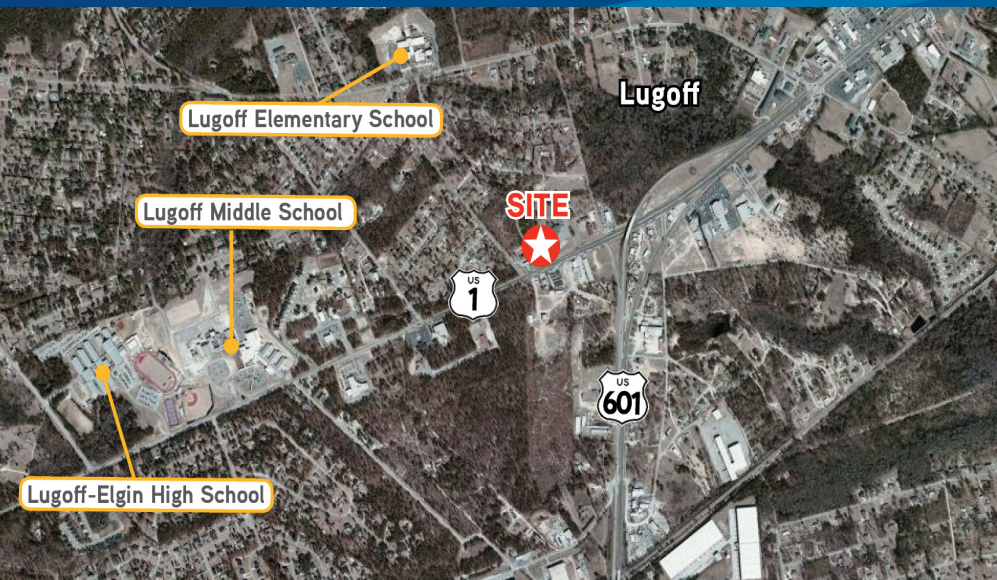


FOR SALE > FORMER DOCTOR'S CARE



# ±5,000 SF MEDICAL FACILITY

1060 HIGHWAY 1 SOUTH, LUGOFF, SOUTH CAROLINA 29078



## U.S. Highway 1 South > Former Doctor's Care for Sale

The subject property is a two-story medical building that was a former Doctor's Care in Lugoff, SC. The property is situated along US-1 with convenient access to I-20. The building sits on ±0.70 acres of land and has 31 striped parking spaces (22 on the side and 9 in the rear of the building). The first floor has 11 exam rooms, 5 bathrooms, 3 storage closets, an x-ray room, numerous lab stations, a break room, a waiting room and a reception area. Upstairs there is a full bathroom with two private offices and a break room/kitchen. The property is in like-new condition and could be turn-key ready. The property is ideally suited for a medical, veterinarian, or professional office.

## Property Details

- > **Square footage:** ±5,000
  - > First floor: ±4,310 SF
  - > Second floor: ±690 SF
- > **Lot size:** ±0.70 acres
- > **Traffic count:** Jefferson Davis Highway/U.S. Highway 1 South: 11,400 VPD
- > **Students attending nearby schools:** 5,246
- > **Price:** \$450,000

CRAIG WAITES  
803 401 4224 DIRECT  
craig.waites@colliers.com

COLLIERS INTERNATIONAL  
1301 Gervais Street, Suite 600  
Columbia, South Carolina 29201  
www.colliers.com

## 1060 Highway 1 South, Lugoff > Photos



### Contact Us

CRAIG WAITES

803 401 4224 DIRECT

[craig.waites@colliers.com](mailto:craig.waites@colliers.com)

COLLIERS INTERNATIONAL  
1301 Gervais Street, Suite 600  
Columbia, SC 29201

[www.colliers.com](http://www.colliers.com)

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2012. All rights reserved.

