

# MEDICAL ADAPTIVE RE-USE OPPORTUNITY

HOSPITAL PROPERTY FOR SALE OR LEASE | 102 US 321 Bypass, Winnsboro, SC 29180



*Exclusively Presented By*  
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**ROI COMMERCIAL, LLC**  
1300 Sumter Street  
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## PROPERTY SUMMARY

<b>Sale Price:</b>	\$750,000
<b>Lot Size:</b>	6.65 Acres
<b>Building Size:</b>	42,000 SF
<b>Zoning:</b>	C-2, General Commercial
<b>Cross Streets:</b>	

## PROPERTY OVERVIEW

ROI Commercial has been engaged to sell the former Fairfield Memorial Hospital facility in Winnsboro, SC. The property includes a one story building containing approximately 42,000 square feet located on a 6.65 acre site. Located at 102 US-321 Bypass, the property is seven miles to Interstate 77 and only 33 miles to downtown Columbia, SC. There are currently 25 hospital rooms as well as abundant additional space that can be used to install more rooms and support various functions of the facility.

The property can be adapted to a number of uses, including:

- Senior care
- Behavioral Health
- Respite care
- Various medical uses

## PROPERTY HIGHLIGHTS

- All utilities, including water, sewer, electricity, and natural gas are provided by and purchased from the Town of Winnsboro, SC.
- The facility is located within a Federal Opportunity Zone
- 100% sprinklered (wet system)



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## AERIAL PHOTO



**ROI Commercial**  
Retail. Office. Industrial.



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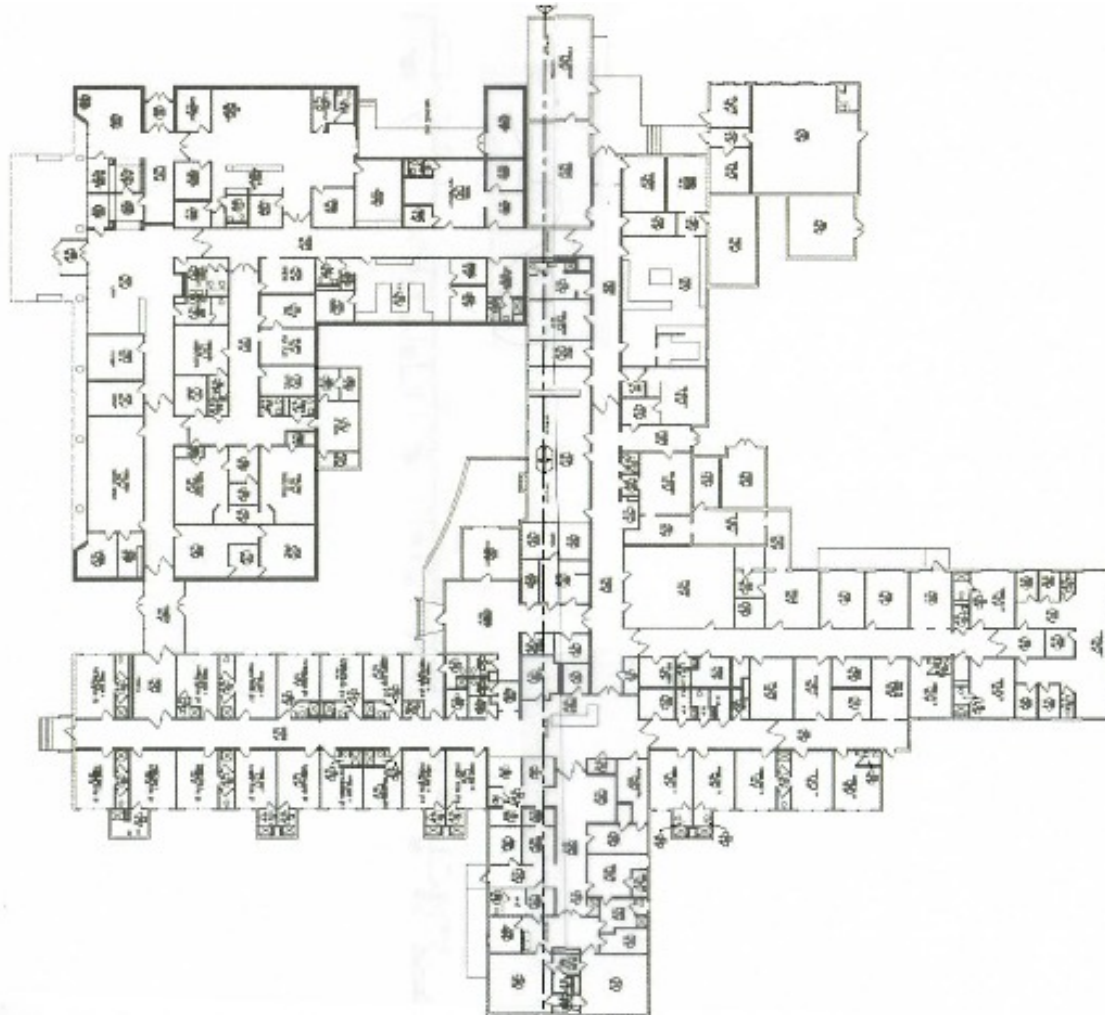


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# FLOOR PLANS



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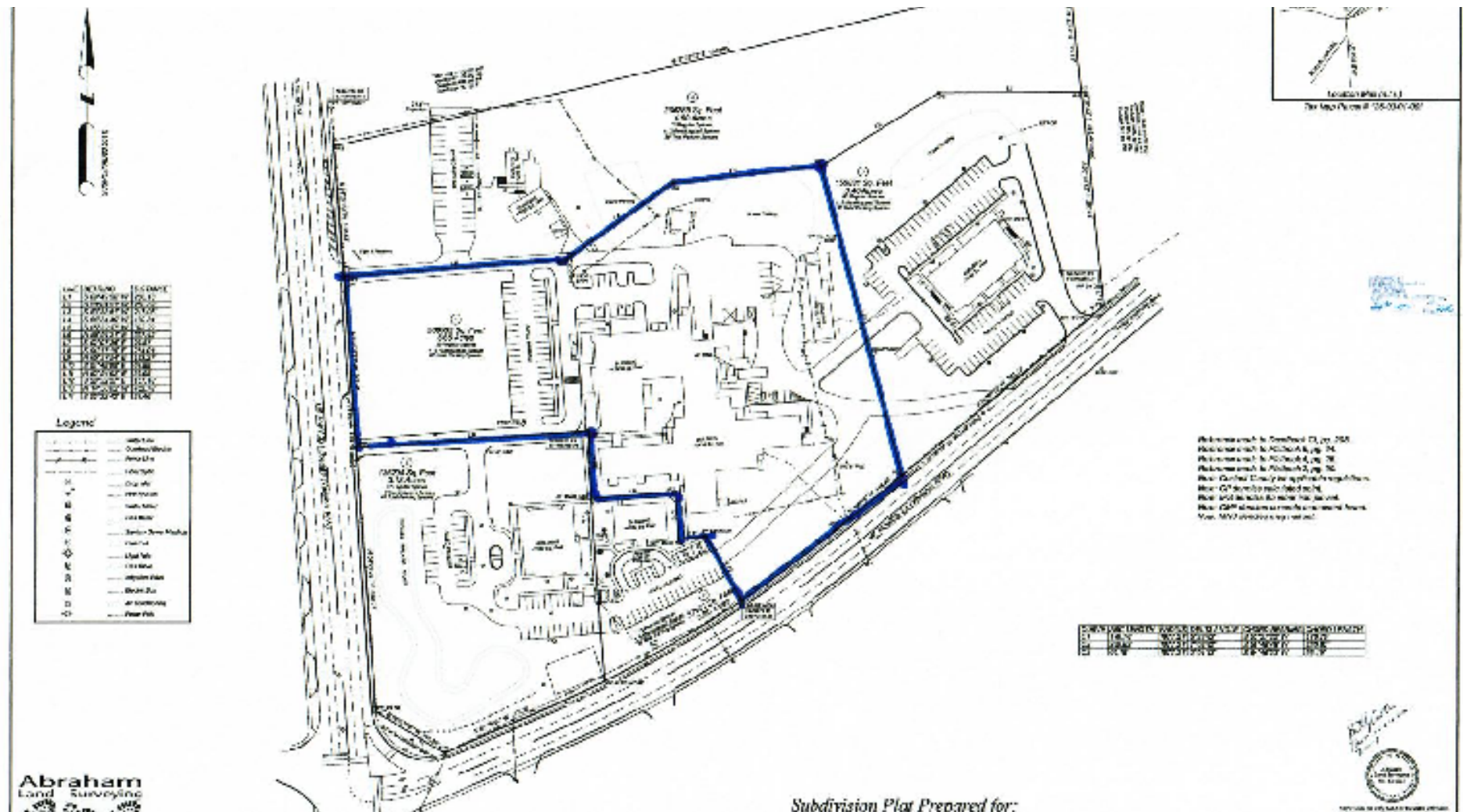


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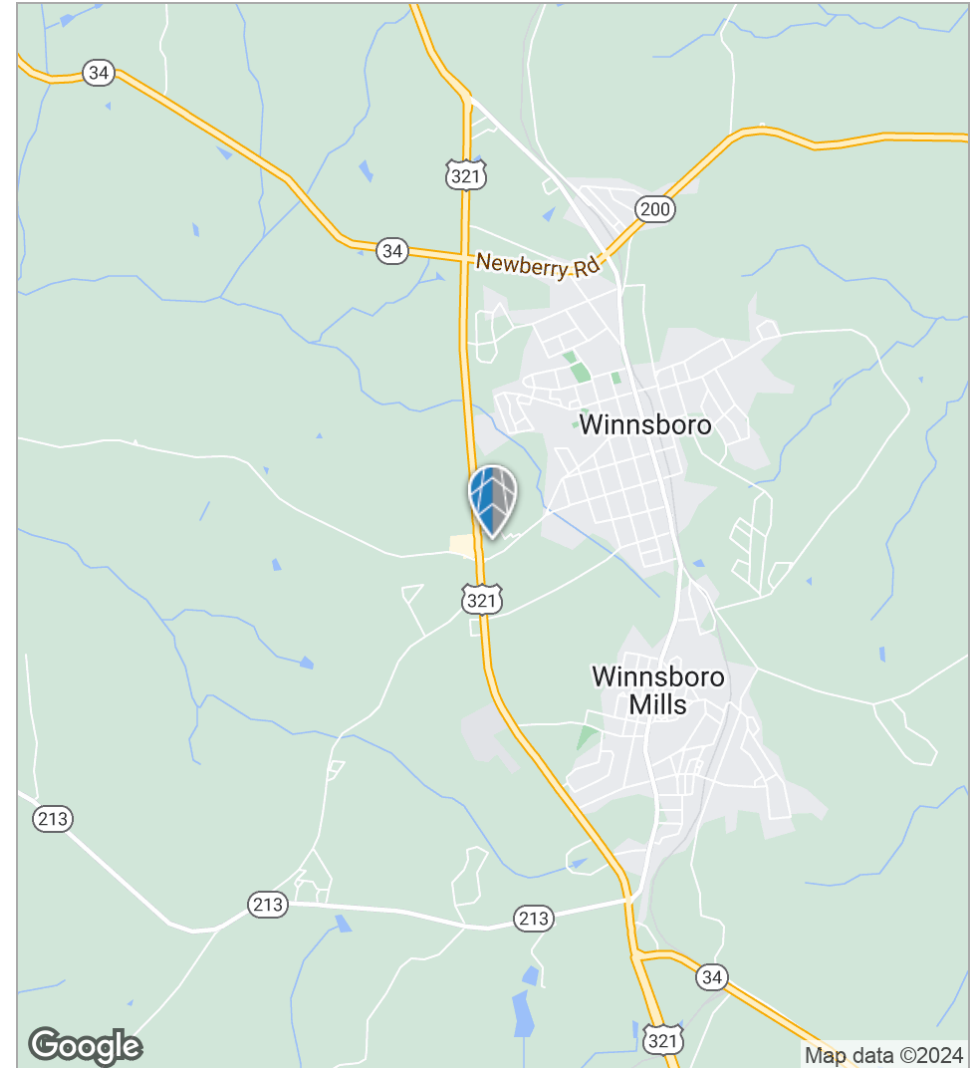
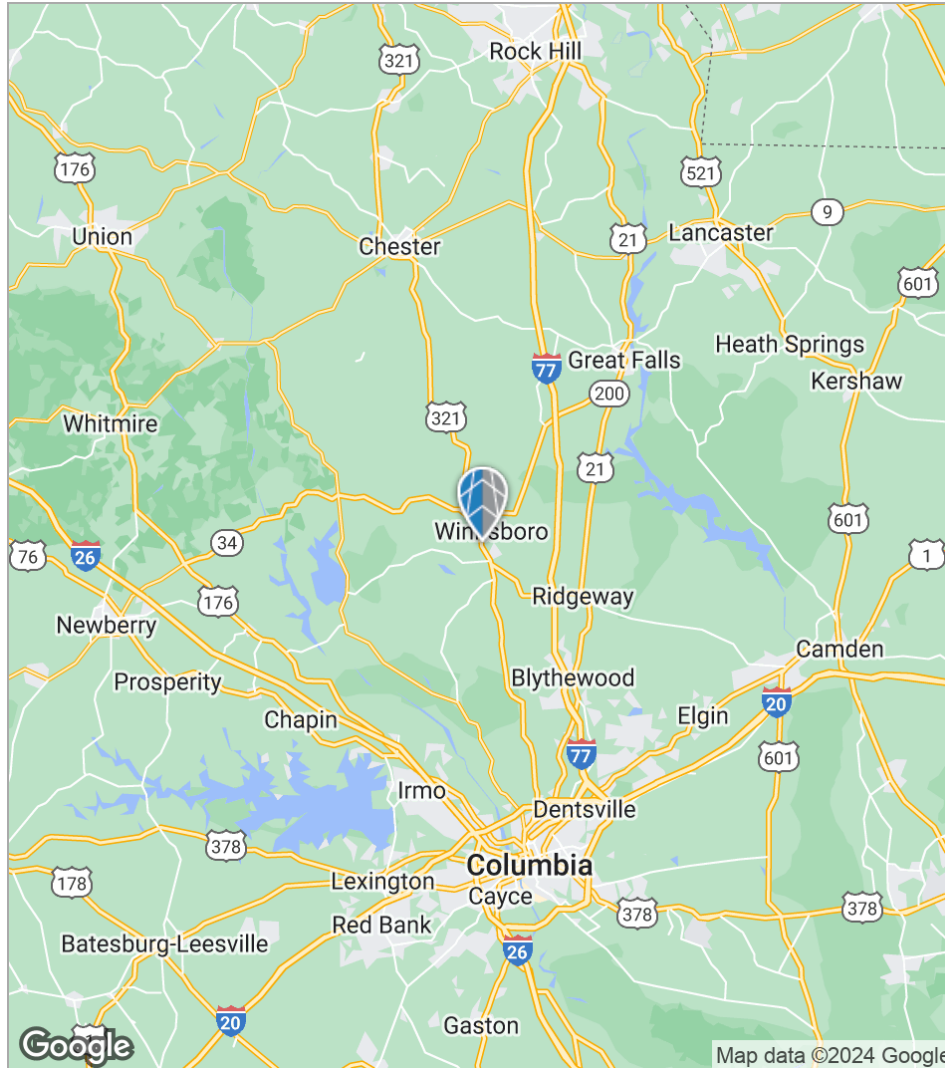
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# SITE PLAN



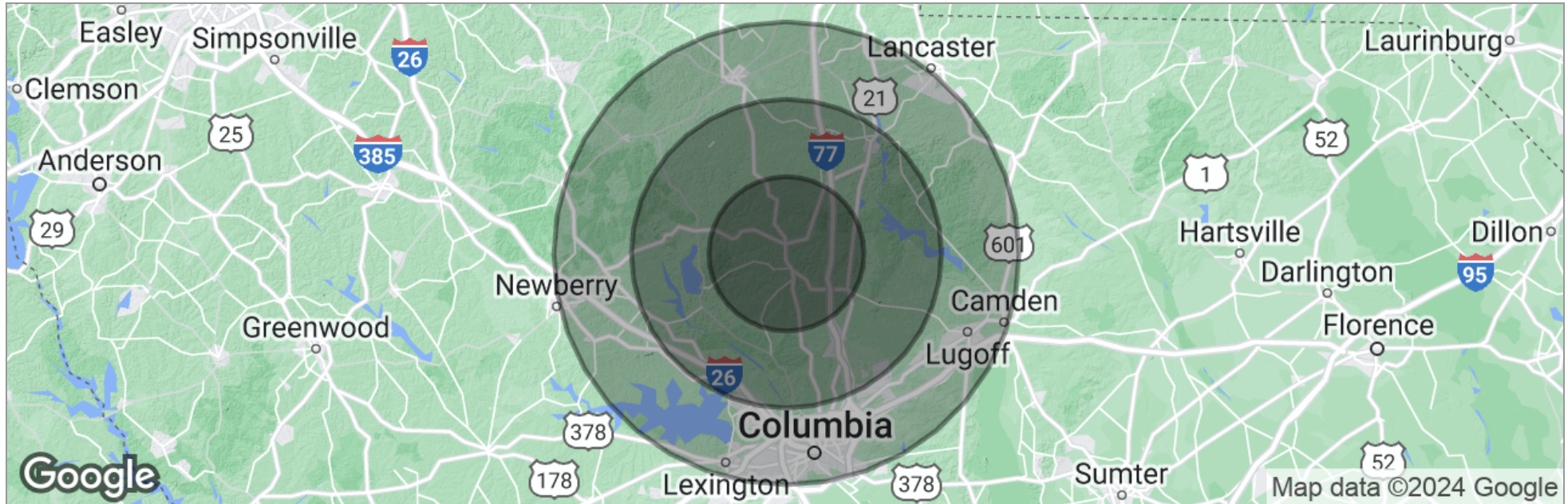












	10 Miles	20 Miles	30 Miles
Total Population	16,138	114,908	677,948
Population Density	51	91	240
Median Age	38.9	37.1	36.1
Median Age (Male)	38.4	36.4	34.9
Median Age (Female)	39.8	37.7	37.2
Total Households	6,098	41,700	261,041
# of Persons Per HH	2.6	2.8	2.6
Average HH Income	\$42,364	\$69,316	\$64,779
Average House Value	\$109,841	\$197,228	\$189,065

\* Demographic data derived from 2020 ACS - US Census