

# FOR SALE

8445 Dorchester Road  
North Charleston, SC

OSWALD • COOKE  
LAND AND INVESTMENT REAL ESTATE



Medical Office Building | NN Lease | Corporate Guarantee | Annual Rent Escalators



# DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

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**CareNow**  
Urgent Care



OSWALD COOKE  
LAND AND INVESTMENT REAL ESTATE



8445 Dorchester Road

North Charleston, SC



PRICE	\$3,087,333
CAP RATE	6.5%
NOI	\$200,676.68
LEASE EXPIRATION	May 2028
LEASE TYPE	NN-Lease
LANDLORD RESPONSIBILTIES	Roof and Structure
RENTAL INCREASES	2% Annual Increases
RENEWAL OPTIONS	(2) 5-Year Options
BUILDING SIZE	4,553 SF
LOT SIZE	0.66 Acres
YEAR BUILT	2018
GUARANTOR	Galen Holdco, LLC
MUNICIPALITY	City of North Charleston
ZONING	B-2 (General Business)
TMS	181-00-00-131.000

Oswald Cooke & Associates is pleased to offer a single-tenant medical office facility for sale in the Charleston, SC MSA, leased to CareNow Urgent Care, an affiliate of Galen Holding Company. The 4,553 SF building was built in 2018. The 10-Year NN lease commenced in the summer of 2018, which calls for limited landlord responsibilities. The lease has (2) 5-Year renewal options with the same terms and escalations. The property is located just off the Dorchester Road and Ashley Phosphate Road Interchange and is surrounded by retail and residential communities. Other national retailers in the area include Chick-Fil-A, Zaxby's Popeyes, McDonalds, Publix, Walgreens, Hardee's, Dollar Tree, Dunkin Donuts, and many others.



# OVERVIEW



LOCATION  
Charleston MSA

8445 Dorchester Road  
North Charleston, SC



YEAR BUILT

2018



TENANT

Charleston Care Now  
Urgent Care, LLC



TRAFFIC COUNTS

Dorchester Road  
( 45,300 VPD)  
Ashley Phosphate Road  
(37,500 VPD)



BUILDING SIZE

4,553 SF



LOT SIZE

0.66 Acres



MUNICIPALITY

Dorchester County  
181-00-00-131.000



DAYTIME EMPLOYMENT

46,827  
(Five Mile)



AERIAL



Ashley Phosphate Road 37,500 VPD

Dorchester Road 45,300 VPD

 **DUNKIN' DONUTS**  
 **WAFFLE HOUSE**  
 **CIRCLE K**

 **MAVIS DISCOUNT TIRE**

 **UNITED BANK**

 **COOK OUT**

 **Chick-fil-A**

 **CareNow**  
Urgent Care

 **publix**

 **POPEYES**

 **ZAXBY'S**

 **McDonald's**

 **Walgreens**

 **TAKE 5**

 **TACO BELL**

 **Pinnacle**  
FINANCIAL PARTNERS

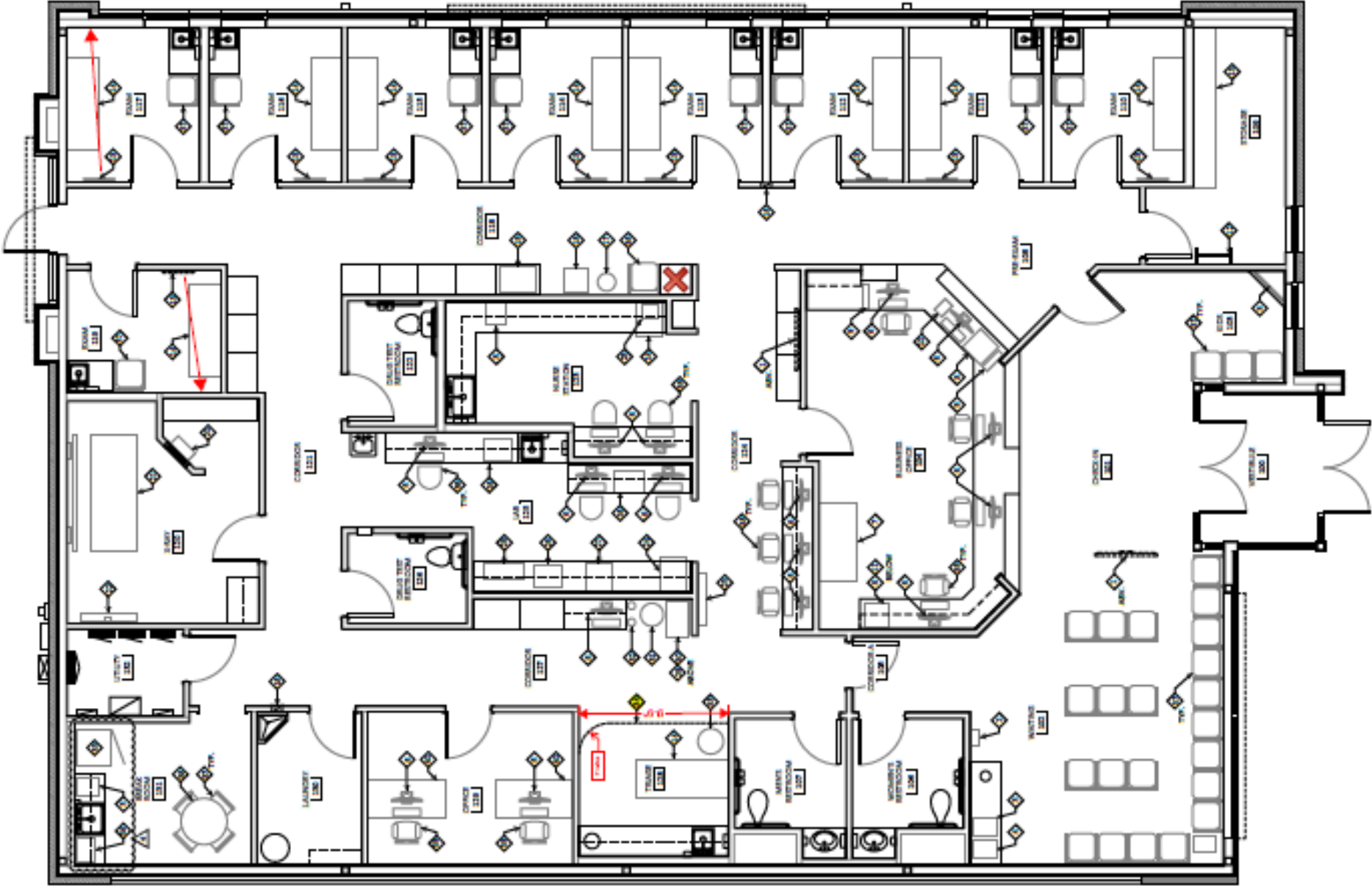
 **DOLLAR TREE**

 **Hardee's**

 **CVS**  
pharmacy



# FLOOR PLAN



FLOOR PLAN



811


KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.

GRAPHIC SCALE

0 10' 20'

1 INCH = 20 FT

NOTE: THIS SCALE APPLIES FOR 24"x36" SHEETS ONLY



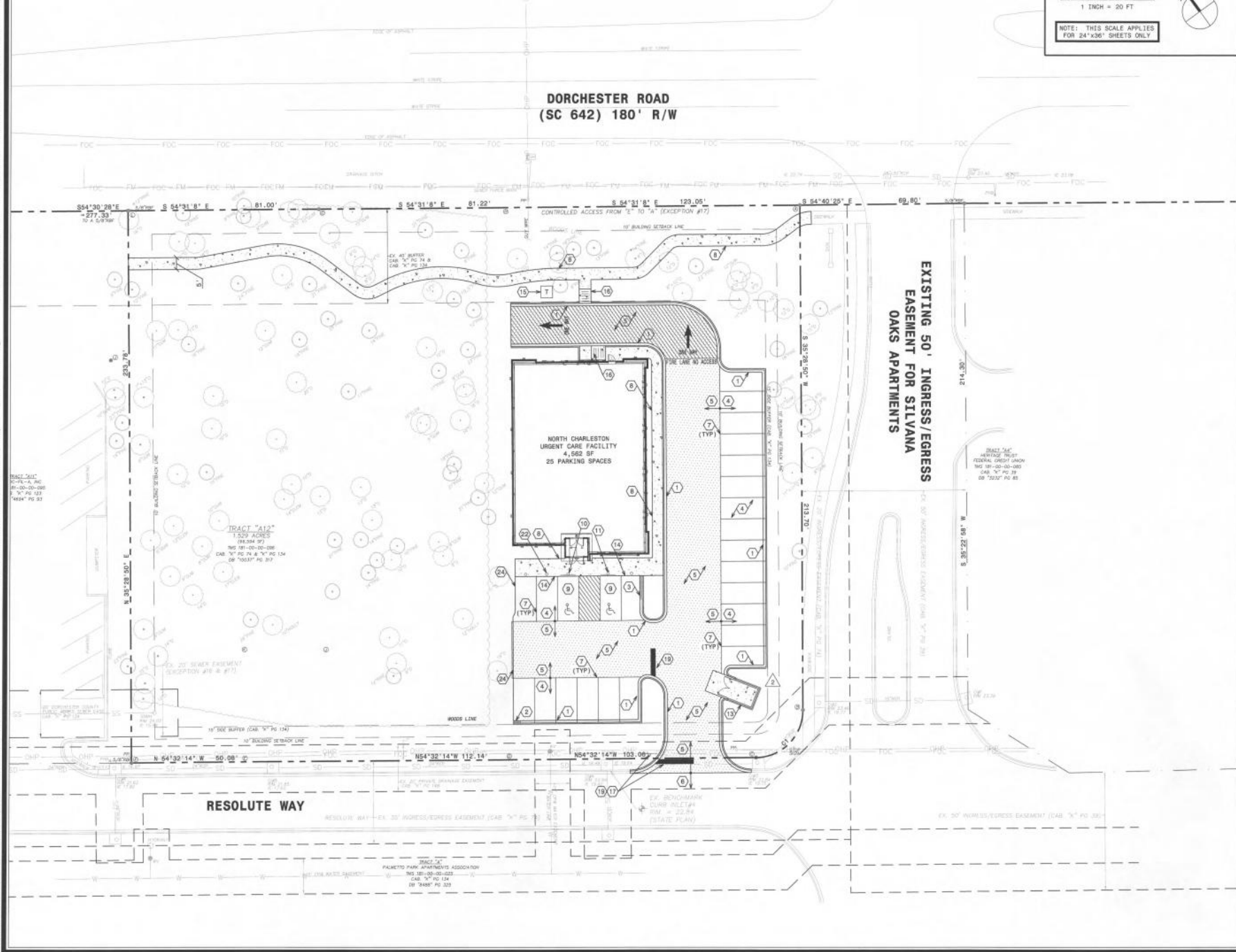
- MAP NOTE:**
- ALL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A LAND SURVEY PREPARED BY: JOSEPH O. EELMAN & CO., SCRLS NO. 16492
- TRANSFER OF SITE BENCHMARK(S) IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL ONLY BE COMPLETED BY A SURVEYOR LICENSED/REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.
  - THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING BENCHMARK PRIOR TO ANY CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER. FIELD VERIFICATION CAN BE ACCOMPLISHED BY CHECKING A MINIMUM OF TWO FIXED OBJECTS DISPLAYED ON THE SURVEY (I.E., MANHOLE RIM, STORM GRATE, PIPE INVERTS, ETC.).


- PAVING AND MARKING NOTES:**
- SEE GENERAL NOTES, SHEET C-001.
  - ALL PAVEMENT SECTION MATERIALS AND INSTALLATION SHALL MEET THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION).
  - SEE SITE DIMENSIONAL CONTROL PLAN FOR LAYOUT INFORMATION.
  - GRADED AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION).
  - ASPHALTIC CONCRETE SHALL BE A PLANT MIX MEETING THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION). THE JOB MIX SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION), AND SHALL HAVE A MARSHALL STABILITY OF 1250 POUNDS AND A PERCENT VOIDS BETWEEN 4 AND 5.
  - PAINTED PARKING STRIPING SHALL BE 4" WIDE WHITE STRIPES AND BE LOCATED AS SHOWN ON THE PLANS. HANDICAP PARKING STRIPING SHALL BE #154 LIGHT BLUE. DIRECTIONAL STRIPING SHALL BE PAINTED WHITE. PAINT AND ALL WORK SHALL BE IN ACCORDANCE WITH THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION).
  - ALL PAINTED PARKING AREAS SHALL RECEIVE TWO COATS OF STATE DEPARTMENT OF TRANSPORTATION APPROVED PAINT.
  - ALL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAY SHALL BE OF THE THERMOPLASTIC OR EPOXY TYPE PER THE STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECS (LATEST EDITION).

- SITE IMPROVEMENT KEY NOTES:** X
- 18" CONCRETE CURB AND GUTTER. SEE DETAIL SHEET C220.
  - TAPER CURB OVER 9" TO ASPHALT GRADE. SEE DETAIL SHEET C220.
  - TAPER CURB OVER 10" TO ASPHALT GRADE. SEE DETAIL SHEET C220.
  - STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL SHEET C220.
  - HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL SHEET C220.
  - EXISTING ASPHALT TO REMAIN. SEE PAVEMENT TRANSITION DETAIL, SHEET C220.
  - 4" WHITE PAVEMENT STRIPING.
  - CONCRETE WALK, WIDTH PER SITE DIMENSIONAL CONTROL PLAN; SEE DETAIL SHEET C220.
  - H.C. ACCESSIBLE PARKING SPACE / ACCESS AISLE; SEE DETAIL SHEET C221.
  - H.C. VAN ACCESSIBLE PARKING SIGNAGE. INSTALL IN SIDEWALK 1' BEHIND ASPHALT/SIDEWALK TRANSITION. SEE DETAIL SHEET C221.
  - H.C. ACCESSIBLE PARKING SIGNAGE. INSTALL IN SIDEWALK 1' BEHIND ASPHALT/SIDEWALK TRANSITION. SEE DETAIL SHEET C221.
  - PEDESTRIAN CROSSWALK, SEE DETAIL SHEET C220.
  - NEW REMOTE DUMPSTER/COMPACTOR PAD, AND ENCLOSURE. SEE ARCHITECTURAL PLANS.
  - ASPHALT FLUSH TO SIDEWALK; SEE SITE GRADING PLAN SHEET C301.
  - TRANSFORMER LOCATION, CONTRACTOR TO COORDINATE LOCATION WITH UTILITY PROVIDER PRIOR TO PLACEMENT.
  - ACCESSIBLE RAMP. SEE DETAIL SHEET C220.
  - STOP SIGN; SEE SHEET C221
  - 8" ASPHALT CURB.
  - 24" WIDE STOP BAR; SEE DETAIL C221.
  - PAINTED SYMBOLS; SEE DETAIL SHEET C222
  - DO NOT ENTER SIGN
  - 6" BOLLARD SET IN CONCRETE SIDEWALK; PAINTED YELLOW. TYPICAL OF 3.
  - NOT USED.
  - NEW EDGE OF PAVEMENT; CONTRACTOR SHALL MAKE STRAIGHT SAW CUT AT TERMINATION.
  - NOT USED.

**PROPERTY CORNER COORDINATES:**


PROPERTY CORNER	NORTHING COORDINATE	EASTING COORDINATE
A	394,830.6059	2,273,097.2002
B	394,656.6574	2,272,973.1630
C	394,651.9104	2,272,945.2724
D	394,711.7032	2,272,861.3309
E	394,776.7642	2,272,769.9936
F	394,805.8192	2,272,729.2040
G	394,849.1756	2,272,930.8563
H	394,902.0311	2,272,996.9962
J	394,796.3291	2,272,821.9102
K	394,814.2761	2,272,796.7318
L	394,996.1909	2,272,864.8975





OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE



HUSSEY GAY BELL

Established 1958

474 WANDER PARK BLVD, SUITE 201, MT. PLEASANT, SC 29564 / 7843.849.7500

REVISIONS:

NO. DATE CITY COMMENTS

1 10/15/2017 CITY COMMENTS

2 10/15/2017 REVISIONS

ISSUED BY: JTG

DATE: MAY 8, 2017

JOB NO. 417141201

SCALE: 1" = 20'

NORTH CHARLESTON URGENT CARE FACILITY

8445 DORCHESTER ROAD

NORTH CHARLESTON, SC 29420

NCSS PATRIOTS, LLC

SITE IMPROVEMENT PLAN

DRAWING NUMBER

C201

Printed: Dec 21, 2017 4:58pm Printed By: baylor COPYRIGHT 2017 © F:\07169 Careflow\417141201 North Charleston, SC\BID SET\C201-C201.dwg

## TENANT



The accredited CareNow® urgent care clinics are located across the United States. Each urgent care clinic is staffed by qualified and experienced healthcare providers who are dedicated to improving lives. CareNow® urgent care is staffed by highly qualified, licensed providers. Offering a wide range of urgent care services for the entire family, from regular check-ups to flu treatments. Providing convenient urgent care services for children 3 months and older, adults and seniors. The urgent care center provides convenient quality medical care with goals of reducing wait times and improving patients health. The highly qualified staff is fully accredited with the Urgent Care Association. This accreditation requires them to adhere to standards of quality and safety, meet or exceed the needs of expected care, and coordinate with primary care, ER Physicians and insurance companies.

225+ LOCATIONS  
EXTENDED HOURS  
7-DAYS A WEEK  
WALK IN PATIENTS  
WEB CHECK-IN  
VIRTUAL VISITS  
PARENT COMPANY: HCA HEALTHCARE  
FOUNDED: 1993



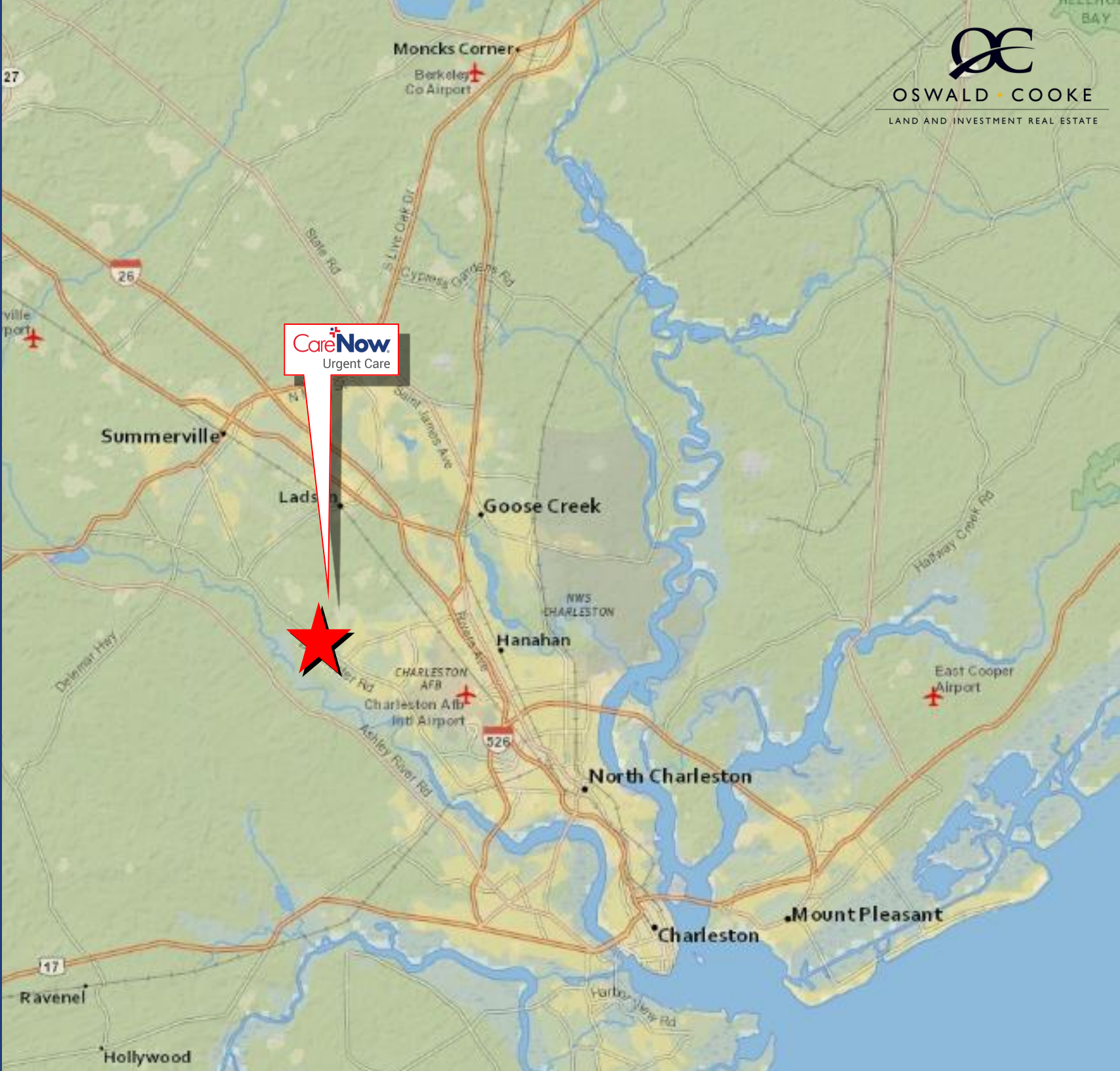


VICINITY

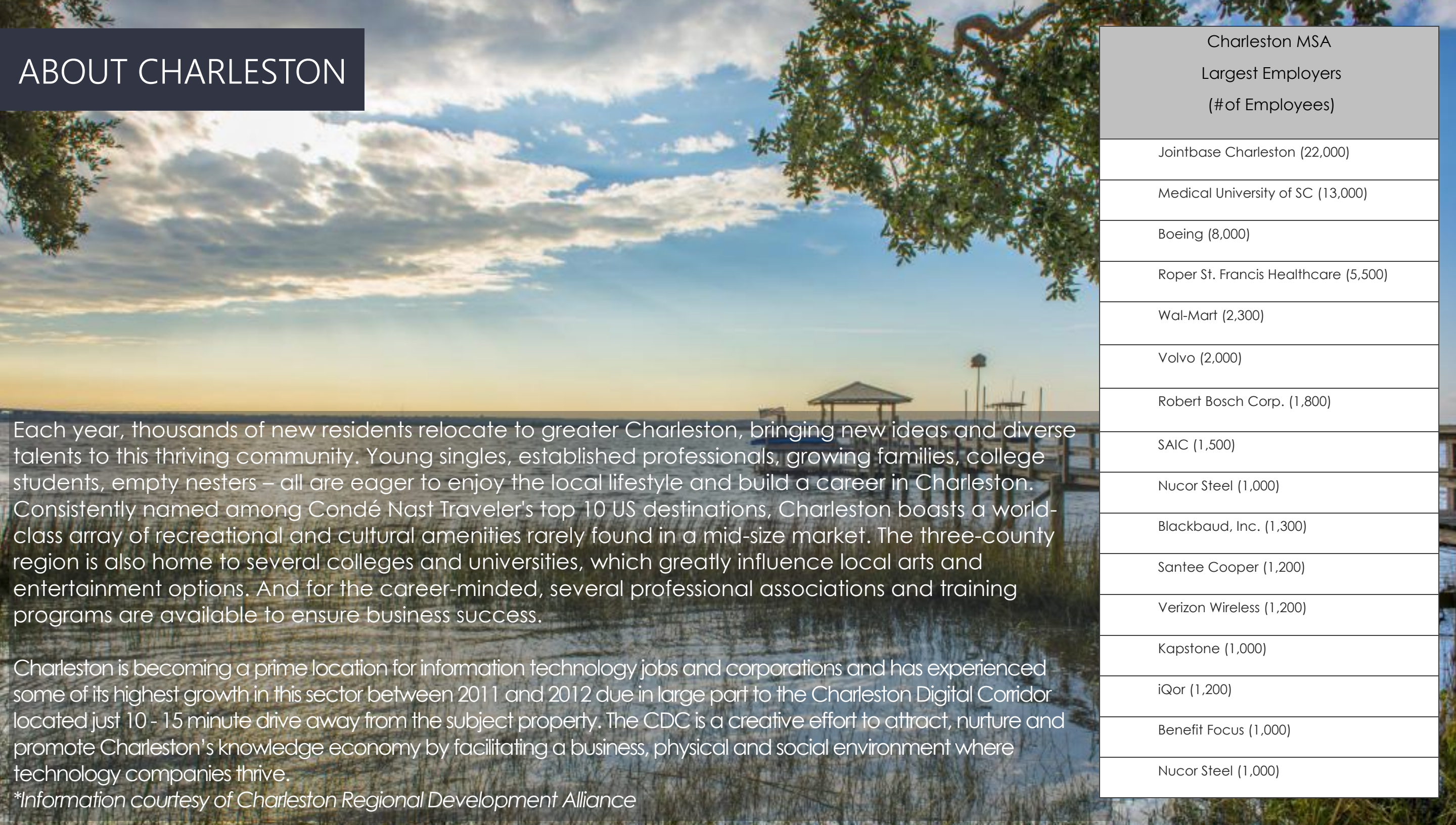
- 4 Miles to Interstate 26
- 9.4 Miles to Summerville, SC
- 16 Miles to Downtown Charleston, SC
- 106 Miles to Columbia, SC

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2024 Population	8,606	46,139	107,797
Population Growth 2024-2029	7.37%	7.48%	7.20%
2024 Households	3,151	17,525	42,750
2024 Average Household Income	\$96,534	\$100,560	\$83,050
Daytime Employees	5,644	15,391	46,827







# ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

Charleston is becoming a prime location for information technology jobs and corporations and has experienced some of its highest growth in this sector between 2011 and 2012 due in large part to the Charleston Digital Corridor located just 10 - 15 minute drive away from the subject property. The CDC is a creative effort to attract, nurture and promote Charleston's knowledge economy by facilitating a business, physical and social environment where technology companies thrive.

*\*Information courtesy of Charleston Regional Development Alliance*

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)



# ECONOMIC OVERVIEW SOUTH CAROLINA

The Southeastern United States' fast-paced population growth to date, along with the region's manufacturing renaissance, has made it an ideal location for businesses seeking to cut operating costs and reach strategic markets. In the heart of the Southeast, South Carolina offers unparalleled value to companies seeking the ideal business location.

## Reliable, affordable energy

South Carolina has one of the lowest industrial power rates in the nation, costing an average of only 5.29 cents per kilowatt hour — that's 30 percent less than the national average. Over the years, South Carolina's strong tradition in manufacturing has shaped an ample and durable energy infrastructure that meets the needs of today's capital-intensive industry.

## Low cost to operate and a business-friendly climate

South Carolina is committed to enhancing its business-friendly climate and establishing an environment where businesses can prosper. In fact, South Carolina consistently ranks as one of the most business-friendly states in the nation with a low cost of doing business, a tax base that lends itself to economic growth, and several other incentives:

## The Right Connections

Although South Carolina stands out as a unique, powerful entity, it's connected to key markets in the North, South and West:

- Comprehensive multi-modal transportation network that includes 11 interstate highways
- Expansive rail system that includes two Class I railroads and eight independent lines to service 2,300 miles of rail
- Four major commercial airports in addition to 50 municipal airports
- Four ports, two of which are inland: the Port of Charleston, which has five terminals and has received worldwide recognition for its innovative design and productivity; the Port of Georgetown, which includes specialty cargo-handling facilities; and the inland ports in Greer and Dillon, which connect South Carolina to the majority of the East Coast via I-85 and I-95.

## HIGHLIGHTS

- No state property tax
- No inventory tax
- No local income tax
- No wholesale tax
- No unitary tax on worldwide profits
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- Pollina Corporation: South Carolina has been named a **"Top 10 Pro-Business State"** for each of the eight years of the Illinois-based corporate real estate consultant's survey.
- South Carolina ranks as one of the 10 best states in the nation to do business, according to Chief Executive magazine's annual poll of CEOs who rate states based on taxation and regulation, workforce quality and quality of life.
- Forbes magazine ranked South Carolina fifth best in 2019 for its pro-business regulatory environment. Forbes considered the state's regulatory environment, tort climate and incentives.
- South Carolina consistently ranks among Site Selection magazine's "Top State Business Climates" and tied for fifth

*You won't find a more hospitable or business-friendly climate than South Carolina.*





For more information contact

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