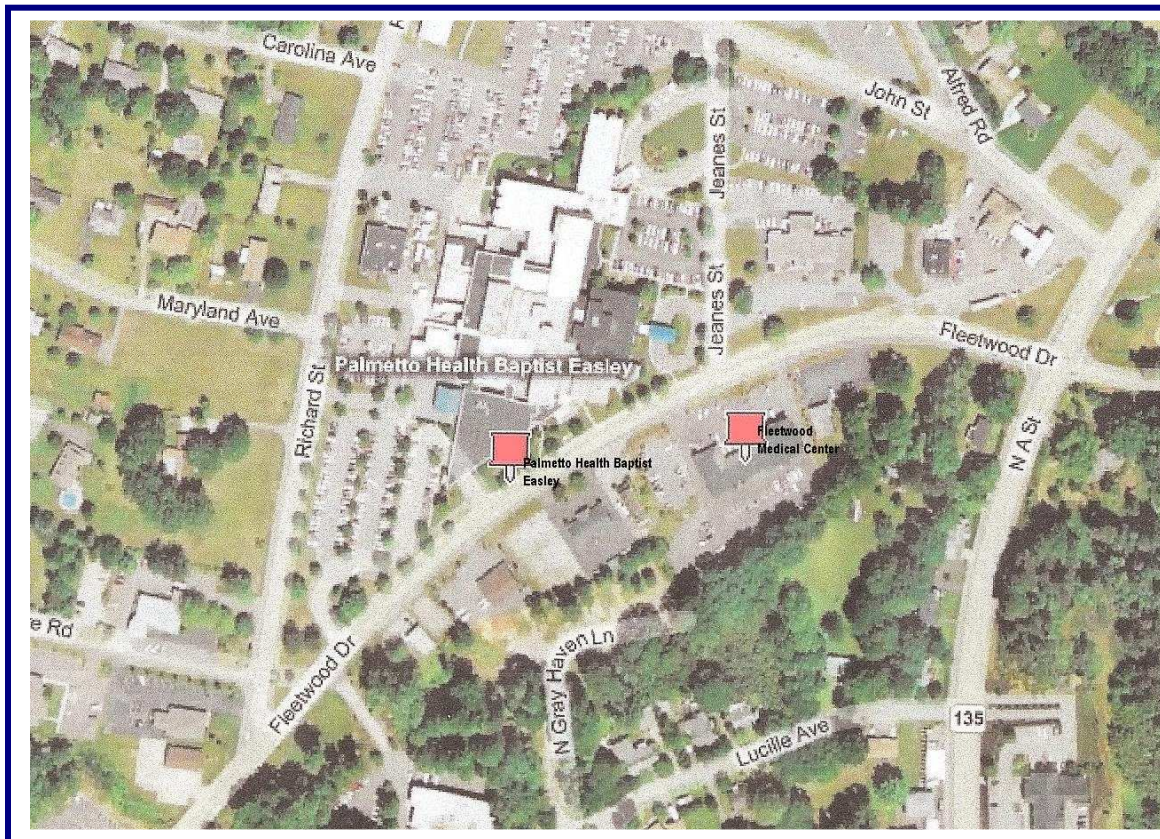


# ***Fleetwood Medical Center***

109 Fleetwood Drive  
Easley, SC 29640

- *Income Producing Medical Center – 8.5% Cap Rate*
- *18,000 SF two-story medical office building*
- *Solid medical tenants / strong lease history*
- *Located directly across the street from Palmetto Baptist Medical Easley Hospital*

## **\$2,100,000**



***CHUCK YEAGER***  
***REAL ESTATE***  
[www.cyrealestate.com](http://www.cyrealestate.com)

**Chuck Yeager-Broker In Charge**

223B Siloam Road, Easley, SC 29642  
Phone (864) 295-1313  
Fax: (864) 295-1316  
[chuckyeager@bellsouth.net](mailto:chuckyeager@bellsouth.net)

Although every effort has been made to ensure accuracy, no liability is assumed for errors or omissions.  
Terms, pricing or availability are subject to change without notice.

# ***Fleetwood Medical Center***

*109 Fleetwood Drive  
Easley, SC 29640*

**Easley** is nestled in the beautiful Appalachian highlands of northwestern South Carolina, on US 123 and SC 93 ... five miles off Interstate 85. Less than 15 minutes from the Blue Ridge Mountains and only four hours away from the Carolina's beaches, Easley's location is perfect for residents to enjoy a variety of recreational activities.

Easley residents enjoy year-round wonderful weather and the benefits of proximity to Greenville, SC (only eight miles) but none of the congestion and other bigger city problems.

The Easley metropolitan area has a population of about 43,000. The county seat, Pickens County, has a population of just under 110,000.

**Palmetto Health** Baptist has been a part of the Easley community since 1958. The hospital, a 109-bed general acute care facility, boasts a 40,000-square-foot outpatient services facility and a 4,000-square-foot diagnostic cardiac catheterization laboratory.

Palmetto Health Baptist Easley has been recognized as one of the nation's top hospitals with the **2006 Award for Quality** presented by Premier, Inc.

## **2007 Traffic Counts**

**Hwy 135** – 6,100 VPD  
**Hwy 8** – 20,000 VPD

## **2007 Demographics**

	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
<b>Total Population</b>	4,462	21,071	42,511
<b>Median Income</b>	\$31,999	\$35,128	\$38,928

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