

BARNETT MEDICAL CENTER

1228 Colonial Commons CT. Lancaster, SC 9720



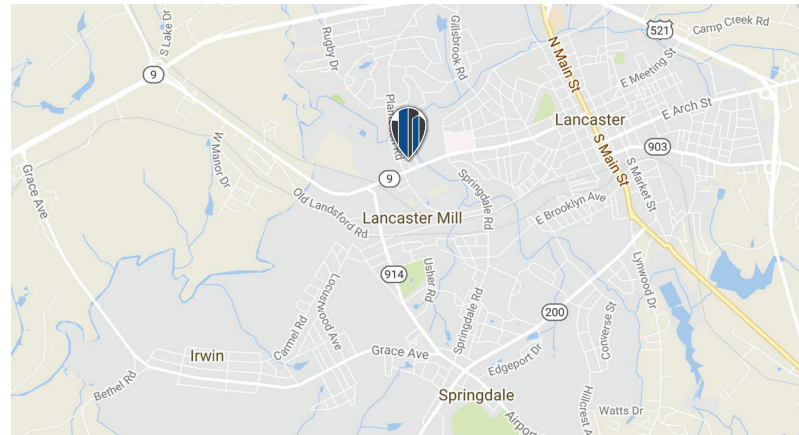
FOR LEASE

Multiple, move in ready, office/medical suites ranging from 1,200 SF – 9,300 SF.

LEASE RATE: \$6/SF - \$10/SF + utilities

PROPERTY HIGHLIGHTS

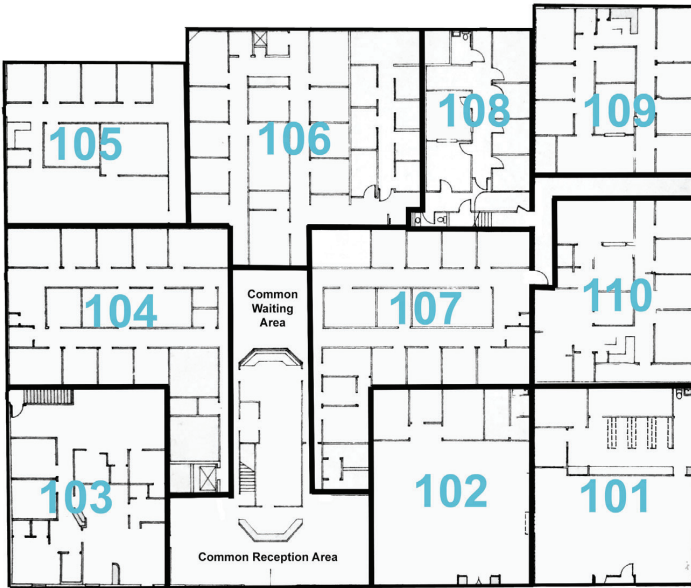
- 1-3 months free rent on all 2+ year leases
- Ample parking
- Located in the heart of Lancaster, 1/2 mile from Springs Memorial Hospital, 1.3 Miles from Downtown Lancaster, and 15 miles from I-77



DEMOGRAPHICS

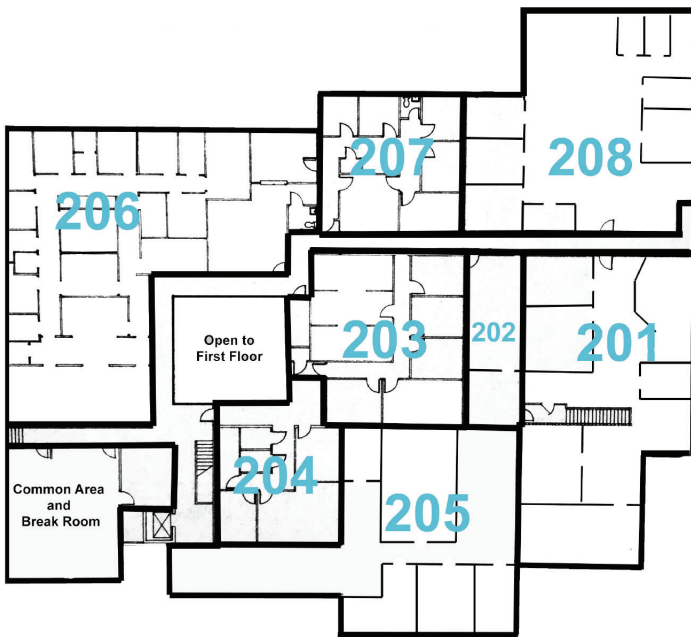
	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	4,363	20,604	31,641
TOTAL HOUSEHOLDS:	1,672	8,087	12,288
MEDIAN HH INCOME:	\$40,148	\$33,678	\$36,177

FIRST FLOOR



- 101 - 2,000 SF - LEASED
- 102 - 2,132 SF - \$1,777/mo + UTL
- 103 - 2,000 SF - \$1,667/mo + UTL
- 104 - 2,500 SF - \$1,458/mo + UTL
- 105 - 1,800 SF - \$1,050/mo + UTL
- 106 - 2,500 SF - \$1,458/mo + UTL
- 107 - 2,500 SF - \$1,458/mo + UTL
- 104-107 - 9,300 SF - \$4,650/mo + UTL
- 108 - 1,200 SF - \$900/mo + UTL
- 109 - 2,000 SF - \$1,167/mo + UTL

SECOND FLOOR



- 201 - 2,603 SF - \$1,300/mo + UTL
- 202 - 500 SF - LEASED
- 203 - 1,386 SF - LEASED
- 204 - 1,200 SF - \$700/mo + UTL
- 205 - 2,080 SF - \$1,040/mo + UTL
- 206 - 3,500 SF - \$1,750/mo + UTL
- 207 - 1,200 SF - \$700/mo + UTL
- 208 - 2,550 SF - \$1,275/mo + UTL