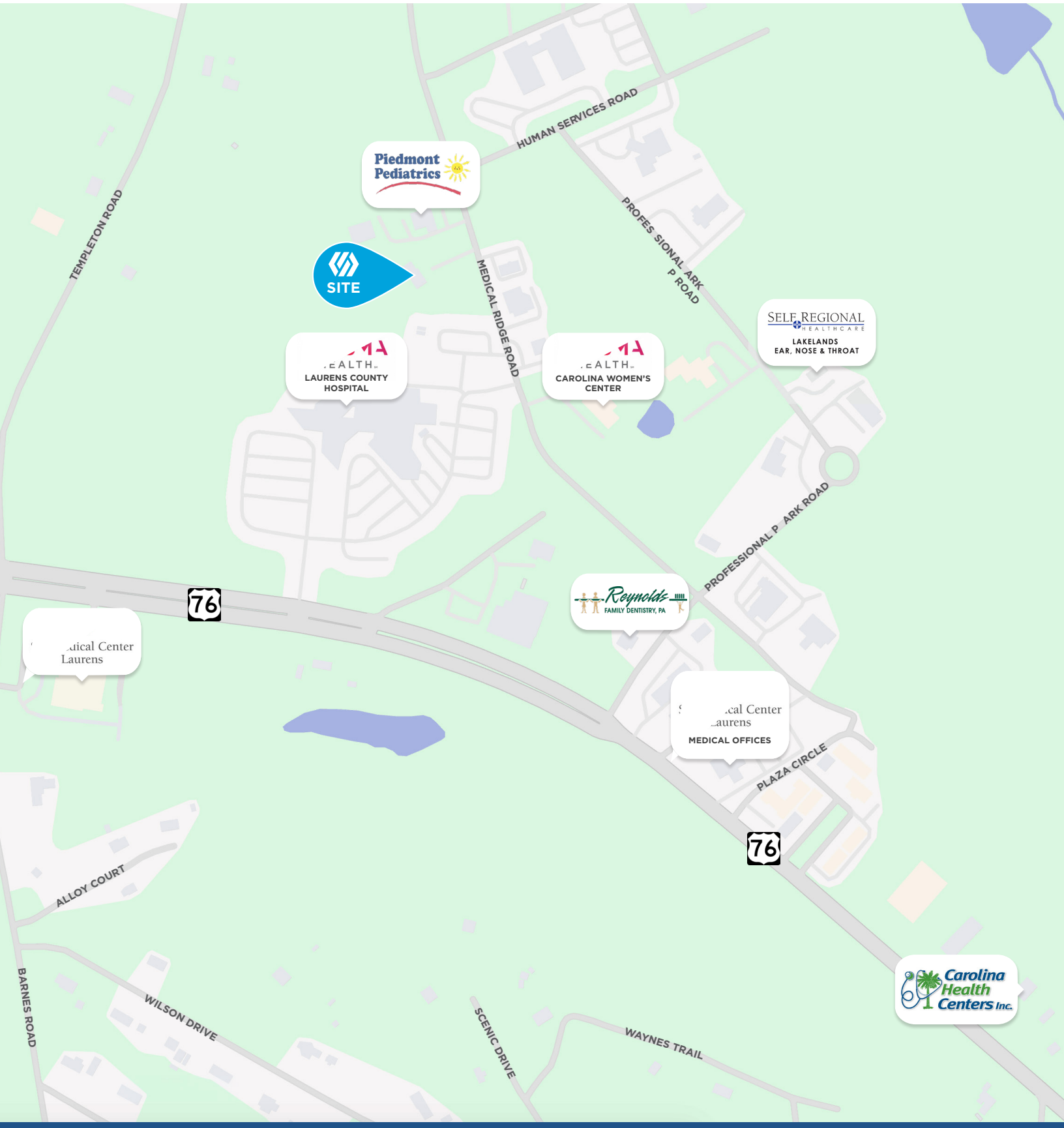


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THE UPSTATE

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

KDS CAINE
COMMERCIAL REAL ESTATE

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.