# PRISMA HEALTH

CONFIDENTIAL OFFERING MEMORANDUM

## 140 SAINT JAMES AVENUE
## GOOSE CREEK, SC 29445

CHARLESTON MSA
*(#1 City in the South - Southern Living - 2017-2026)*


BRAND NEW CONSTRUCTION • LONG-TERM CORPORATE LEASE
HIGH VOLUME TRAFFIC COUNTS • GROCERY ANCHORED OUTPARCEL

TRINITY PARTNERS

# INDEX


# .01 INVESTMENT OVERVIEW

TRINITY PARTNERS


CENTURY ALUMINUM - COMPANY
WESTVIEW SCHOOLS
2000+ Students
GOOGLE DATA CENTER
550 Employees
Royal Lanes
FOOD LION
Top 12% Chainwide (placer.ai)
TRUIST
PRISMA HEALTH
176
42,900 VPD
FIRST BAPTIST OF GOOSE CREEK
WHITEWATER EXPRESS
THOMASON BLVD
7,000 VPD
Always Money

# OFFERING INTRODUCTION

Trinity Partners is proud to serve as exclusive advisor and offer the marketplace this net lease medical retail investment opportunity in Goose Creek, SC. Prisma Health Urgent Care is a growing provider operating over 30 clinics across the state. They deliver walk-in services as part of Prisma Health, South Carolina's largest private, nonprofit health system, which serves approximately 1.6 million patients annually. The platform operates in partnership with WellStreet, an urgent care management company based in Atlanta, GA and is affiliated with over 130 clinics nationwide.

The Property includes a new one year developed 3,768 square foot building with access to 21 parking spaces on a high profile outparcel to a fully leased 60,000 sqaure foot retail center anchored by one of the top performing Food Lion's in the chain (top 12% - placer.ai). The site benefits from strong consumer traffic generated by the surrounding trade area with 42,900 VPD on St. James Avenue and US 176 and 44,900 VPD on North Goose Creek Boulevard and US 52. Well positioned 3 miles from I-26, 11 miles from Charleston International Airport, and 18 miles from Downtown Charleston.

The Property is leased on a double net basis providing passive ownership with minimal landlord responsibilities. The lease features a 12-year primary term with multiple renewal options and 10% rental increases throughout the term providing long-term income growth and inflation protection. It's guaranteed by a corporate subsidiary of Prisma Health.

Located within the Charleston MSA with a population of nearly 900,000 (~9% growth since 2020), Goose Creek thrives from a diverse economy supported by Joint Base Charleston (22,000+ employees / 79,000+ personnel), the Port of Charleston (#7 container port in US), and Google's Berkeley County data center, part of Google's $9 billion South Carolina expansion through 2027. Continued population growth, residential development, and expanding employment

# OFFERING HIGHLIGHTS

• Prisma Health Urgent Care by WellStreet operating under the Prisma Health system brand serving approximately 1.6 million patients annually

• 2026 development in the Charleston MSA, a Top 10 U.S. Growth Metro (U-Haul 2025 Growth Index)

• 12-year NN lease with three 5-year options providing passive ownership with minimal landlord responsibilities

• 10% rent bumps throughout base term and options providing income growth and inflation protection

• Major nearby employers include Joint Base Charleston (25,000 jobs), Medical University of SC (16,000 jobs), Boeing South Carolina (9,000 jobs), Berkely County School District (6,000 jobs), and Trident Health System (3,500 jobs)

• 10 minute drive from Google Data Center

• Positioned 3 miles from I-26 (113,500 VPD), 11 miles from Charleston International Airport (6.34M passengers in 2025), and 18 miles from Downtown Charleston (7.9 million tourists/year)

• Dense and affluent submarket with over 127,800 residents and an average household income of nearly $100,000 within a 5-mile radius

• Across the street from to Westview Elementary, Middle, and Primary School with over 2,000 students combined

• High profile location at the convergence of US 176 and US 152 with a combined traffic count of nearly 70,000 VPD

• Outparcel to a top 12% ranked Food Lion (placer.ai) in a retail corridor anchored by other grocers Publix, Walmart Neighborhood Market, ALDI, and Lidl

# OFFERING SPECIFICS

| | |
|---|---|
| **LISTING PRICE** | $2,990,500 |
| **LISTING CAP RATE** | 6.30% |
| **BASE RENT / NOI** | $188,400.00 (Years 1-5)<br>$205,240.00 (Years 6-10)<br>$227,964.00 (Years 11-12) |
| **TENANT CREDIT** | Corporate/Private |
| **LEASE TYPE** | NN |
| **BASE LEASE TERM** | 12 Years |
| **COMMENCEMENT DATE** | September 2026 |
| **EXPIRATION DATE** | September 2038 |
| **RENEWAL OPTIONS** | 3-5 Years each |
| **RENT INCREASES** | 10% in Year 6, 11 and<br>Year 1 of each option |
| **BUILDING AGE** | August 2026 completion |
| **BUILDING SIZE** | ±3,768 SF |
| **LAND SIZE** | ±0.27 AC |
| **PARKING SPACES** | 21 (10 on-site/11 shared) |
| **ZONING** | VN - Village Node |

PRISMA HEALTH℠

| DEMOGRAPHIC SUMMARY 2025 | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **2025 POPULATION** | 7,156 | 61,657 | 127,835 |
| **2025 - 2030 ANNUAL RATE** | 1.66% | 1.62% | 1.68% |
| **2025 HOUSEHOLDS** | 2,989 | 24,227 | 50,257 |
| **2025 - 2030 ANNUAL RATE** | 2.31% | 2.23% | 2.33% |
| **2025 MEDIAN HOUSEHOLD INCOME** | $86,846 | $85,016 | $79,843 |
| **2025 AVERAGE HOUSEHOLD INCOME** | $112,133 | $102,351 | $97,961 |

Auto Zone
McDonald's
Burger King
Wendy's
verizon
KFC
Hardee's
DQ
Sonic
Pizza Hut
Captain D's
Advance Auto Parts
Waffle House
Subway
Taco Bell
52
44,900 VPD
Wells Fargo
First Baptist of Goose Creek
DG
Whitewater Express
O'Reilly Auto Parts
Citi Trends
Prisma Health
176
42,900 VPD
Food Lion
Top 12% Chainwide (placer.ai)
Truist


# .02 TENANT OVERVIEW

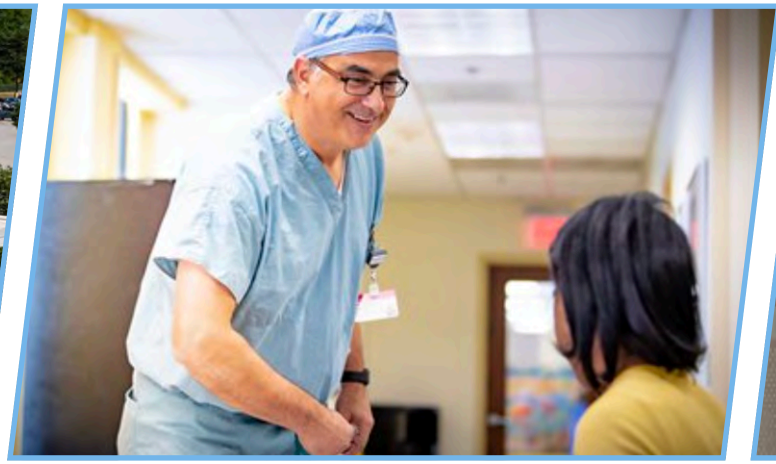
TRINITY PARTNERS

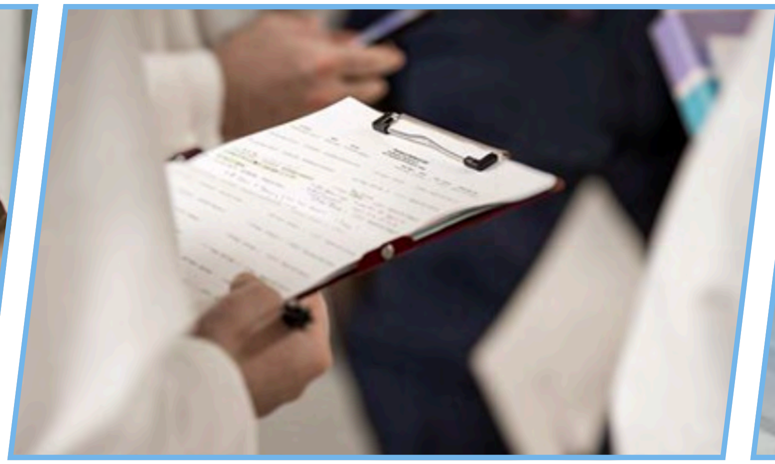
# TENANT SUMMARY

Prisma Health Urgent Care is a growing urgent care provider throughout South Carolina, operating over 30 locations across the state. The platform is operated in partnership with WellStreet, an experienced urgent care management company affiliated with over 130 urgent care clinics nationwide through partnerships with leading healthcare systems. Prisma Health Urgent Care delivers walk-in care services, providing convenient access to treatment for illnesses, injuries, and other non-emergency medical needs.

Prisma Health Urgent Care is part of Prisma Health, South Carolina's largest private, nonprofit health system. Formed in 2017, Prisma Health serves approximately 1.6 million patients annually through an extensive network of hospitals, physician practices, specialty facilities, and outpatient care locations across the state.

For more information, visit [www.prismahealthurgentcare.org.](http://www.prismahealthurgentcare.org)




# IN THE NEWS


**Prisma Health To Begin A $350M Expansion Of Greer Memorial Hospital:**

Prisma Health will soon begin a $350 million expansion of Greer Memorial Hospital that will double the number of patient beds and expand outpatient care through the development of a medical park, the health system announced July 22.

Site preparation for the project is expected to begin this fall.

The project represents Prisma Health's largest investment in expanding an Upstate medical campus in nearly 20 years.

The expansion will increase Greer Memorial's licensed bed count to 175, a 93-bed jump. The state Department of Public Health approved Prisma's Certificate of Need application in June.

Construction on the $250 million hospital expansion and renovation will be done in phases. It's expected to be completed in early 2028. It will include construction of a three-story 110,000-square-foot tower adjacent to the existing hospital.

CLICK TO READ FULL ARTICLE

**Why Prisma Health Is Betting Big On Outpatient Expansion:**

Greenville, S.C.-based Prisma Health is expanding its operations into the ASC and outpatient space, signaled by a recent joint venture partnership and capital investment.

The nonprofit organization, which operates 19 acute and specialty hospitals serving more than 1.6 million patients each year across South Carolina and Tennessee, cut the ribbon on a $126 million outpatient campus in October.

Northeast Medical Park in Columbia, S.C., spans 120,000 square feet and includes four advanced operating rooms, a two-room GI center and a four-room ASC.

In February, the organization entered into a joint venture with Atlas Healthcare Partners to develop and operate more than 15 ASCs. The partnership combines Prisma Health's clinical network with Atlas' ASC development and management resources.

Les Jebson, system administrator at Prisma Health, recently connected with Becker's to share the organization's outlook for the rest of this year.

CLICK TO READ FULL ARTICLE

# LEASE SUMMARY

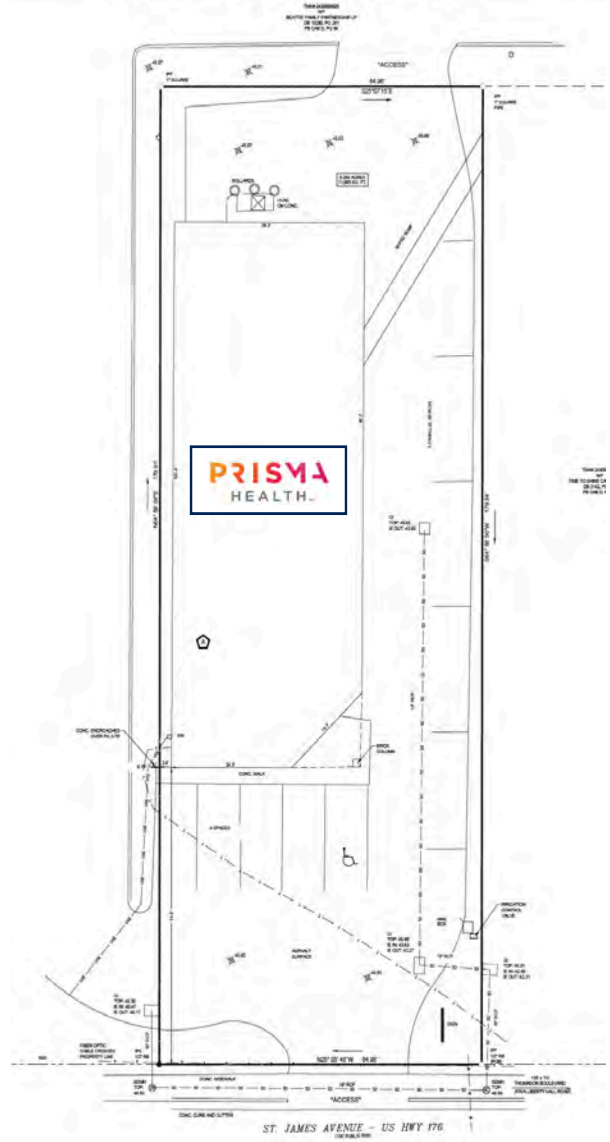
| | |
|---|---|
| **ADDRESS** | 140 Saint James Avenue, Goose Creek, SC 28445 |
| **LOT PREMISE** | ±0.27 AC |
| **BUILDING PREMISE** | ±3,768 SF |
| **TENANT/GUARANTOR** | Prisma Health Urgent Care by Wellstreet, LLC |
| **BASE LEASE TERM** | 12 Years |
| **COMMENCEMENT DATE** | September 2026 |
| **EXPIRATION DATE** | September 2038 |
| **ANNUAL RENT** | $188,400.00 (Years1-5)<br>$207,240.00 (Years 6-10)<br>$227,964.00 (Years 11-12) |
| **RENEWAL OPTIONS** | 3 – 5 Years each (180 days written notice) |
| **OPTION 1 RENT** | $250,760.40 (Years 13-17) |
| **OPTION 2 RENT** | $275,836.44 (Years 18-22) |
| **OPTION 3 RENT** | $303,420.08 (Years 23-27) |
| **LANDLORD RESPONSIBILITIES** | Roof, structure, parking lot, some HVAC, annual reconciliation (see Lease for other items) |
| **TENANT RESPONSIBILITIES** | CAM, Taxes, Insurance, most HVAC, utilities (see Lease for other items) |
| **RIGHT OF FIRST REFUSAL** | N/A |
| **FINANCIAL REPORTING** | Once per year within 10 days of written request |


# .03 PROPERTY OVERVIEW

TRINITY PARTNERS

# SITE PLAN


ALTA / NSPS LAND TITLE SURVEY



# PROPERTY RENDERING


2 3D VIEW 2
SCALE


1 3D VIEW 1
SCALE


52
44,900 VPD
FOOD LION
TRUIST
PRISMA HEALTH
WHITEWATER EXPRESS
176
42,900 VPD


FOOD LION
PRISMA HEALTH
176
42,900 VPD
WHITEWATER EXPRESS


WHITEWATER EXPRESS
176
42,900 VPD
PRISMA HEALTH
FOOD LION


nearly 300 homes
in this neighborhood
176
42,900 VPD
WHITEWATER EXPRESS
PRISMA HEALTH
TRUIST
FOOD LION

# TRADE AREA RETAIL MAP


**ZONE 1 -** *Prisma Health Urgent Care, Food Lion, Whitewater Express Car Wash, Truist Bank
**ZONE 2 -** Saigon Asian Food Market, O'Rielly Auto Parts, Citi Trends, Dollar General, Wells Fargo Bank, Hardee's, Dairy Queen
**ZONE 3 -** Publix, Kimbrell's Furniture, Pet Supplies, Starbucks
**ZONE 4 -** Aldi, Goodwill
**ZONE 5 -** 7-Eleven
**ZONE 6 -** Walmart Neighborhood Market, Domino's Pizza, Jersey Mike's Subs
**ZONE 7 -** Planet Fitness, Dollar Tree, Dunkin'. Palm Branch Tan, Bank of America, South State Bank, Chipotle, Chicken Salad Chick
**ZONE 8 -** Popeye's, Subway, Sonic Drive-In, Advance Auto Parts, Auto Zone, Verizon, Burger King, Pizza Hut, McDonald's, Captain D's
**ZONE 9 -** Wendy's, Quality Inn
**ZONE 10 -** Taco Bell, Kentucky Fried Chicken, Waffle Home, Sherwin Williams
**ZONE 11 -** Westview Primary School, Westview Elementary School, Westview Middle School (2000+ students combined)

# REGION LOCATION MAP


DRIVING DISTANCE FROM GOOSE CREEK


# .04 MARKET OVERVIEW

# GOOSE CREEK SUMMARY

Located in Berkeley County, Goose Creek is one of the fastest-growing communities within the Charleston MSA. Positioned approximately 17 miles from downtown Charleston, the market benefits from strong regional connectivity and access to one of the Southeast's most dynamic economic regions.

Goose Creek has experienced substantial in-migration in recent years, supported by military employment, new housing development, and continued expansion throughout Berkeley County. The area's relative affordability and proximity to Charleston's employment centers have made it an increasingly attractive destination for residents and businesses alike.

Demographically, Goose Creek is anchored by a stable population of working professionals, military personnel, and families. Strong household incomes and a growing residential base support consistent demand for healthcare, retail, and other essential services.

Economically, the market benefits from the diverse employment drivers of the Charleston region, including Joint Base Charleston, the Port of Charleston, advanced manufacturing, healthcare, and logistics. Major employers such as Boeing and Volvo continue to reinforce the area's economic strength and workforce stability.

From a real estate perspective, Goose Creek continues to attract residential and commercial investment as development expands throughout the Charleston metropolitan area. The combination of favorable demographics, a diverse employment base, and strategic regional positioning supports long-term demand for healthcare and service-oriented real estate.


# CHARLESTON SUMMARY

Charleston stands as one of the Southeast's most dynamic and diversified metropolitan economies, anchored by a world-class deepwater port, a growing aerospace and advanced manufacturing base, and an expanding technology sector. The Charleston region generates a gross regional product of over $71 billion.

The Port of Charleston, home to the deepest harbor on the East Coast, ranks among the nation's top ten container ports and serves as the primary engine behind the South Carolina Ports Authority's estimated $87 billion in annual statewide economic impact, supporting roughly one in nine jobs across South Carolina. As the system's flagship port, Charleston accounts for the substantial majority of this activity, with continued infrastructure investment positioning the port for long-term growth as a gateway for Southeast trade.

Aerospace remains a cornerstone industry as well, led by Boeing's 787 Dreamliner manufacturing campus in North Charleston, where a recent $1 billion expansion is set to boost production to ten aircraft per month and add approximately 1,000 new jobs, reinforcing the region's manufacturing strength.

Beyond aerospace and logistics, Charleston has diversified into technology and life sciences, earning recognition as the Southeast's "Silicon Harbor," home to more than 1,600 tech companies generating over $51.7 billion in economic output for the state's tech cluster, including recent major data center investment. The market also supports more than 160 international firms and ranks among the nation's top ten metros for foreign direct investment (Charleston Regional Development Alliance).

Tourism adds further strength to the local economy, with the region generating a record $14.3 billion in economic impact from tourism in 2025 alone. This combination of port infrastructure, industrial investment, technology growth, and a resilient visitor economy positions Charleston as one of the most economically diverse and stable markets in the Southeast.

# DEMOGRAPHICS, GROWTH AND INCOME

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 2010 POPULATION | 7,299 | 54,997 | 102,736 |
| 2020 POPULATION | 7,231 | 61,462 | 121,632 |
| 2025 POPULATION | 7,156 | 66,812 | 138,932 |
| 2030 POPULATION | 7,771 | 15,316 | 35,115 |
| 2010-2020 ANNUAL RATE | -0.09% | 1.12% | 1.70% |
| 2020-2025 ANNUAL RATE | -0.20% | 0.06% | 0.95% |
| 2025-2030 ANNUAL RATE | 1.66% | 1.62% | 1.68% |
| 2025 MEDIAN AGE | 40.4 | 37.2 | 34.8 |

| HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 2010 HOUSEHOLDS | 2,869 | 20,200 | 37,329 |
| 2020 HOUSEHOLDS | 2,893 | 23,107 | 45,472 |
| 2025 HOUSEHOLDS | 2,989 | 24,227 | 50,257 |
| 2030 HOUSEHOLDS | 3,350 | 27,047 | 56,380 |
| 2010-2020 ANNUAL RATE | 0.08% | 1.35% | 1.99% |
| 2020-2025 ANNUAL RATE | 0.62% | 0.91% | 1.92% |
| 2025-2030 ANNUAL RATE | 2.31% | 2.23% | 2.33% |
| 2025 AVERAGE HOUSEHOLD SIZE | 2.38 | 2.49 | 2.47 |
| **MEDIAN HOUSEHOLD INCOME** | | | |
| 2025 MED. HOUSEHOLD INCOME | $86,846 | $85,016 | $79,843 |
| 2030 MEDIAN HOUSEHOLD | $96,259 | $94,533 | $88,500 |
| 2025-2030 ANNUAL RATE | 2.08% | 2.14% | 2.08% |
| **AVERAGE HOUSEHOLD INCOME** | | | |
| 2025 AVG. HOUSEHOLD INCOME | $112,133 | $102,351 | $97,961 |
| 2030 AVG. HOUSEHOLD INCOME | $122,032 | $112,343 | $108,310 |
| **PER CAPITA INCOME** | | | |
| 2025 PER CAPITA INCOME | $45,912 | $40,045 | $38,928 |
| 2030 PER CAPITA INCOME | $51,539 | $45,260 | $44,371 |
| 2025-2030 ANNUAL RATE | 2.34% | 2.48% | 2.42% |

TRINITY PARTNERS

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Trinity Partners-Greenville, LLC, a South Carolina Limited Liability Company ("Trinity Partners"), has been retained as advisor and broker to Southbound Goose Creek, LLC (the "Owner") regarding the sale of 140 Saint James Avenue, Goose Creek, SC 29445 (the "Property").

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