



FAIRFIELD MEMORIAL HOSPITAL

Excellent Opportunity for Adaptive Re-Use

FAIRFIELD MEMORIAL HOSPITAL REDEVELOPMENT OPPORTUNITY

102 US-321 Bypass
Winnsboro, SC 29180



Presented By:

Bill Bunch
Senior Associate
803.255.8609
bbunch@wilsonkibler.com

1111 Laurel Street, Columbia, SC 29201 |
www.wilsonkibler.com

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Property Features

- ◆ 75,270 SF Medical Care Complex
 - ◆ Main Hospital: ±42,700 SF
 - ◆ Administrative & Support Space: ±6,430 SF
 - ◆ Maintenance Facility/Shop: ±3,100 SF
 - ◆ Medical Office Building I: ±8,842 SF
 - ◆ Medical Office Building II: ±17,291 SF
- ◆ Proximate to I-77 and conveniently located between the Charlotte and Columbia markets
- ◆ Hospital closing at end of year
- ◆ Active physical rehabilitation facility
- ◆ Medical Office Building & Medical Practices will continue operations with leases in place
- ◆ Many trained and professional staff available
- ◆ Prime Redevelopment Opportunity for Senior Living, Nursing Care, Adolescent Psych, Behavioral Health, Dependency Services

SALES PRICE: \$4,500,000

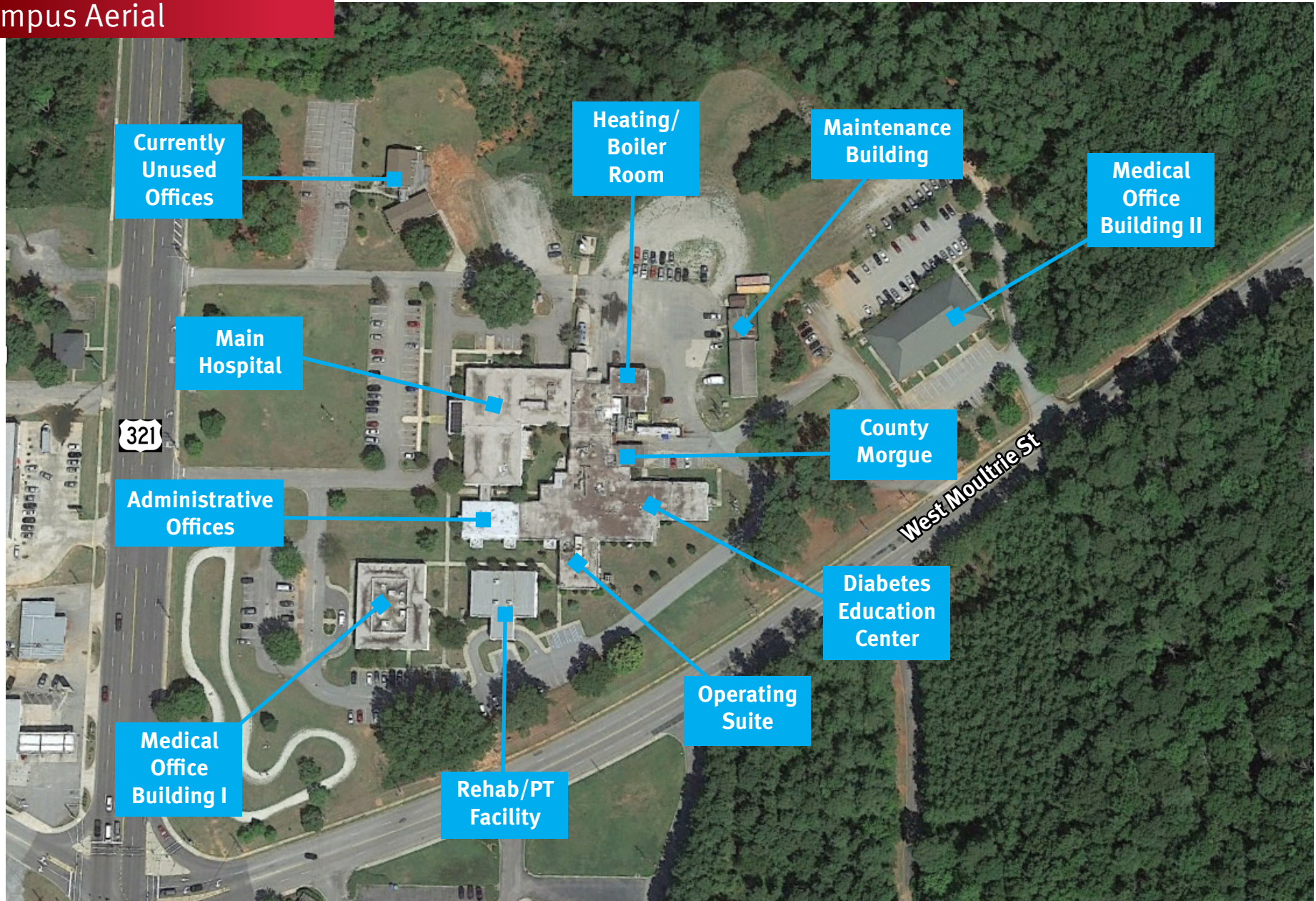


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Campus Aerial

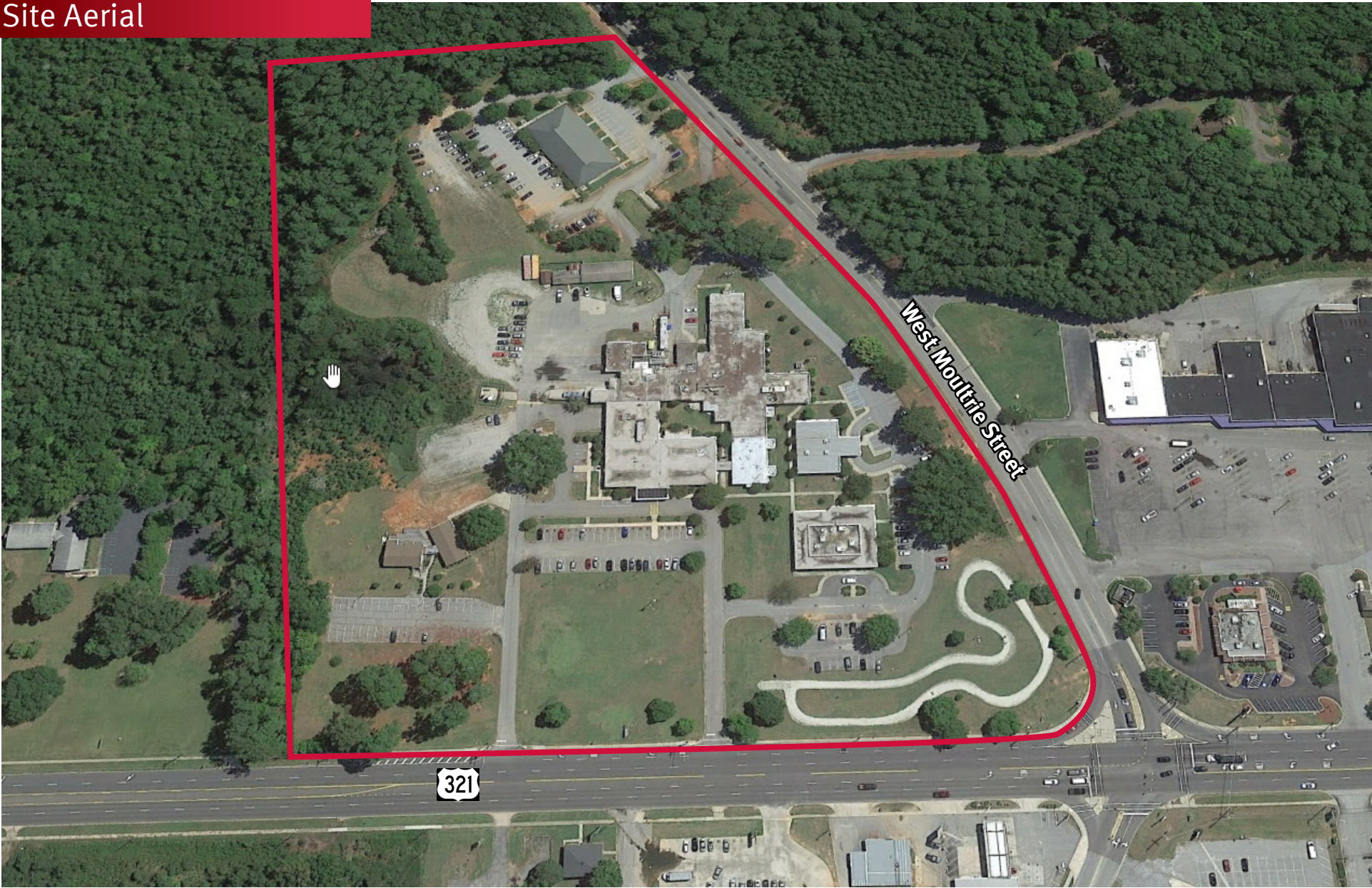


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Site Aerial

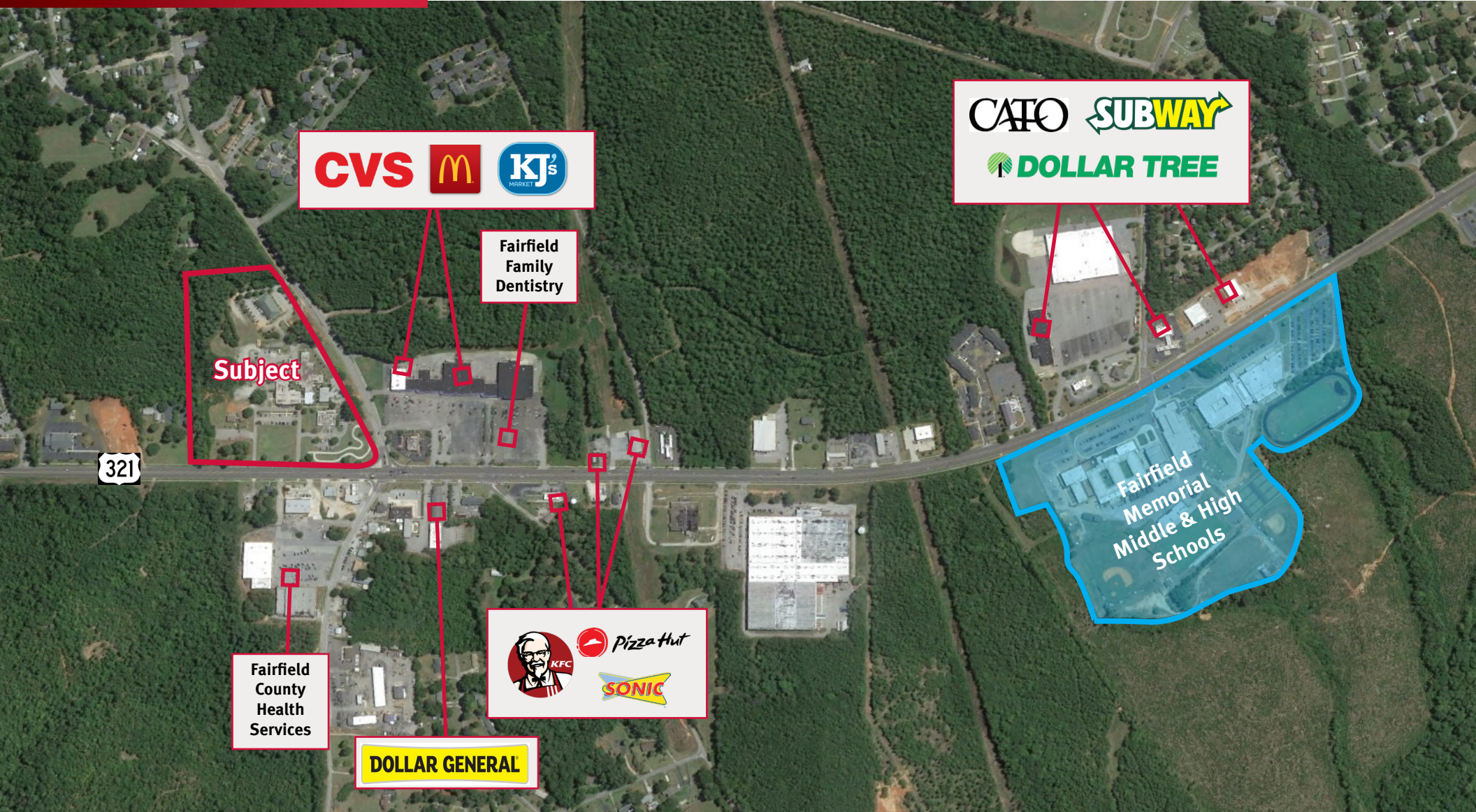


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Amenities Aerial



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Property Pictures - Hospital



Front View



Lobby - Main Hospital



Nurse's Station



Patient Room

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Property Pictures - Hospital



Kitchen



Lab



Rehab Center



Rehab Work Room

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Property Pictures - MOB I



*Medical Office Building I -
The Martin Primary Healthcare Center*



USC Family Practice



USC Family Practice Nurse's Station



USC Family Practice Waiting Room

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Property Pictures - MOB II



*Medical Office Building II -
Fairfield Memorial Medical Office*



Fairfield Medical Associates, P.A. Sign



Fairfield Medical Associates - Upper Floor



ENT Practice (Ground Floor)



ENT Practice (Exam Room)

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Demographics (15 Miles)



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Demographics (5 Miles)

