

### **BARNETT MEDICAL CENTER**

1228 Colonial Commons CT. Lancaster, SC 9720

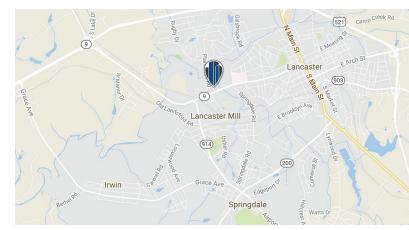


# FOR LEASE

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

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This information has been obtained from sources we believe to be reliable; however, no investigation regarding these matters has been conducted and we make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



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#### **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

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