



FOR SALE OR LEASE

2199 N Fraser Street

Georgetown, South Carolina

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FOR SALE
OR
LEASE: ±2,741 SF

Property Features

N Fraser Street - Georgetown, South Carolina

Location Description: This ±5,220 SF building is situated ±2 miles from Tideland's Georgetown Memorial Hospital and one mile North of Georgetown city limits and within central Georgetown's newest medical district.

First Floor: ±4,439 SF (±1,960 SF Available for Lease)

- Six (6) Examination Rooms
- One (1) Physicians Office
- One (1) Managers Office
- Two (2) Nurse/Physician Workstations
- One (1) Reception Desk
- Waiting Area

Second Floor: ±781 SF

- One (1) Private Bathroom
- One (1) Office or Additional Storage
- One (1) Break Room/Conference Room
- One (1) Kitchenette

Current Lease: CORA Physical Therapy has a lease in place for ±2,479 SF of the first floor.

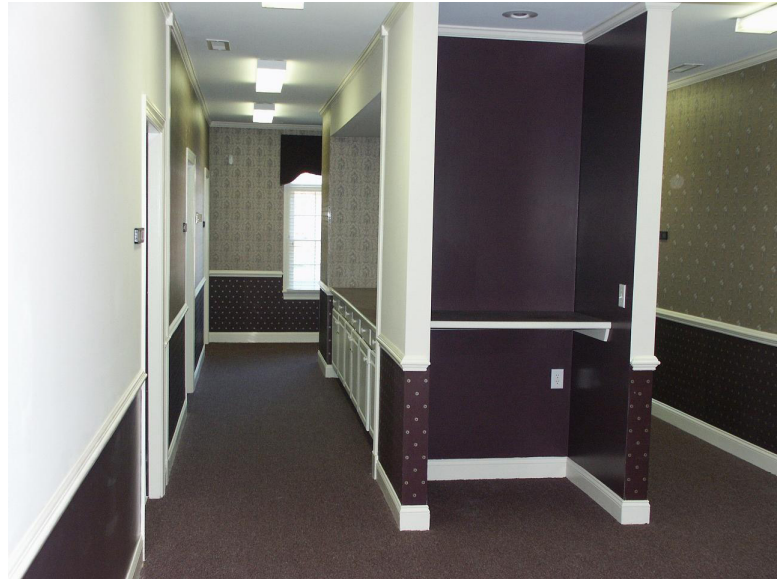
Sales Price: \$750,000 (Whole Building)

Lease Rate: \$11/SF NNN

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Property Images

N Fraser Street - Georgetown, South Carolina

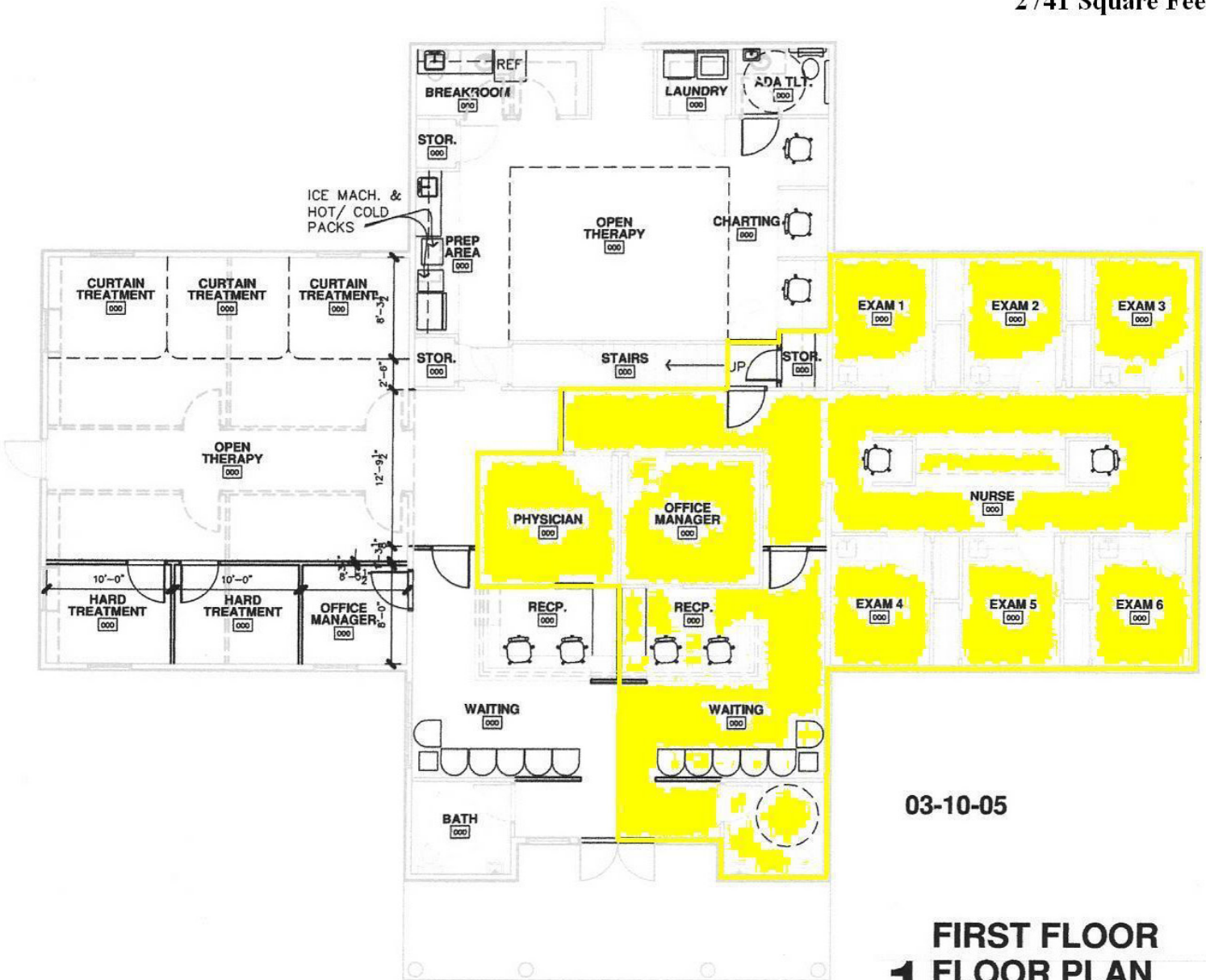


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Floor Plans

N Fraser Street - Georgetown, South Carolina

2741 Square Feet



1 FIRST FLOOR
FLOOR PLAN
SCALE: 1/8"=1'-0"

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Floor Plans

N Fraser Street - Georgetown, South Carolina



**2 SECOND FLOOR
FLOOR PLAN**
SCALE: 1/8"=1'-0"

Demographic Profile

2199 N Fraser St | Georgetown, South Carolina

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Median Household Income			
2010 Census	1,290	11,107	15,360	2019 Estimate	\$46,414	\$32,490	\$35,044
2019 Estimate	1,359	11,658	16,076	2024 Projection	\$49,780	\$36,166	\$38,960
2024 Projection	1,406	12,049	16,593	Average Household Income			
% Chg. 2019-2024	3.5%	3.4%	3.2%	2019 Estimate	\$58,628	\$49,931	\$52,653
Households				2024 Projection			
2010 Census	530	4,242	5,883	2019 Estimate	\$63,638	\$54,889	\$58,148
2019 Estimate	561	4,473	6,174	Per Capita Household Income			
2024 Projection	582	4,635	6,384	2019 Estimate	\$24,149	\$19,232	\$20,246
Families				2024 Projection			
2010 Census	365	2,979	4,163	2019 Estimate	\$26,285	\$21,192	\$22,387
2019 Estimate	381	3,105	4,318	2019 Household Income Dist.			
2024 Projection	394	3,205	4,447	Less than \$15,000	13.0%	23.9%	22.5%
2019 Age Dist.				\$15,000 - \$24,999	15.7%	16.3%	14.7%
0 - 4	5.6%	6.6%	6.5%	\$25,000 - \$34,999	8.7%	12.3%	12.7%
5 - 9	5.8%	6.6%	6.6%	\$35,000 - \$49,999	15.3%	12.3%	12.0%
10 - 14	5.9%	6.4%	6.4%	\$50,000 - \$74,999	15.7%	11.5%	12.9%
15 - 19	6.0%	5.8%	5.8%	\$75,000 - \$99,999	15.7%	10.0%	11.1%
20 - 24	6.0%	6.1%	5.9%	\$100,000 - \$149,999	13.9%	11.2%	10.9%
25 - 34	10.8%	12.5%	12.3%	\$150,000 - \$199,999	0.9%	1.3%	1.8%
35 - 44	11.2%	11.2%	12.0%	\$200,000 and Up	0.9%	1.3%	1.5%
45 - 54	12.5%	12.0%	11.9%	2019 Housing Data			
55 - 64	13.1%	13.5%	13.5%	Owner Occ. Housing Units	437	3,037	4,276
65 - 74	12.6%	11.8%	11.8%	Renter Occ. Housing Units	124	1,437	1,898
75 - 84	7.1%	5.2%	5.2%	2019 Business Data			
85+	3.5%	2.1%	2.0%	Total Businesses:	89	725	896
Median Age				Total Employees:	1,388	7,234	8,642
2010 Census	41.5	38.4	38.2	Average Household Size			
2019 Estimate	44.0	40.3	40.4	2010 Census	2.43	2.55	2.55
2024 Projection	45.1	41.7	42.1	2019 Estimate	2.42	2.54	2.55
				2024 Projection	2.41	2.54	2.54