



Colliers

# ±7,436-SF Medical Office Building off Woodruff Road with Easy Access to I-385

OFFICE BUILDING | FOR SALE

ASKING PRICE:

\$1,900,000

317 Tanner Rd  
Greenville, SC



Ideal office  
property for a  
medical user



Convenient  
location with  
easy access



Meticulously  
maintained interior  
and exterior

Accelerating success.



For Sale | 317 Tanner Road

# Property Overview



## At-a-Glance

**7,436 SF**

Building size

**0.23 acres**

Lot size

**Medical Office Building**

Type

**\$1,900,000**

Asking price

**Greenville**

County

**2006**

Year built

**2**

Floors

**0.5 mi.**

Distance to Woodruff Rd

**1.3 mi.**

Distance to I-385

**0539.01-01-006.20**

Tax Map Number

## Opportunity to Purchase a Well-Maintained Medical Office in Greenville, SC—Former Dermatology Practice

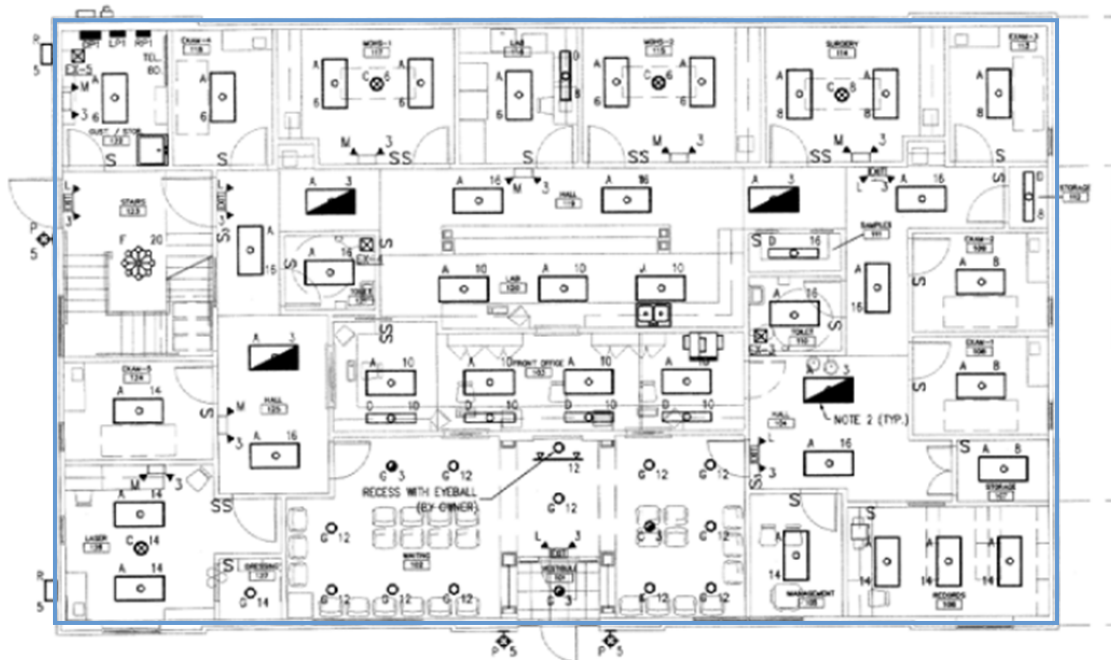
317 Tanner Road is a ±7,436 SF medical office building on ±0.23 acres in a professional park off the Woodruff Road corridor, with direct access to I-385.

- Well-maintained property
- Ideal for medical users or conversion to professional office space
- Located in a high-visibility area with easy access
- On-site parking for staff and patients
- Positioned in one of the Southeast's fastest-growing cities
- Benefits from Greenville's strong business climate and expanding population
- Close to restaurants, shopping centers and residential communities

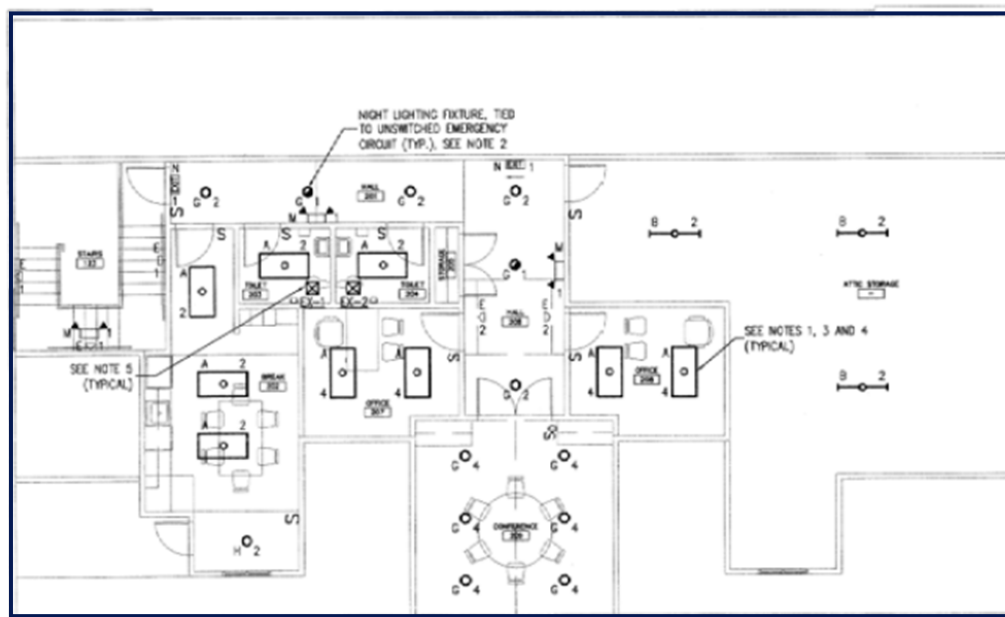


# Building Floor Plan

First Floor



Second Floor





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# Property Images





# Location Details

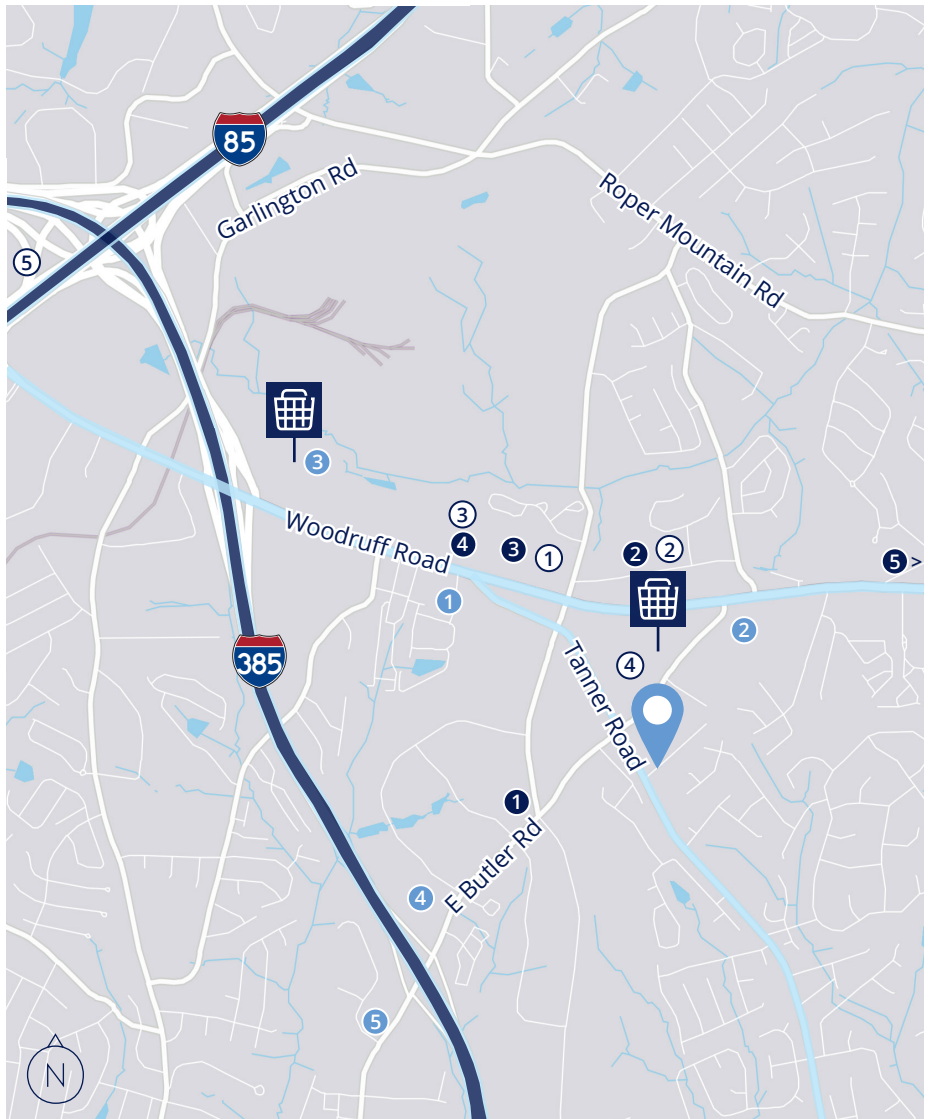
## Area Highlights

This property location ensures employees and clients have everything they need just minutes away.

- Located just off Woodruff Road, one of Greenville's most popular corridors
- Provides easy access to major retailers, grocery stores, shopping centers and restaurants
- Conveniently positioned near I-85 and I-385 for seamless commuting
- Ideal for medical or office users seeking a well-connected location

## Travel Distances

Woodruff Rd	0.5 mi   2 Mins
I-385	1.3 mi   5 Mins
I-85	3.0 mi   6 Mins
GSP Airport	6.5 mi   15 Mins
Downtown Airport	8.0 mi   16 Mins
Downtown Greenville	8.5 mi   13 Mins



## 1-Mile Radius From Property

 Subject property

 Major highway

 Publix

 Sam's Club

 Shasta Coffee Co.

 Dunkin'

 Starbucks

 7 Brew

 Summer Moon

 The Fresh Market

 Aldi

 Walmart

 Dollar General

 Trader Joe's

 QuikTrip

 BP

 Sam's Club Gas

 QuikTrip

 Circle K



317 Tanner Rd

## Contact



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