

# FOR SALE OR LEASE

397 A & B Serpentine Drive Spartanburg, SC 29303

**NAI** Earle Furman

**\$650,000**



**PRICE REDUCED**

## Medical Office | 9,831 SF

- Located in an Opportunity Zone
- Located on Serpentine Drive adjacent to SRHS Surgical Center
- Unit A - 6,913 SF (available)
- Unit B - 2,918 (available)
- Split level construction, ground level access to all units
- One elevator
- Unit C (not included) owned and occupied by SRHS
- Lease rate: \$9.00/NNN



**Charles "Cole" Morris**

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C: +1 864 680 0530

cmorris@naiearlefurman.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals. No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.



**314 S Pine St.**  
Spartanburg, SC 29302  
naief.com

# UNIT A - PICTURES

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# UNIT B - PICTURES

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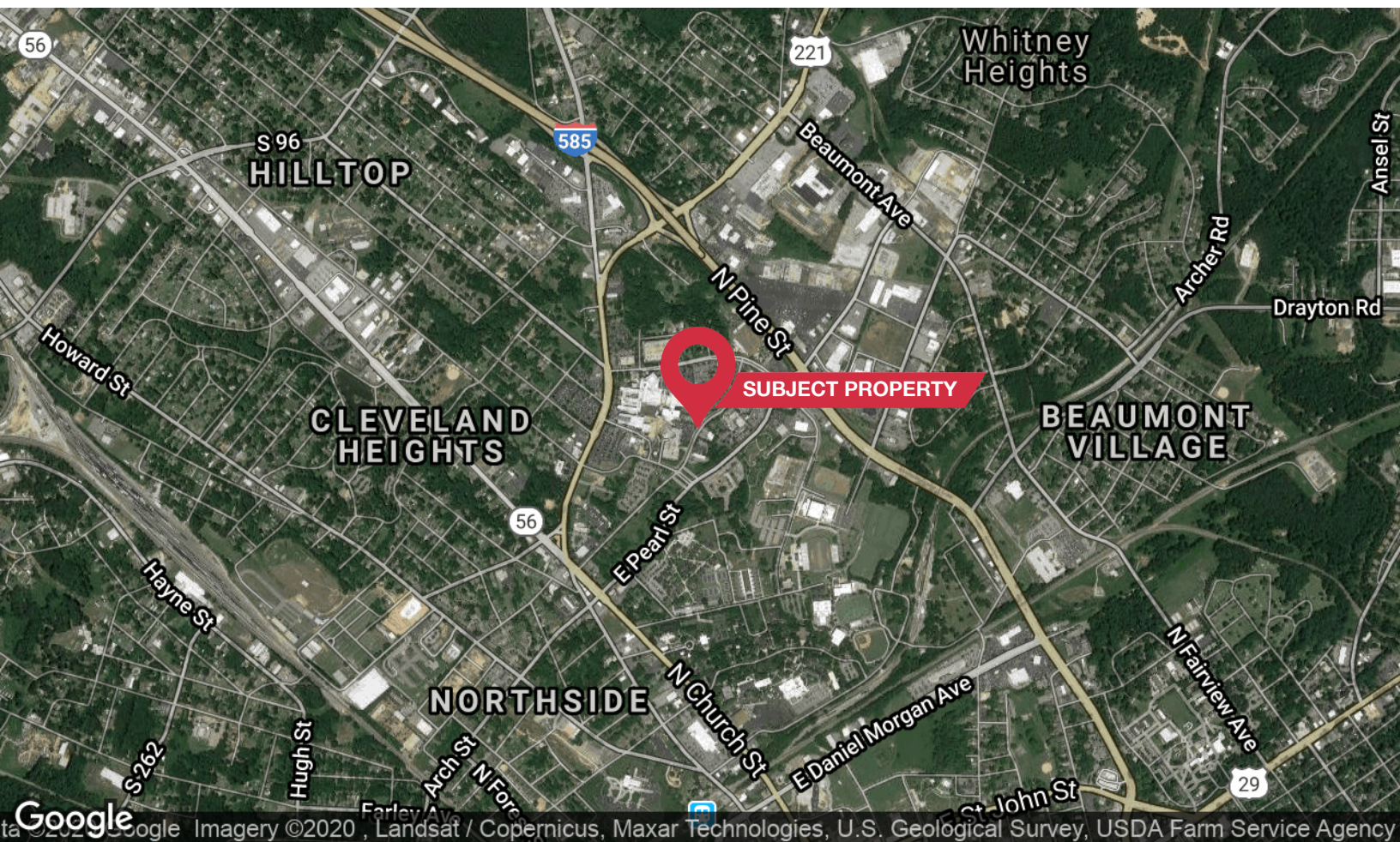
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Center For Integrative Medicine - Spartanburg Regional Healthcare System



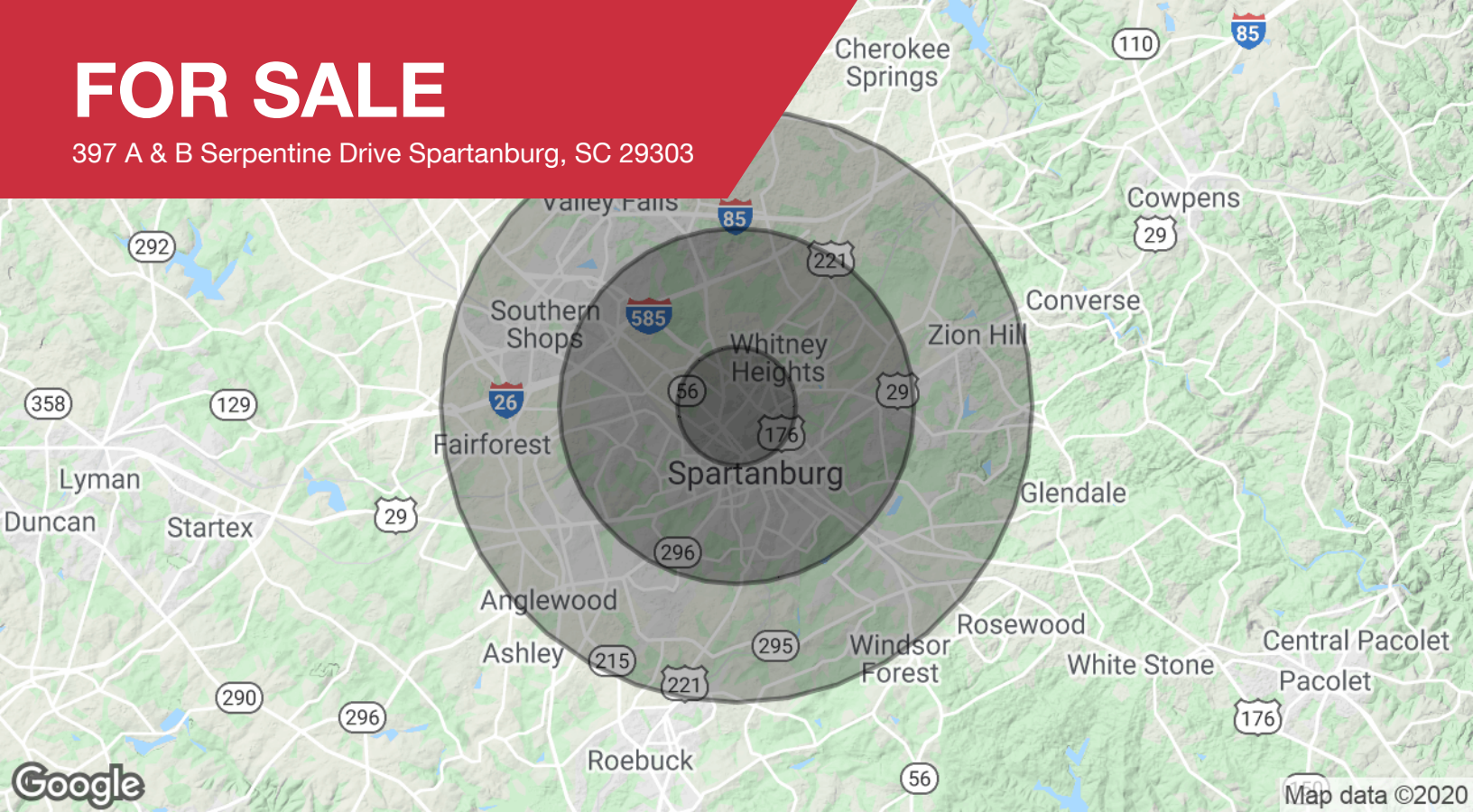
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## Population

### 1 Mile

### 3 Miles

### 5 Miles

Total population	6,948	45,079	93,105
Median age	25.9	32.0	34.5
Median age (male)	25.7	31.6	33.7
Median age (Female)	26.3	33.0	35.5

## Households & Income

### 1 Mile

### 3 Miles

### 5 Miles

Total households	1,861	16,175	34,945
# of persons per HH	3.7	2.8	2.7
Average HH income	\$35,577	\$43,367	\$50,249
Average house value	\$66,530	\$147,377	\$157,849

\* Demographic data derived from 2010 US Census