

OFFERING MEMORANDUM

For Sale

A Downtown Conway

Medical & Professional Campus

1608 MAIN STREET + 1708 OAK STREET

Conway, South Carolina 29526



OFFERED AT \$3,950,000

David Nye | Johnson Nye Smith

Kingston Properties | 843-248-2402

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Two properties. One campus.

Medical and professional space in the heart of Conway.

Positioned near Downtown Conway, this offering brings together two established properties with approximately 23,777 square feet of combined office and professional space on approximately 2.91 acres. The campus is currently home to Health Care Partners and offers a flexible mix of administrative offices, exam rooms, pharmacy space, and an auditorium or multipurpose area.

±23,777 SF

Combined building area

±2.91 AC

Combined land area

662 FT

Combined reported frontage

PROPERTY HIGHLIGHTS

- Two principal buildings with distinct Main Street and Oak Street addresses
- Reported access from Main Street, Oak Street, and 17th Avenue
- Private offices, exam rooms, pharmacy, and large multipurpose space
- Detached workshop / facility building and private fenced parking
- Additional green space for potential future use, subject to approvals

All areas, frontage, access, uses, and future development potential should be independently verified by the buyer.

The campus at a glance

1608 MAIN STREET	
BUILDING AREA	Approximately 12,525 SF
ROAD FRONTAGE	Approximately 257 FT
CONFIGURATION	Medical / professional space

1708 OAK STREET	
BUILDING AREA	Approximately 11,252 SF
ROAD FRONTAGE	Approximately 405 FT
CONFIGURATION	Medical / professional space

The two sites are offered together. Exact building area, parcel boundaries, zoning, parking count, legal description, and other property characteristics should be confirmed from seller records, surveys, and the appropriate public authorities.

Site & building exhibits

1608 Main Street Conway, SC



Site & building exhibits

1708 Oak Street Conway, SC 29526



Location & Interior

A visible position serving a growing regional market.

The property sits near Downtown Conway with multiple points of approach from Main Street, Oak Street, and 17th Avenue. Its combination of established medical space, office areas, on-site parking, and multipurpose rooms may appeal to an owner-user or institutional buyer seeking a substantial Conway presence.



Interior Glance





A campus with room to serve.

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FOR PROPERTY INFORMATION

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Information was compiled from seller-provided details and is subject to change, error, omission, prior sale, or withdrawal. Approximate figures are offered for preliminary review only. Prospective purchasers should independently verify all material facts, measurements, legal matters, and suitability for their intended use.