

LANGSTON BLACK

REAL ESTATE, INC.

2,316+- SF MEDICAL OFFICE

SALE or LEASE

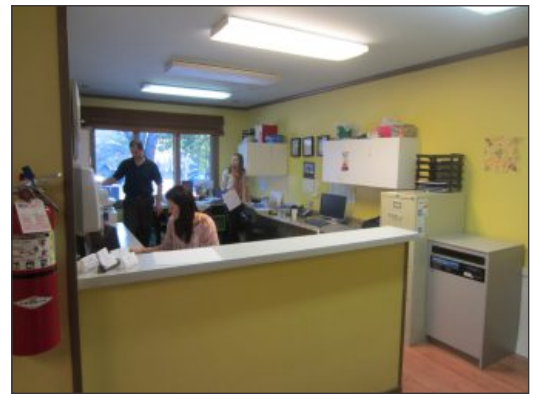
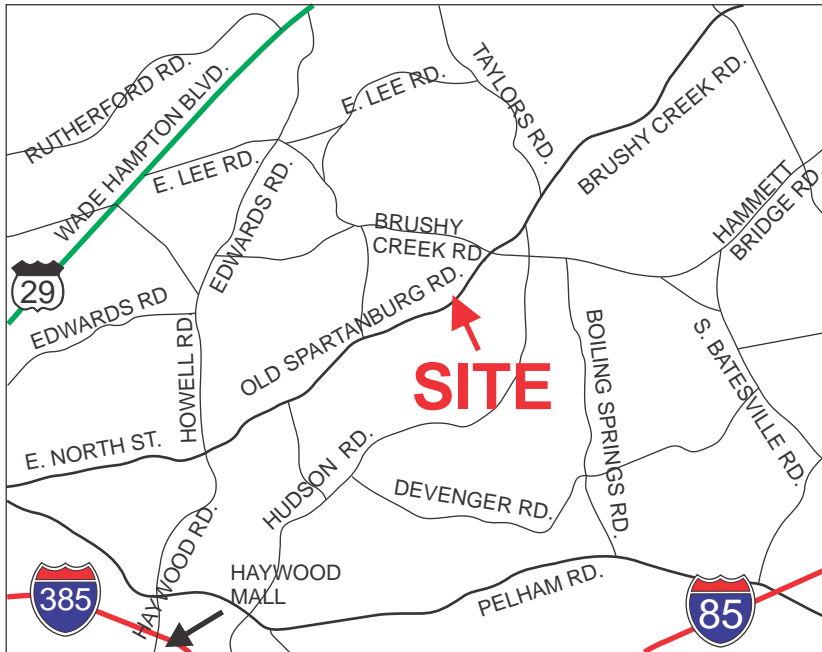
4501 OLD SPARTANBURG ROAD, SUITE 15, TAYLORS

EASTSIDE PROFESSIONAL PARK



GREAT GREENVILLE EASTSIDE LOCATION

2 STORY OFFICE: DOWNSTAIRS HAS 5 EXAM ROOMS, RECEPTION ROOM, WAITING ROOM AND 2 RESTROOMS. UPSTAIRS HAS BREAK ROOM, OFFICE AND 2 RESTROOMS.



AMPLE PARKING WITH CLIENT PARKING IN FRONT AND EMPLOYEE PARKING IN REAR.

TAX MAP 0538.01-01-025.07

LEASE RATE: \$2,800/MONTH
(MODIFIED GROSS LEASE)

SALE PRICE: \$250,000

FOR MORE INFORMATION CONTACT
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LANGSTON BLACK
REAL ESTATE, INC.

P.O. BOX 2167
GREER, S.C. 29652
BUS: 864-848-9070

304

www.langston-black.com

Every effort has been made to ensure the accuracy of the enclosed data, but we assume no responsibility for errors. All conditions and pricing subject to change without notice.
(LANGSTON-BLACK SITE #304)



ZONED GREENVILLE COUNTY RM-10
 2009 TRAFFIC COUNT: 19,100 VPD



2010 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	9,795	64,686	129,837
TOTAL HOUSEHOLDS	4,039	27,288	53,911
AVG. HH INCOME	\$75,152	\$73,735	\$72,581